



Lakesha Small, Chair, Place 7
Felix Paiz, Vice-Chair, Place 4
Julie Leonard, Place 1
Prince John Chavis, Place 2
Cresandra Hardeman, Place 3
Celestine Sermo, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, October 11, 2023, at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): 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.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC**
- 2. Conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.
Applicant: Mahoney Engineering
Owner: Leif Johnson Ford / River City Partners**

CONSENT AGENDA

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

- 3. Consideration, discussion, and possible action to approve the minutes of September 13, 2023, P&Z Commission Regular Meeting.**

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).
Applicant: DB Land Consulting LLC
*Owner: SAMPSG PROPERTIES LLC***
- 5. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.
Applicant: Mahoney Engineering
*Owner: Leif Johnson Ford / River City Partners***
- 6. Consideration, discussion, and possible action to move the November 8th, 2023, Regularly Scheduled Planning and Zoning Commission meeting.**

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 6, 2023, 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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023

DATE:

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the Neighborhoods designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25' bufferyard would be required between the existing single-family and townhomes. A bufferyard requires a minimum 6' opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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July 28, 2023

City of Manor
Development Services
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

Ref: TH Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.17 acres out of the 10.0 acre property located along Old Highway 20. The proposed use is compatible with the future land use planning desired Neighborhood classification. The Neighborhoods classification in the draft Comprehensive Plan Destination 2050 is selected to provide missing middle housing neighborhoods and encourage connectivity and walkable components for the newly proposed townhomes to the existing established neighborhoods. Our intent for this development will propose quality finishes in character with the surrounding neighborhoods.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City by proposing a use that is compatible and congruent with the adjacent established single family subdivisions and is consistent with the City's desired long range plans for this area.

Future Land Use Designation

The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)

Proposed zoning district: TH 6.17 Acres

Acreage of property to be rezoned: 6.17 ACR

Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to the existing zoned Neighborhood Business (NB) uses. TH zoning will act as a desired transition between allowable commercial development and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) to non-residential uses; access to quality, safe pedestrian facilities

- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by Manville WSC under CCN 11144.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, provides zoning for a portion of the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

Additionally, a recent rezoning for the entire 8.32 acres was held before Planning and Zoning April 2023 meeting, but was shelved until a process was determined for alteration to the City's Future Land Use designation for the proposed zoning of NB along the frontage. In an effort to move forward, the property owner would like to submit this request for the portion that follows the City's future land use designation.

In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at dianejbernal@gmail.com, should you require additional information.

Sincerely,

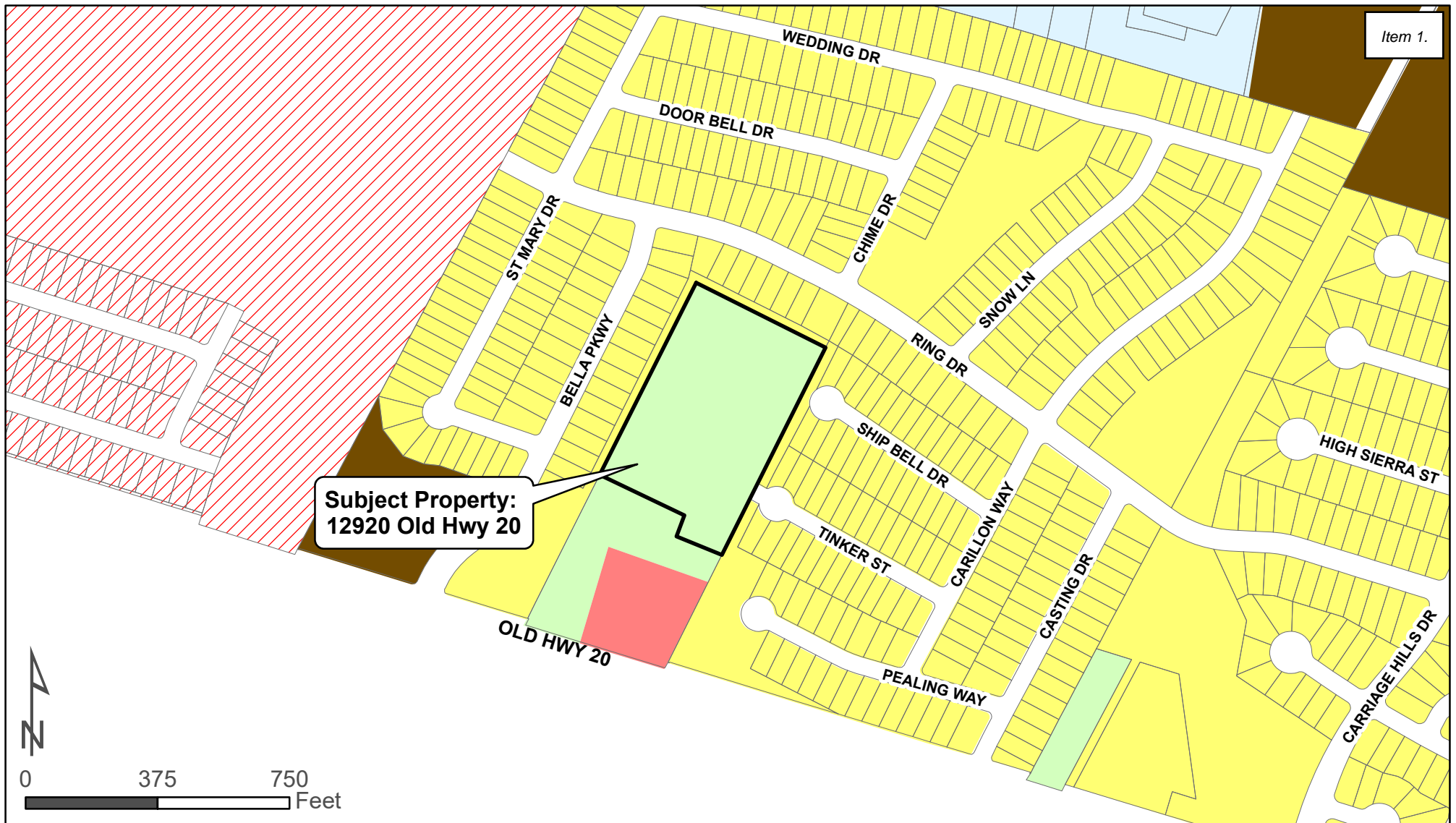


Diane Bernal

Development Consultant

DB Land Consulting LLC

512-215-1433 | dianejbernal@gmail.com



Current:
Agricultural (A)

Proposed:
Townhome (TH)

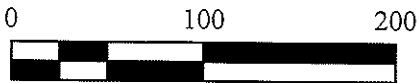
Zone

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



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- CALCULATED POINT
- MAG NAIL SET
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- MANHOLE
- GAS WARNING SIGN
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING
- DRAINAGE ESMT
- WASTEWATER UTILITY ESMT
- TEMPORARY CONSTRUCTION ESMT



NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	S 29°03'40" W	40.67'
L2	N 29°03'40" E	40.67'

LOT 1 BLOCK C
BELL FARMS
PHASE ONE-A
(DOC. NO. 200500049)

LOT 1 BLOCK C
BELL FARMS
PHASE ONE-A
(DOC. NO. 200500049)

LOT 78 BLOCK C BELL FARMS
PHASE THREE
(DOC. NO. 201400093)

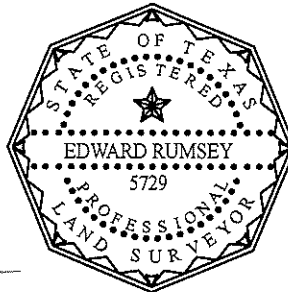
SHIP BELL DR.
(50' R.O.W.)

LOT 78 BLOCK C BELL FARMS
PHASE THREE
(DOC. NO. 201400093)

BELL FARMS
PHASE FOUR
(DOC. NO. 201600069)

TINKER STREET
(50' R.O.W.)

BELL FARMS
PHASE FOUR
(DOC. NO. 201600069)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4,
STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

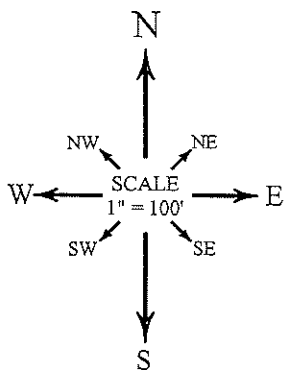
SUBJECT TO A 30' GAS LINE EASEMENT AS SHOWN ON PLAT RECORDED IN DOC. NO. 200500049.
SUBJECT TO A 15' DRAINAGE EASEMENT RECORDED IN DOC. NO. 2002104786.
SUBJECT TO A WASTEWATER UTILITY EASEMENT PER DOC. NO. 2005066495.
SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2005066496.
SUBJECT TO EASEMENTS PER VOL. 396, PG. 219 AND VOL. 600, PG. 997. (NOT PLOTTABLE)
SUBJECT TO BLANKET TYPE EASEMENTS PER VOL. 867, PG. 34 AND VOL. 4823, PG. 1940.

LEGAL DESCRIPTION

TRACT 1: BEING 1.68 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.68 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
Land Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

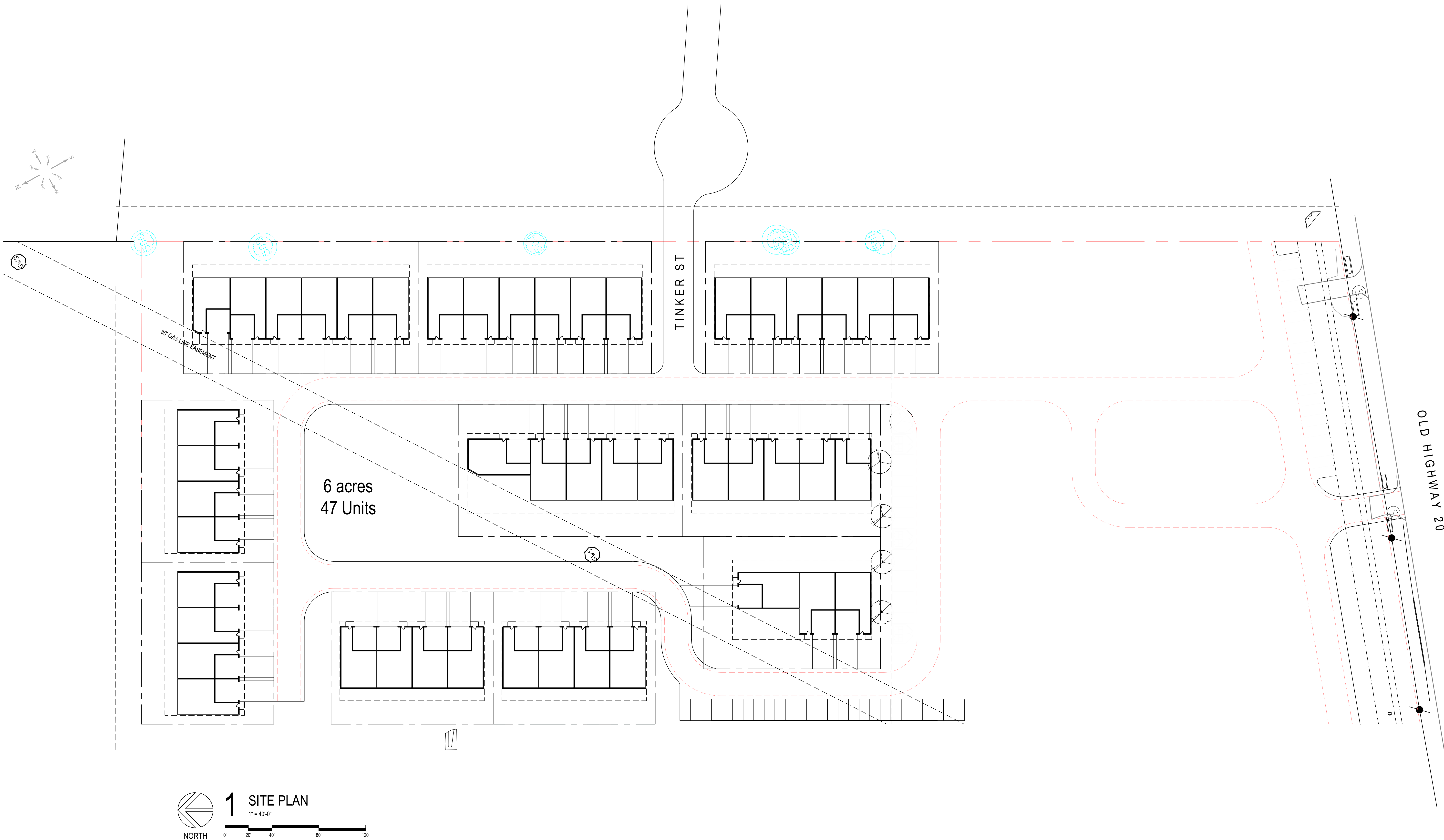
THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD -
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0485J
PANEL: 0485J
DATED: 08/18/2014

THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD.
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

ADDRESS

SAMPSG PROPERTIES, LLC
12920 OLD HIGHWAY 20
MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 4, 2023	FIELD BY:	DERICK SOLOMON	03/25/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/19/2021
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	03/30/2016
JOB NO.:	A0308323 - A1006721 - A1200116 - A0306316	UPDATE BY:	DAMIAN SMITH	04/04/2023
		RPLS CHECK:	EDWARD RUMSEY	04/04/2023



Item 1.

1718

ARCHITECTURE

DOCUMENTS ARE INCOMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

DATE

EXP. DATE

1718 ARCHITECTURE, LLC
POST OFFICE BOX 23438
SAN ANTONIO, TEXAS 78223
INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE
PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ
AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT
WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING
FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO
DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS.
A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED
AND CONSULTED IMMEDIATELY REGARDING FRAMING,
WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN
ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE
"ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE
STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS
PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE
NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN
ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Manor
Development

12920 Old Hwy 20
Manor, Texas 78653

OWNER

Giby
Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO.

DATE

DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Site Plan

DATE

8 March 2023

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01

12

NEIGHBORHOODS

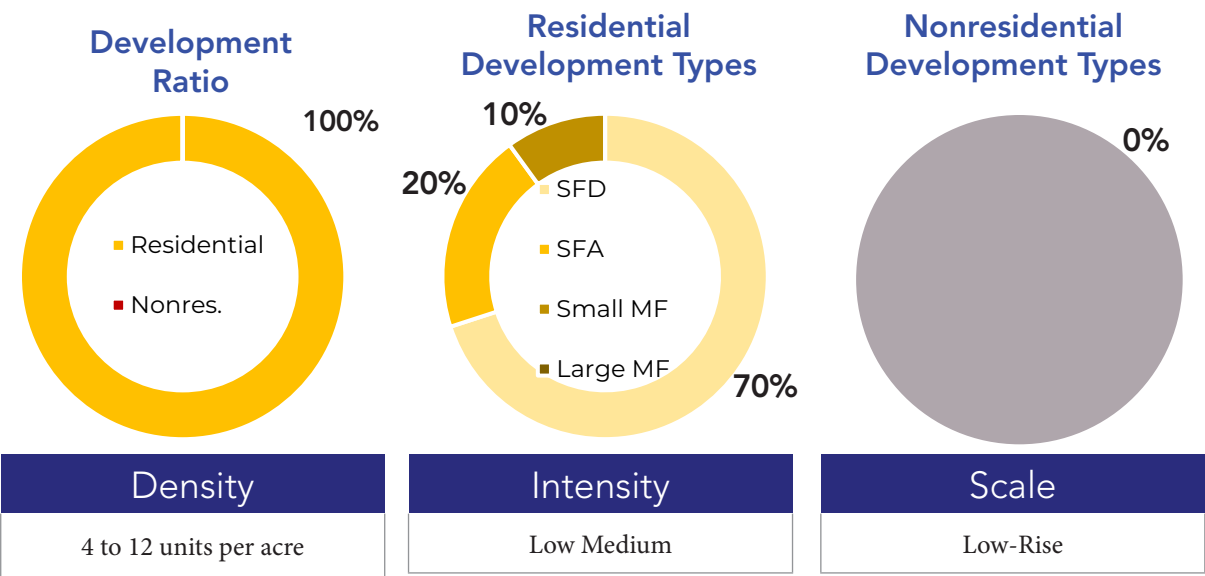
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



9/27/2023

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12920 Old Hwy 20 - Rezoning from A to TH
 Case Number: 2023-P-1560-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on October 18, 2023 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 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.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

WASHINGTON-WOOLEY SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

SATHYAN PRATHEESH & NEENA
SREELAYA
18607 W THOMAS SHORE DR
CYPRESS TX 77433

HERNANDEZ MAYRA A &
CIRO L MEDINA
17700 BOARDTREE DR
ELGIN TX 78621-2175

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

LUNA RAMIRO VASQUEZ
1205 SHAGBARK RD
NEW LENOX IL 60451-2412

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILLAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

Applicant: Mahoney Engineering

Owner: Leif Johnson Ford / River City Partners

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. Riata Ford has purchased the old M&M Auto lot to expand their business and this plat combines that property into their larger 20-acre lot.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

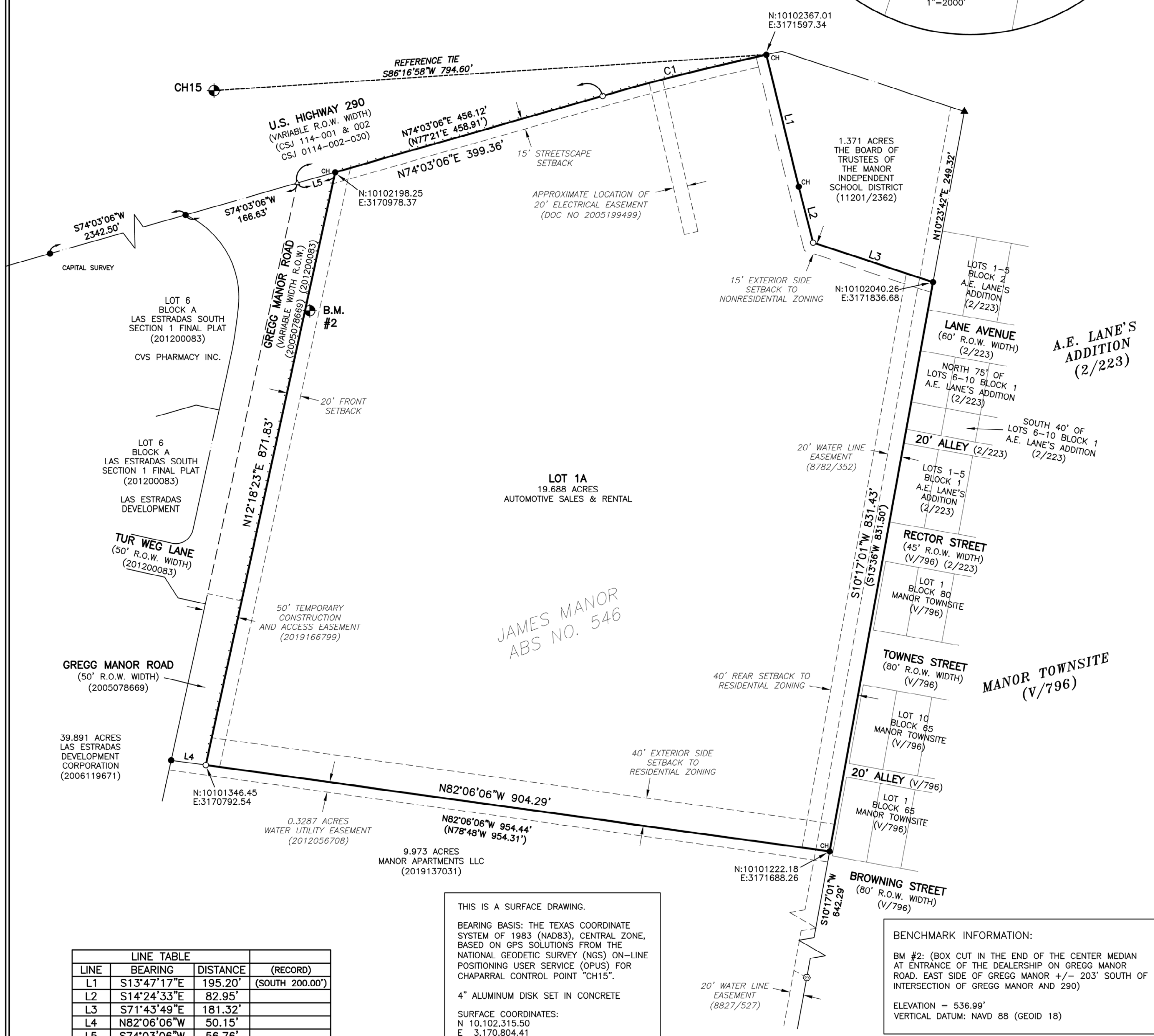
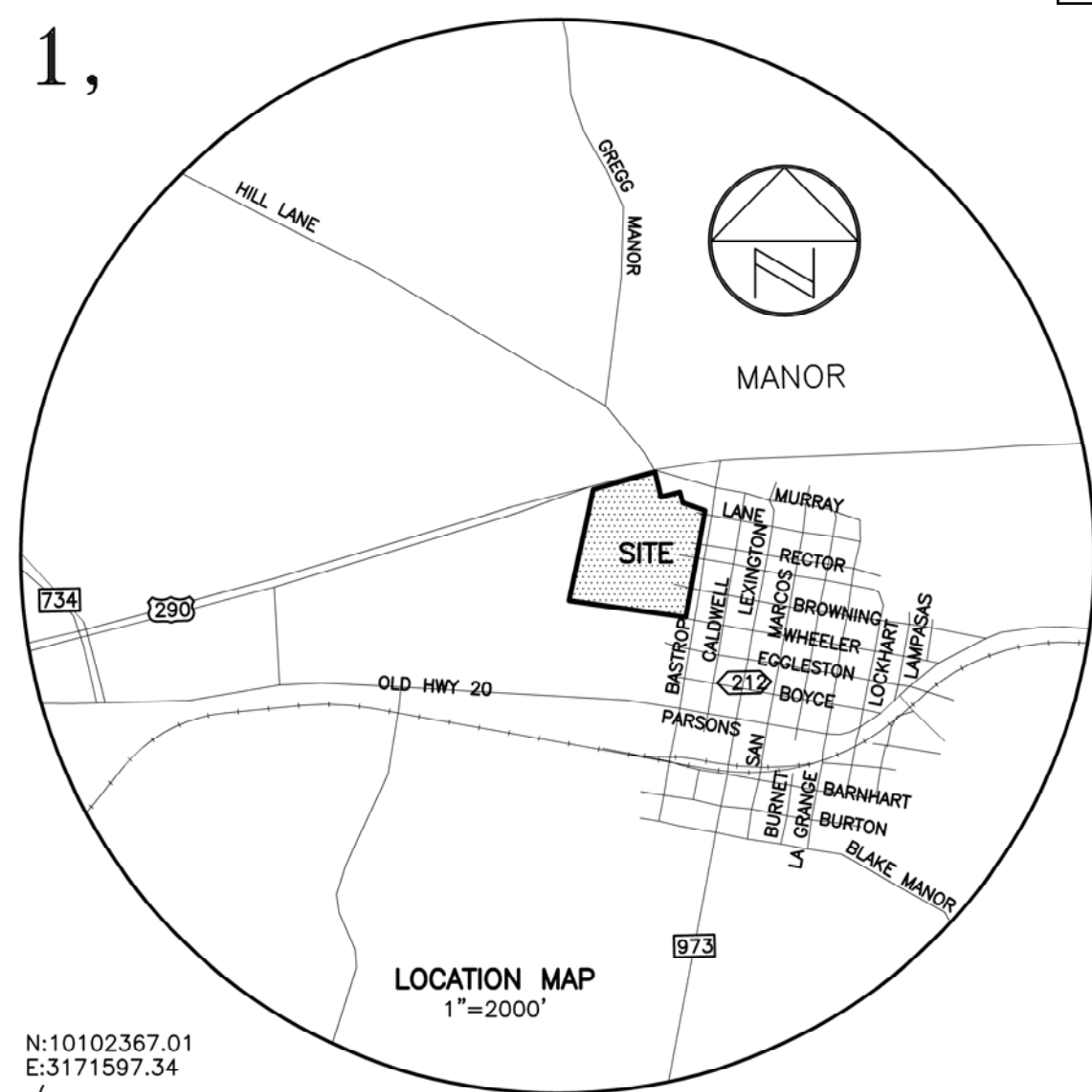
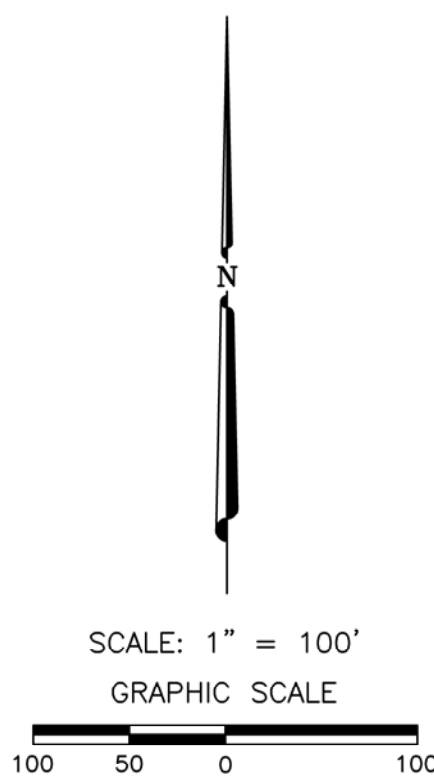
Disapproval

None

THE REPLAT OF LOT 1, RIATA FORD MANOR

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- ▲^{CH} MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- △ CALCULATED POINT
- ⊙ FENCE POST FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK
- () RECORD INFORMATION



LINE TABLE			
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L2	S14°24'33"E	82.95'	
L3	S71°43'49"E	181.32'	
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
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4" ALUMINUM DISK SET IN CONCRETE

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E 3,170,804.41

TEXAS STATE PLANE COORDINATES:
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E 3,170,487.36

ELEVATION = 539.58'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 01°25'38"

BENCHMARK INFORMATION:

BM #2: (BOX CUT IN THE END OF THE CENTER MEDIAN AT ENTRANCE OF THE DEALERSHIP ON GREGG MANOR ROAD, EAST SIDE OF GREGG MANOR +/- 203' SOUTH OF INTERSECTION OF GREGG MANOR AND 290)

ELEVATION = 536.99'
VERTICAL DATUM: NAVD 88 (GEOID 18)

MAHONEY
ENGINEERING

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1565-003
DRAWING NO.: 1565-003-PL2
PLOT DATE: 08/17/23
PLOT SCALE: 1" = 100'
DRAWN BY: JDB

SHEET
01 OF 02

THE REPLAT OF LOT 1,
RIATA FORD
MANOR

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER CITY PARTNERS, LTD., BEING OWNER 19.688 ACRES IN THE JAMES MANOR SURVEY, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, RIATA FORD MANOR, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202100055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005128121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 0.677 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022171372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.688 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE REPLAT OF LOT 1, RIATA FORD MANOR

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

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

BY: _____

PRINTED NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 8, 2023.

PAUL J. FLUGEL, R.P.L.S. 5096
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL MAHONEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0485J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

DANIEL MAHONEY, P.E.

ENGINEERING BY:
MAHONEY ENGINEERING
8201 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78745
(512) 593-8437
TEXAS REGISTERED ENGINEERING FIRM _____

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20__.
2. WATER AND WASTEWATER ARE SUPPLIED BY THE CITY OF MANOR.
3. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

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

APPROVED:

ATTEST:

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED:

ATTEST:

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

LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY



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

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

20__ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

	 <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	<p>PROJECT NO.: 1565-003</p> <p>DRAWING NO.: 1565-003-PL1</p> <p>PLOT DATE: 08/17/23</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: JDB</p> <p>SHEET 02 OF 02</p>
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1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 14, 2023

Tyler Boykin
Mahoney Engineering
8201 South Congress Avenue
Austin TX 78745
tboykin@mahoneyeng.com

Permit Number 2023-P-1553-SF
Job Address: 10507 East Highway 290, Manor, TX. 78652

Dear Tyler Boykin,

The first submittal of the Riata Ford Short Form Final Plat (*Short Form Final Plat*) submitted by Mahoney Engineering and received on August 17, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
- ii. Provide the following note: water and wastewater are supplied by the City of Manor. Once this note is provided the requirements below are met.
 - a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
 - b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
- iii. Provide the following note: Performance and maintenance guarantees as required by the City.
- iv. Lakesha Small is the current chairperson and Dr. Christopher Harvey is the Current Mayor of Manor.

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

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

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

Comment Response Letter

August 17, 2023

File: 1022-10005



Attention: **Mr. Tyler Shows**
George Butler Associates, Inc. (GBA)
1500 County Road 269
Leander, Texas 78641

P.O. Box 2029
Leander, Texas 78646

Reference: **2023-P-1553-SF**
Riata Ford Short Form Final Plat
10507 East US Highway 290
Manor, Travis County, Texas 78653

Mr. Tyler Shows,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat Application for the Replat of Lot 1, Riata Ford Manor, located at 10507 East US Highway 290 in Manor, Travis County, Texas. We received the below comments on this project's formal submittal on July 20, 2023, and have addressed each comment individually. Thank you for your assistance.

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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

Noted. Seals will be provided prior to recordation.

- ii. Provide the following note: water and wastewater are supplied by the City of Manor. Once this note is provided the requirements below are met.
 - a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.



- b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

This note has been added to the plat.

- ii. Provide the following note: Performance and maintenance guarantees as required by the City.

This note has been added to the plat.

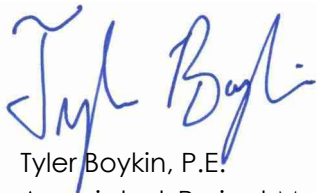
- iii. Lakesha Small is the current chairperson and Dr. Christopher Harvey is the Current Mayor of Manor.

The chairperson and Mayor's names have been updated on the plat.

Please do not hesitate to reach out to our office if you have any questions.

Sincerely,

MAHONEY ENGINEERING



Tyler Boykin, P.E.
Associate | Project Manager
Phone: (737) 270-7310
tboykin@mahoneyeng.com



Carly Fulgham, E.I.T.
Engineer Associate II
Phone: (737) 289-0011
cfulgham@mahoneyeng.com





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, September 12, 2023

Tyler Boykin
Mahoney Engineering
8201 South Congress Avenue
Austin TX 78745
tboykin@mahoneyeng.com

Permit Number 2023-P-1553-SF
Job Address: 10507 East Highway 290, Manor 78652

Dear Tyler Boykin,

We have conducted a review of the final plat for the above-referenced project, submitted by Tyler Boykin and received by our office on August 17, 2023, 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.
Lead AES
GBA



10/11/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Riata Ford Short Form Final Plat
 Case Number: 2023-P-1553-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Riata Ford Subdivision located at 10507 E Highway 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

Applicant: Mahoney engineering
Owner: Leif Johnson Ford / River City Partners

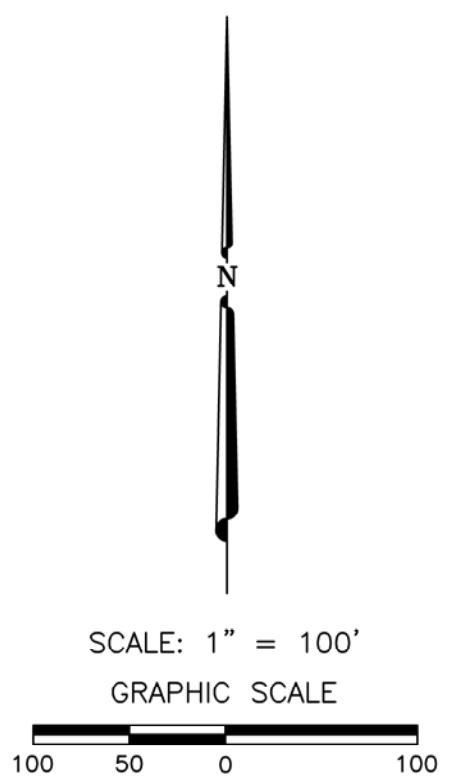
The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on October 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

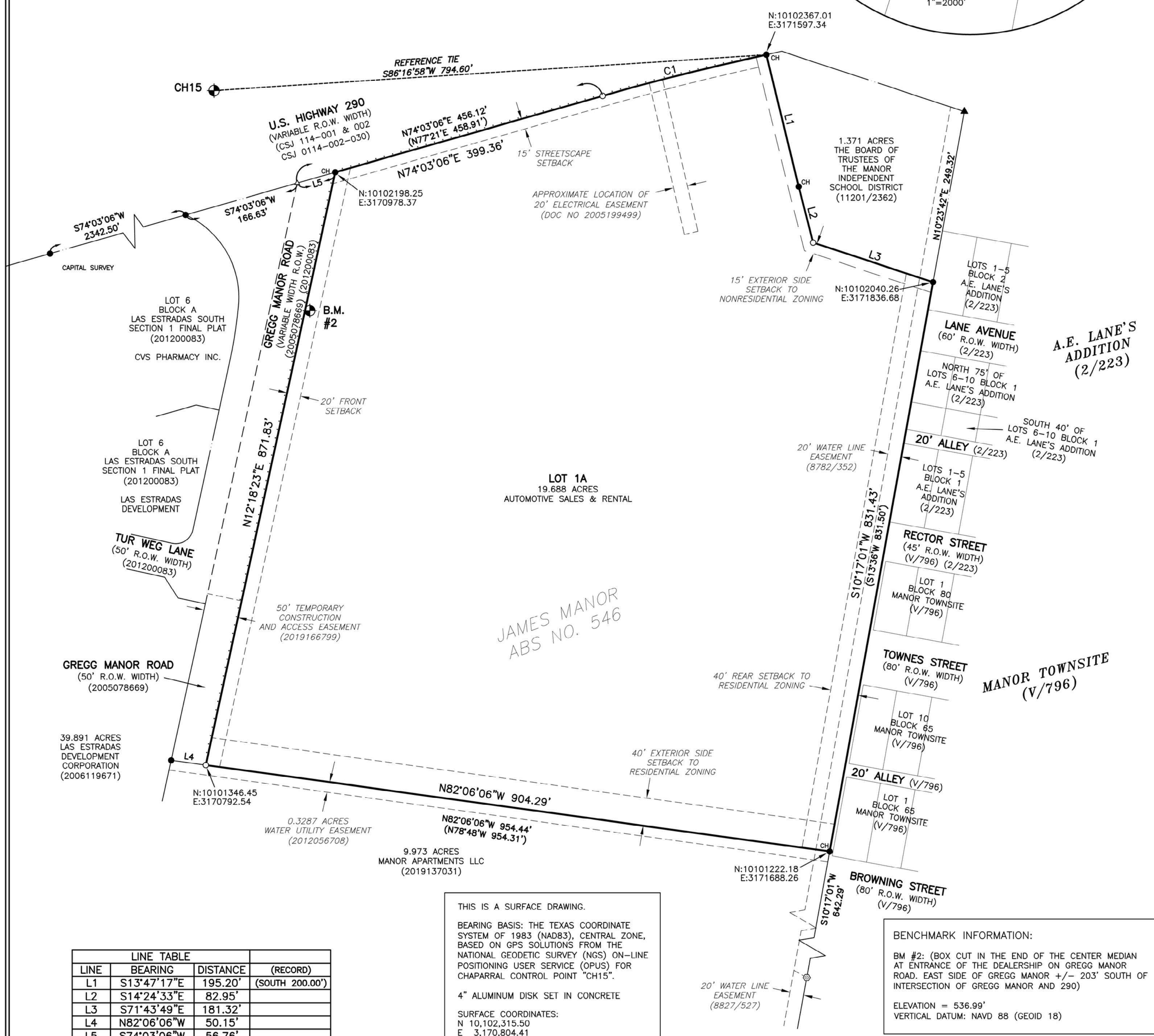
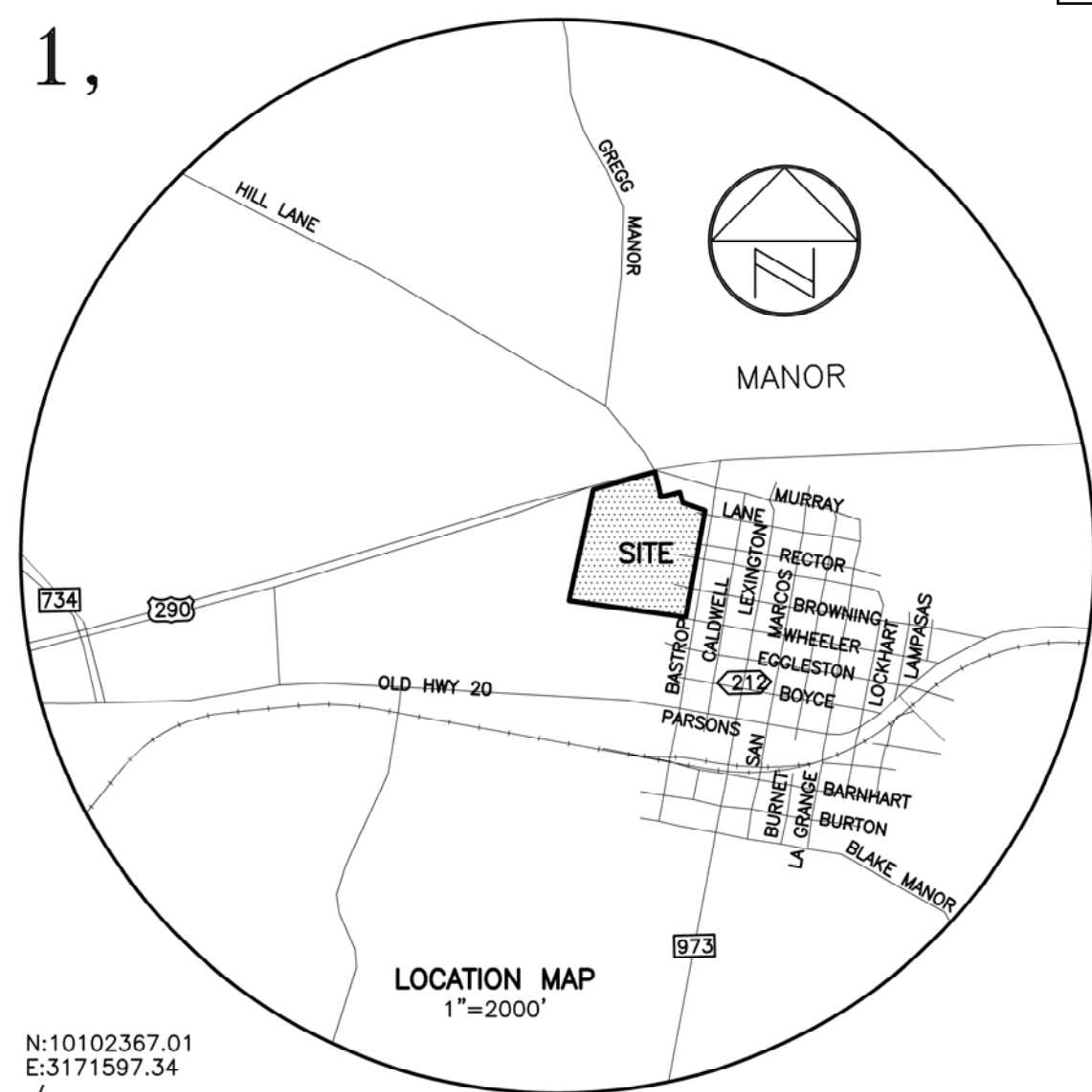
You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion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

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

THE REPLAT OF LOT 1, RIATA FORD MANOR



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
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Firm No. 10124500

PROJECT NO.: 1565-003
DRAWING NO.: 1565-003-PL2
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PLOT SCALE: 1" = 100'
DRAWN BY: JDB

SHEET
01 OF 02

NINH LILIAN DOAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

TURMAN THOMAS M
21609 UNION LEE CHURCH RD
MANOR, TX 78653-5329

DWYER PETER A
9900 US HIGHWAY 290 E
MANOR ,TX 78653-9720

LLANO LAS ENTRADAS I LLC
1537 Singleton Blvd
Dallas, TX 75212-5239

K-N CORPORATION
1717 W 6TH ST STE 330
AUSTIN, TX 78703-4791

CASTELAN CARILU
20912 CAMERON RD
COUPLAND, TX 78615-4866

PEREZ BRENDA S
600 SAMARIPA ST
MANOR, TX 78653-2300

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

ROBINSON WALTER L
3608 EAGLES NEST ST
ROUND ROCK, TX 78665-1131

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653-0021

ALVARADO NILSA
307 W BROWNING ST
MANOR, TX 78653-5436

JONSE JOHN A
14311 BOIS D ARC LN
MANOR, TX 78653-3811

CHEN WENKAI
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TX US 78702

ROMERO RONALDO & ANTONIA
5808 HERON DR
BUDA, TX US 78610

CLARK JASON A & ANA E
13308 ARBOR HILL CV
MANOR, TX US 78653-2273

MR JIMS GROCERY INC
PO BOX 827
MANOR, TX 78653-0827

MANOR APARTMENTS LLC
4600 TRIANGLE AVE #6102
AUSTIN, TX 78751-3509

CERON AMPARO PATRICIA C &
MIGUEL ANEL CASTILLO MENDIETA
305 W TOWNES ST
MANOR, TX 78653-2107

VAZQUEZ ZENON
10508 PARSONS RD
MANOR, TX 78653-5259

CVS PHARMACY INC
1 CVS DR UNIT 11210 01
WOONSOCKET, RI 02895-6146

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

HITE ALLYSON LANE
303 W BROWNING
MANOR, TX 78653-5436

ONTIVEROS CARLOS & DULCE
MENDOZA
14001 HYMILL DR
PFLUGERVILLE, TX USA 78660-8275

GUERRERO JOSE & MAXIMINA
CLEMENS
307 W TOWNES ST
MANOR, TX 78653-2107

FORREST DELORES M
3262 KESTRAL WAY
SACRAMENTO, CA 95833-9616

JASMIN SHAKESPEARE & LINDA
PO BOX 455
MANOR, TX 78653-0455

DE LA LUZ FILIBERTO &
EDUVIGES DE LA LUZ CHAPARRO
204 RED OAK CIR
AUSTIN, TX 78753-6020

FLORES FRANCISCO JR & MARILU
CALDERON
9705 DALLUM DR
AUSTIN, TX USA 78753-4309

290 EAST NOT WEST LLC
421D CONGRESS AVE
AUSTIN, TX 78701

JIMENEZ ORLANDO
187 COMANCHE TRL
ELGIN, TX 78621-5747

GUAJARDO DELPHINE THIRD
PARTY SPECIAL NEEDS TRUST
12132 PARSONS RD
MANOR, TX US 78653

SAMARIPA JR MATILDY V &
ROSE MARY
307 W WHEELER ST
MANOR, TX 78653

SAMARIPA MATILDY VASQUEZ JR
&ROSE MARY SAMARIPA
PO BOX 203
MANOR, TX 78653-0203

MARTINEZ ORALIA
1301 CHICON ST 303
AUSTIN, TX 78702-2154



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of September 13, 2023, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

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

- September 13, 2023, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the September 13, 2023, P&Z Commission Regular Meeting.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 13, 2023**

*This meeting was live streamed on Manor's YouTube Channel at
<https://www.youtube.com/@cityofmanorsocial/streams>*

PRESENT:

COMMISSIONERS:

LaKesha Small, Chair Place 7
Felix Paiz, Vice Chair, Place 4
Julie Leonard, Chair, Place 1
Prince John Chavis, Place 2
Cresandra Hardeman, Place 3
Celestine Sermo, Place 5 (Absent)
Cecil Meyer, Place 6

CITY STAFF:

Scott Dunlop, Development Services Director
Scott Jones, Economic Development Director
Mandy Miller, Permit Technician
Officer Travis Goodman

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:34 p.m. on Wednesday, September 13, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding his concerns. He spoke regarding commissions and encouraged the Manor P&Z to appoint their own secretary. He spoke regarding Manor's historic district, development near the cemetery, and the development on Boyce Street.

PUBLIC HEARING

1. **Conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.**

City Staff recommended that the P&Z Commission conduct the public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

Chair Small opened the public hearing.

Director Dunlop gave details of the proposed amendments. He answered questions on how and what type of residential units this amendment would affect.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated that he had questions regarding this item. He requested more information on the difference between Manufactured and Modular Homes, the difference between SF-1 and SF2 and the meaning behind the designations for P and C in the Residential Land Use Table. He also wanted to know why the notice did not contain specific information on the changes.

Director Dunlop explained the difference between Manufactured Homes and Modular Homes, gave specific information on the differences between SF-1 from SF-2, and clarified the p is for permitted and the c is for conditions. He clarified the notice details that were mailed out for this item.

Director Dunlop answered questions from the Commission regarding the ability to modify the proposed amendments and concerns of the Commissioners regarding Section 3.

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

There was no further discussion.

Motion to Close carried 6-0

2. **Conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX. Applicant: Kimley Horn and Associates, Inc. Owner: RHOF, LLC.**

City Staff recommended that the P&Z Commission conduct the public hearing on a Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX.

Chair Small opened the public hearing.

Director Dunlop gave background on this item. He explained the changes being made, the modifications to the tables to reflect those changes, and to clarify the garage standards.

Director Dunlop answered questions regarding the garage standards for this PUD. He clarified the double height garages were neither expressly prohibited nor specifically allowed. It was requested to add this standard to the PUD with limitations to 20 percentage of houses that could be built with the double garages.

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

There was no further discussion.

Motion to Close carried 6-0

3. Conduct a public hearing on a Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures. Owner: Dalton Wallace.

City Staff recommended that the P&Z Commission conduct the public hearing on a Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

Chair Small opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition of this item. He stated he would like the Commission to take no action on this item. He stated the Final PUD was missing to many details. He expressed his frustration with the lack of details for the amenities.

Tyler Snell, 13908 Heartland Dr., Manor, Texas, submitted a speaker card to speak in support of this item. He stated that he was in favor of this item however, he had questions and concerns. He wanted to express his concerns with the dog park being part of the detention area. He stated that he would like the commission to add convenient stores as specifically prohibited on the C-2 lots. He also expressed concerns for pedestrians due to the lack of flashing lights and protected cross walks along Silent Falls Way.

Rachel Shanks with Sotol Ventures, 9505 Johnny Morris Rd., Austin, Texas, submitted a speaker card to speak in support of this item. She gave a PowerPoint presentation. (see attached)

Ms. Shanks addressed the crosswalks and park land accessibility issues. She spoke regarding the traffic routes into or out of the subdivision and the improvements being made to FM 973. She addressed concerns regarding the amenities and commercial lots. She explained the Parks and walking trails would be privately maintained by the HOA while open to the public. She answered specific questions about the dog park, playground area and the allowances for the commercial areas. She explained the intent for the commercial area was to match the other commercial properties near this development.

Director Dunlop stated gas stations would need to be approved through a specific use permit. He spoke regarding the sections in the City Code for general retail sales convenience and general retail sales general.

Discussion was held about the quality of the houses being built and the price point for the homes. Ms. Shanks stated the developer was trying to keep in line with the architectural standards of the nearby neighborhood Shadowglen. She stated that the price point and the home builder(s) had not been established yet, however, would assume the price point would be similar to the houses in Shadowglen.

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

There was no further discussion.

Motion to Close carried 6-0

4. Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop. Applicant: Kimley Horn. Owner: SG Land Holdings, LLC.

City Staff recommended that the P&Z Commission conduct the public hearing on a Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop.

Chair Small opened the public hearing.

Director Dunlop stated that the Subdivision Preliminary Plat had been approved by City Engineers and was consistent with the Comprehensive Plan.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition to this item. He expressed this disappointment in the amount of park land given to the city by Shadowglen. He spoke regarding the Woodlands Park located in Shadowglen. He suggested the build-out of the trails and amenities occur at the beginning of the development. He also suggested we increase the amount of parkland fees they pay and the amount of land they designate for parkland.

Director Dunlop acknowledged SG Land Holdings, LLC did not have a representative present. He explained the build-out of the Shadowglen Subdivision going into detail on the different phases of development, what was being constructed during the phases and how that correlates with this item.

Director Dunlop confirmed the recent changes to the parkland dedication fees, however would not affect this item due to a prior development agreement. He clarified that the information related to the park land was correct. SG Holdings had met their park land dedication and paid fees of \$250 per lot as outlined in the development agreement.

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

There was no further discussion.

Motion to Close carried 6-0

5. Conduct a public hearing on a Short Form Final Plat for the Light Grove Subdivision located at 414 & 416 W. Parsons Street, Manor, TX. Applicant: Trine Engineering, PLLC. Owner: Al Noor MCC

City Staff recommended that the P&Z Commission conduct the public hearing on a Short Form Final Plat for the Light Grove Subdivision located at 414 & 416 W. Parsons Street, Manor, TX.

Chair Small opened the public hearing.

Director Dunlop gave background information regarding this item. He stated they would be combining two (2) lots into one. The owner filed to site plan to construct a religious assembly facility on the 2 lots.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition to this item. He stated that he had questions regarding the use of the word subdivision in this item. He requested a more detailed explanation of the right of way issue and how that would impact traffic. Mr. Battaile also wanted information on how many parking spaces would be provided for the facility while expressing his concern for traffic already playing an issue in this area.

Commissioners requested information on the location and the current zoning for this property.

Director Dunlop explained the location of this property. He stated the property currently had a split zoning of residential and light commercial. The property owner is considering rezoning the property to industrial small. Mr. Dunlop informed the board that religious assemblies were permitted in all zoning districts. The city was not allowed to prohibit or interfere with where they locate.

Discussion was held regarding the current tenants of the property and the potential impact to traffic in the area due to this development.

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

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

6. Consideration, discussion, and possible action to approve the minutes of August 9, 2023, P&Z Commission Regular Meeting.

City Staff recommended that the P&Z Commission approve the minutes of the August 9, 2023, P&Z Commission Regular Meeting.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hardeman to approve the consent agenda with the following corrections. (1) Commissioners list on page 1 from Butler to Chavis. (2) Spelling of Council to Council in the same section.

There was no further discussion.

Motion to Approve carried 6-0

REGULAR AGENDA

7. Consideration, discussion, and possible action on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

City Staff recommended that the P&Z Commission approve the amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

Director Dunlop gave a recap for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

There was no further discussion.

Motion to Approve carried 4-2. Commissioner Leonard and Commissioner Chavis Opposed.

8. Consideration, discussion, and possible action on a Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX. Applicant: Kimley Horn and Associates, Inc. Owner: RHOF, LLC.

City Staff recommended that the P&Z Commission approve the Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX.

Director Dunlop gave a recap for this item and answered questions regarding the clean-up process for the contaminated land.

Director Dunlop answered questions on the process on how to approve, limit or change the permitted and prohibited commercial and the garage sections in the amendment.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0

9. Consideration, discussion, and possible action a Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures. Owner: Dalton Wallace.

City Staff recommended that the P&Z Commission approve the Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

Director Dunlop reminded the commission that dog parks were permitted within the detention area in this PUD. If the commission were wanting to change it, they would need to make that part of the motion. He recommended to include playground shade as a requirement as well.

Discussion was held about the requirements for the developer. Consideration was given to the dog park, amenities, public parking areas, and the walking trails.

Rachel Shanks answered questions concerning the walking trails. She explained the walking trails were a combination of trails located in more than just this subdivision. She stated that she could obtain details on the exact length of the trails if needed.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition of this item. He spoke during the Public Hearing section on this item.

MOTION: Upon a motion made by Commissioner Meyer to approve the Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX, with provision for more parking spaces, no dog park in the detention area, and the dog park area be sectioned off by fence.

Motion failed due to no second to the motion.

MOTION: Upon a motion made by Commissioner Chavis and seconded by Vice Chair Paiz to approve the Final PUD for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX, with provision for additional parking spaces for the park land area, no activities or enclosures in the detention area, the dog park area be sectioned off by fence and shade-covered playground structures .

There was no further discussion.

Motion to Approve carried 6-0

10. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop. Applicant: Kimley Horn. Owner: SG Land Holdings, LLC.

City Staff recommended that the P&Z Commission approve the Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop.

Director Dunlop stated the Subdivision Preliminary Plat has been approved by the City Engineers. It is consistent with the Comprehensive Plan and the Shadowglen Development Agreement. He answered questions regarding dedicated parking for this development. He confirmed this item was non-discretionary.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition of this item. He spoke during the Public Hearing section on this item.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hardeman to approve the Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop.

There was no further discussion.

Motion to Approve carried 6-0

11. Consideration, discussion, and possible action on a Short Form Final Plat for the Light Grove Subdivision located at 414 & 416 W. Parsons Street, Manor, TX. Applicant: Trine Engineering, PLLC. Owner: Al Noor MCC.

City Staff recommended that the P&Z Commission approve the Short Form Final Plat for the Light Grove Subdivision located at 414 & 416 W. Parsons Street, Manor, TX.

Director Dunlop recapped this item for the Commission.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to approve the Short Form Final Plat for the Light Grove Subdivision located at 414 & 416 W. Parsons Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0

12. Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision, Phase 2 Section 18B, twenty (20) lots on 6.102 acre, more or less, and being located near the intersection of Arbor Hill Cove and Pinyon Way, Manor, TX. Applicant: Kimley-Horn and Associates, Inc. Owner: SG Land Holdings, LLC.

City Staff recommended that the P&Z Commission approve the Final Plat for the Shadowglen Subdivision, Phase 2 Section 18B, twenty (20) lots on 6.102 acre, more or less, and being located near the intersection of Arbor Hill Cove and Pinyon Way, Manor, TX.

Director Dunlop gave background information on this item. He explained the location of this section was near a floodplain area. He confirmed this item was non-discretionary. He explained the process of filing a LOMR (Letter of Map Revision) with FEMA. He answered questions regarding soil density requirements for the lots and roadway systems in this area.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition of this item.

MOTION: Upon a motion made by Vice Chair Paiz and seconded by Commissioner Leonard to approve the Final Plat for the Shadowglen Subdivision, Phase 2 Section 18B, twenty (20) lots on 6.102 acre, more or less, and being located near the intersection of Arbor Hill Cove and Pinyon Way, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-1. Commissioner Meyer Opposed.

13. Consideration, discussion, and possible action on a Final Plat for the Las Entradas-Gregg Manor Road Subdivision, being 2.663 acres of right-of-way dedicated to the city, and being located near the intersection of Gregg Manor Road and Tur Weg Lane, Manor, TX. Applicant: Sotol Ventures. Owner: Okra Land Inc.

City Staff recommended that the P&Z Commission approve the Final Plat for the Las Entradas-Gregg Manor Road Subdivision, being 2.663 acres of right-of-way dedicated to the city, and being located near the intersection of Gregg Manor Road and Tur Weg Lane, Manor, TX.

Director Dunlop gave background information on this item. He explained this item is for plotting the right of way. He stated the road has not been accepted by the city yet. He answered questions regarding traffic patterns, the flow of traffic and the intended traffic control devices intended for this area.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Chavis to approve the Final Plat for the Las Entradas-Gregg Manor Road Subdivision, being 2.663 acres of right-of-way dedicated to the city, and being located near the intersection of Gregg Manor Road and Tur Weg Lane, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0

Commissioner Leonard left the dais at 8:33 p.m.

14. Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung. Owner: Build Block.

City Staff recommended that the P&Z Commission approve the Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF1) to Downtown Business (DB).

Director Dunlop reviewed the history of this item. He reminded the Commissioner this item was only for the rezoning request for 104 & 108 W. Boyce St. He stated the conceptional site plan is code compliant.

Discussion was held regarding the parking for this development. Consideration was given to the alley way access and pavement project for the alleyway. Director Dunlop explained the responsibility of each of the developers in the area regarding the parking and alleyway. He confirmed the alleyway would remain public with no discussion of selling it due to the utilities located in the alleyway.

Discussion was held regarding the renderings for the buildings.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card in opposition to this item.

Yungi Jung with Build Block, 107 W. Boyce St., Manor, Texas, submitted a speaker carding in support of this item. He did not wish to speak; however, was available for questions.

Mr. Jung answered questions from the Commissioners regarding the number of residential units.

Director Dunlop clarified the number of units for both buildings that is being developed by this owner.

Mr. Jung answered questions regarding the research that had gone into the conceptual plan for this property, specifically the need for 1-bedroom apartments in Manor. He explained the size of the buildings and its location were playing a key role in the decision to go with 1- bedroom apartments. He addressed questions regarding the intended residents. He stated there were no set plans for who would occupy the residential or commercial units.

Director Jones stated the City had plans to assist the developer in filling the commercial spaces.

Discussion was held regarding the commercial units. Mr. Jung requested preferences or suggestions for potential commercial tenants the Commissioners would like to see occupying the commercial units. The Commission expressed concerns with the allocation of the units and the number of potential businesses that could lease there if the buildings were being mainly occupied by Build Block. Mr. Jung stated they would only be occupying a small corner unit for their business with no concrete plans for their employees to reside there.

Discussion was held on how this would affect the other downtown businesses. Concerns regarding the look of the new building in comparison to the older ones in the area. Director Dunlop stated there were façade grant programs that could be considered.

Director Jones stated there were plans for City Council to consider working with a consultant regarding developing a Downtown Strategic Plan to help revitalize the downtown area with a blend of old and new building.

Discussion was held regarding the Downtown Strategic Plan, the revitalization of downtown and the Comprehensive Plan. Director Dunlop stated he would recommend that the P&Z Commission be a stakeholder in the Downtown Strategic Plan.

Concerns were expressed about the timing of this development and the residents near the development.

Director Jones addressed the Commission regarding the positive impacts this type of development would have on the community. He spoke about the increased employment opportunities, the decrease in commute times for the employees and the increase in tax dollars coming into the city. He stated this type of development would encourage other businesses to choose Manor.

Discussion was held regarding parking. Director Dunlop stated they would have to follow Manor's Standards for Parking. This development would include angled parking.

Director Dunlop answered questions regarding storm drain plan and stormwater runoff requirements. He stated the City Council was considering implementing a drainage fee and creating a Storm Drain Master Plan. He confirmed drainage would be part of the permit process for this development.

Director Jones stated that the Downtown Strategic Plan would have a drainage component along with infrastructure for water and wastewater in the downtown district.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to approve the Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF1) to Downtown Business (DB).

There was no further discussion.

Motion to Approve carried 5-0

ADJOURNMENT

The Regular Session of the Manor P&Z Commission was Adjourned at 8:39 p.m. on Wednesday, September 13, 2023.

These minutes were approved by the Planning and Zoning Commission on the 10th day of October 2023. *(Audio recording archived).*

APPROVED:

LaKesha Small
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the Neighborhoods designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25' bufferyard would be required between the existing single-family and townhomes. A bufferyard requires a minimum 6' opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

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

- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

July 28, 2023

City of Manor
Development Services
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

Ref: TH Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.17 acres out of the 10.0 acre property located along Old Highway 20. The proposed use is compatible with the future land use planning desired Neighborhood classification. The Neighborhoods classification in the draft Comprehensive Plan Destination 2050 is selected to provide missing middle housing neighborhoods and encourage connectivity and walkable components for the newly proposed townhomes to the existing established neighborhoods. Our intent for this development will propose quality finishes in character with the surrounding neighborhoods.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City by proposing a use that is compatible and congruent with the adjacent established single family subdivisions and is consistent with the City's desired long range plans for this area.

Future Land Use Designation

The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)

Proposed zoning district: TH 6.17 Acres

Acreage of property to be rezoned: 6.17 ACR

Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to the existing zoned Neighborhood Business (NB) uses. TH zoning will act as a desired transition between allowable commercial development and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) to non-residential uses; access to quality, safe pedestrian facilities

- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by Manville WSC under CCN 11144.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, provides zoning for a portion of the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

Additionally, a recent rezoning for the entire 8.32 acres was held before Planning and Zoning April 2023 meeting, but was shelved until a process was determined for alteration to the City's Future Land Use designation for the proposed zoning of NB along the frontage. In an effort to move forward, the property owner would like to submit this request for the portion that follows the City's future land use designation.

In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at dianejbernal@gmail.com, should you require additional information.

Sincerely,

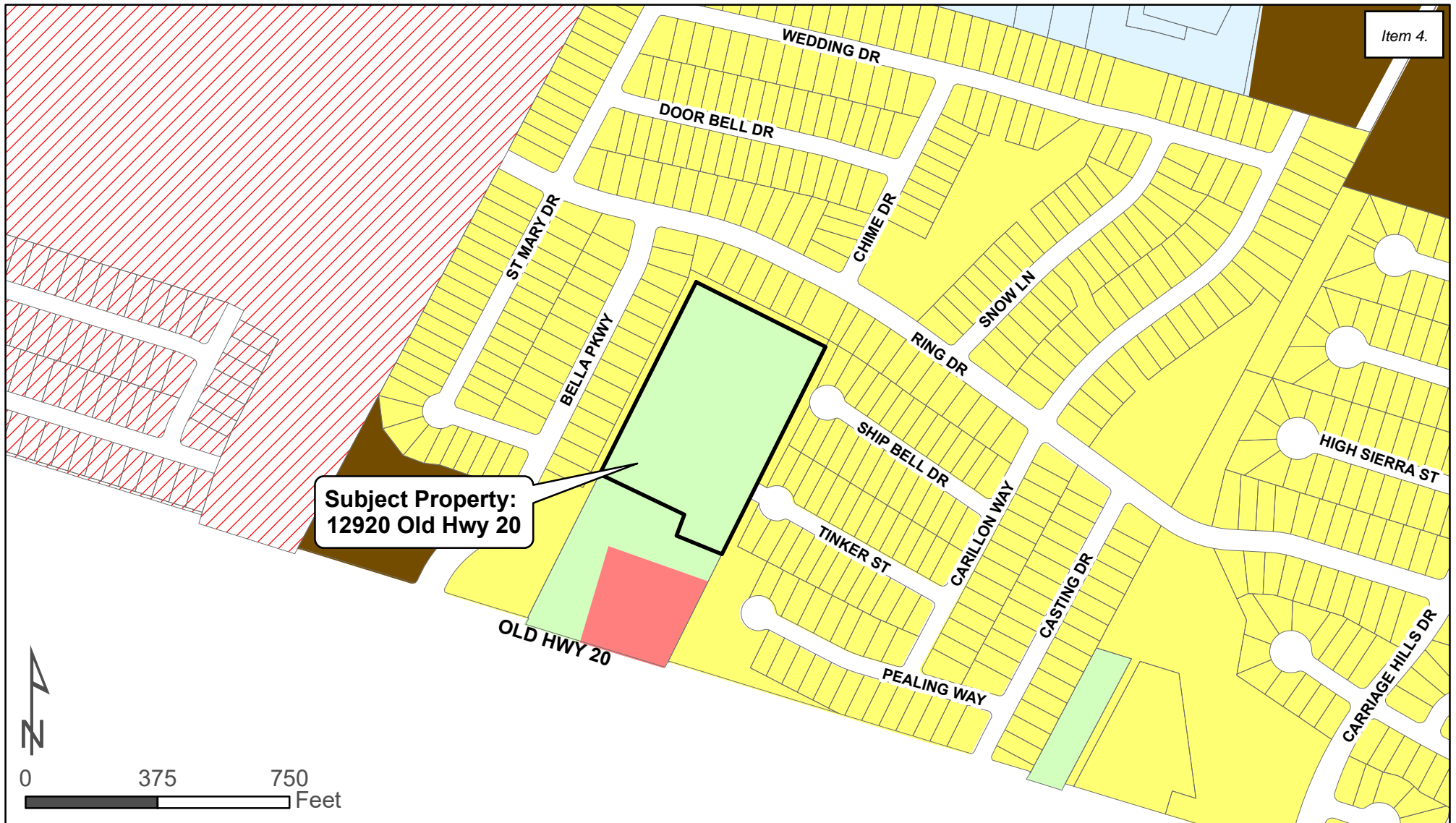


Diane Bernal

Development Consultant

DB Land Consulting LLC

512-215-1433 | dianejbernal@gmail.com



Current:
Agricultural (A)

Proposed:
Townhome (TH)

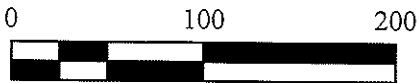
Zone

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



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- CALCULATED POINT
- MAG NAIL SET
- WIRE FENCE
- WOOD FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- MANHOLE
- GAS WARNING SIGN
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING
- DRAINAGE ESMT
- WASTEWATER UTILITY ESMT
- TEMPORARY CONSTRUCTION ESMT



NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	S 29°03'40" W	40.67'
L2	N 29°03'40" E	40.67'

LOT 1 BLOCK C
BELL FARMS
PHASE ONE-A
(DOC. NO. 200500049)

LOT 1 BLOCK C
BELL FARMS
PHASE ONE-A
(DOC. NO. 200500049)

LOT 78 BLOCK C BELL FARMS
PHASE THREE
(DOC. NO. 201400093)

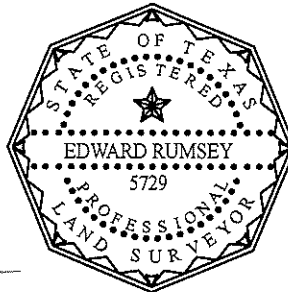
SHIP BELL DR.
(50' R.O.W.)

LOT 78 BLOCK C BELL FARMS
PHASE THREE
(DOC. NO. 201400093)

BELL FARMS
PHASE FOUR
(DOC. NO. 201600069)

TINKER STREET
(50' R.O.W.)

BELL FARMS
PHASE FOUR
(DOC. NO. 201600069)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4,
STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

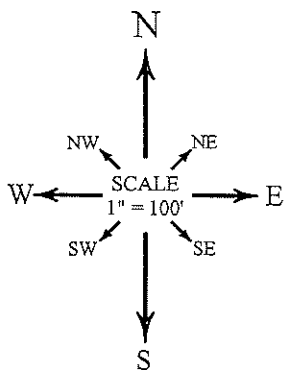
SUBJECT TO A 30' GAS LINE EASEMENT AS SHOWN ON PLAT RECORDED IN DOC. NO. 200500049.
SUBJECT TO A 15' DRAINAGE EASEMENT RECORDED IN DOC. NO. 2002104786.
SUBJECT TO A WASTEWATER UTILITY EASEMENT PER DOC. NO. 2005066495.
SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2005066496.
SUBJECT TO EASEMENTS PER VOL. 396, PG. 219 AND VOL. 600, PG. 997. (NOT PLOTTABLE)
SUBJECT TO BLANKET TYPE EASEMENTS PER VOL. 867, PG. 34 AND VOL. 4823, PG. 1940.

LEGAL DESCRIPTION

TRACT 1: BEING 1.68 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.68 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
Land Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

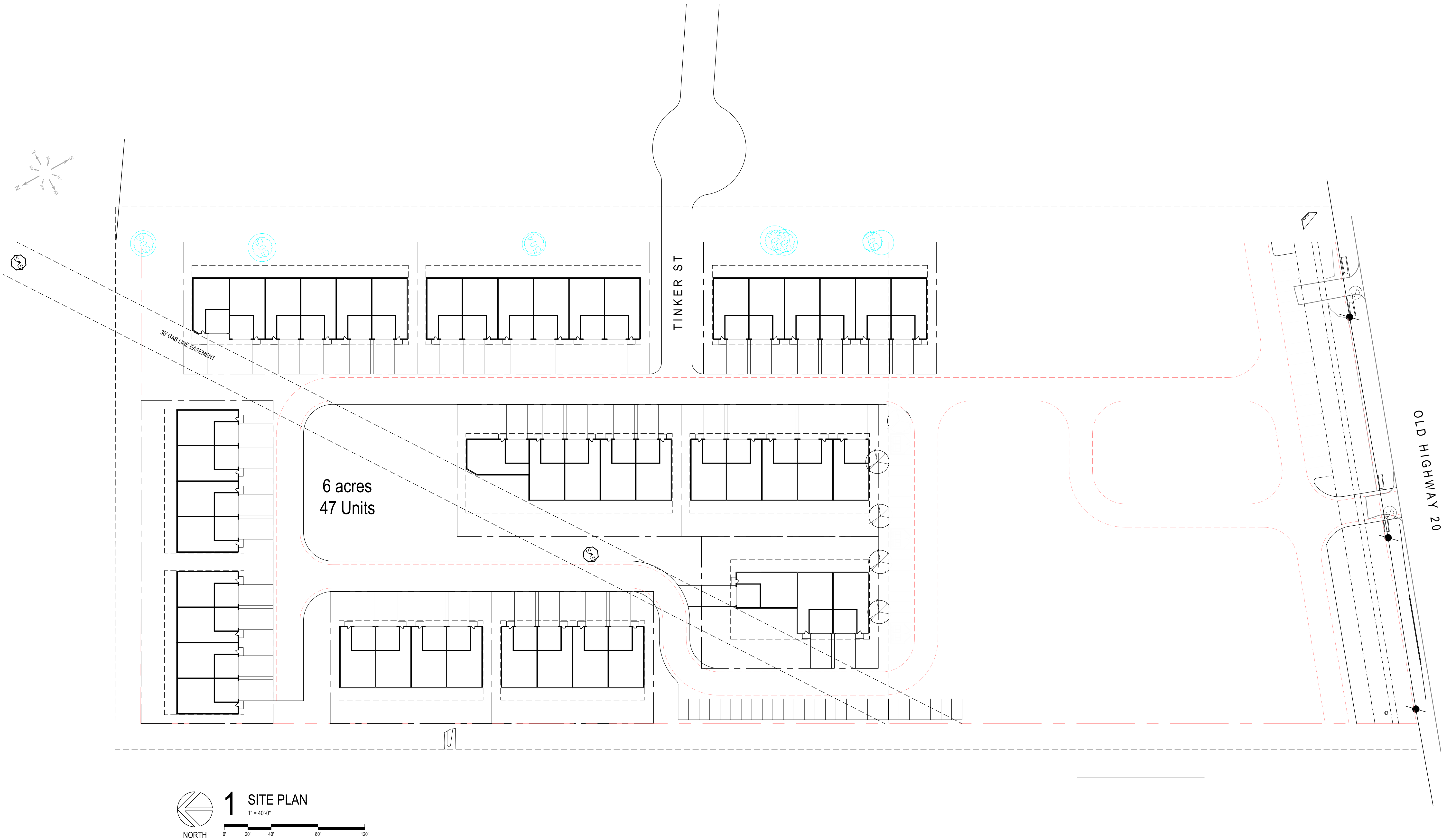
THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD -
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0485J
PANEL: 0485J
DATED: 08/18/2014

THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD.
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

ADDRESS

SAMPSG PROPERTIES, LLC
12920 OLD HIGHWAY 20
MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 4, 2023	FILED BY:	DERICK SOLOMON	03/25/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/19/2021
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	03/30/2016
JOB NO.:	A0308323 - A1006721 - A1200116 - A0306316	UPDATE BY:	DAMIAN SMITH	04/04/2023
		RPLS CHECK:	EDWARD RUMSEY	04/04/2023



Item 4.

1718

ARCHITECTURE

DOCUMENTS ARE INCOMPLETE

AND MAY NOT BE USED FOR

REGULATORY APPROVAL,

PERMIT, OR CONSTRUCTION.

DATE

EXP. DATE

1718 ARCHITECTURE, LLC

POST OFFICE BOX 23438

SAN ANTONIO, TEXAS 78223

INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE

PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ

AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT

WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING

FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO

DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS.

A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED

AND CONSULTED IMMEDIATELY REGARDING FRAMING,

WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN

ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE

"ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE

STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS

PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE

NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN

ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Manor

Development

12920 Old Hwy 20

Manor, Texas 78653

OWNER

Giby

Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO.

DATE

DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Site Plan

DATE

8 March 2023

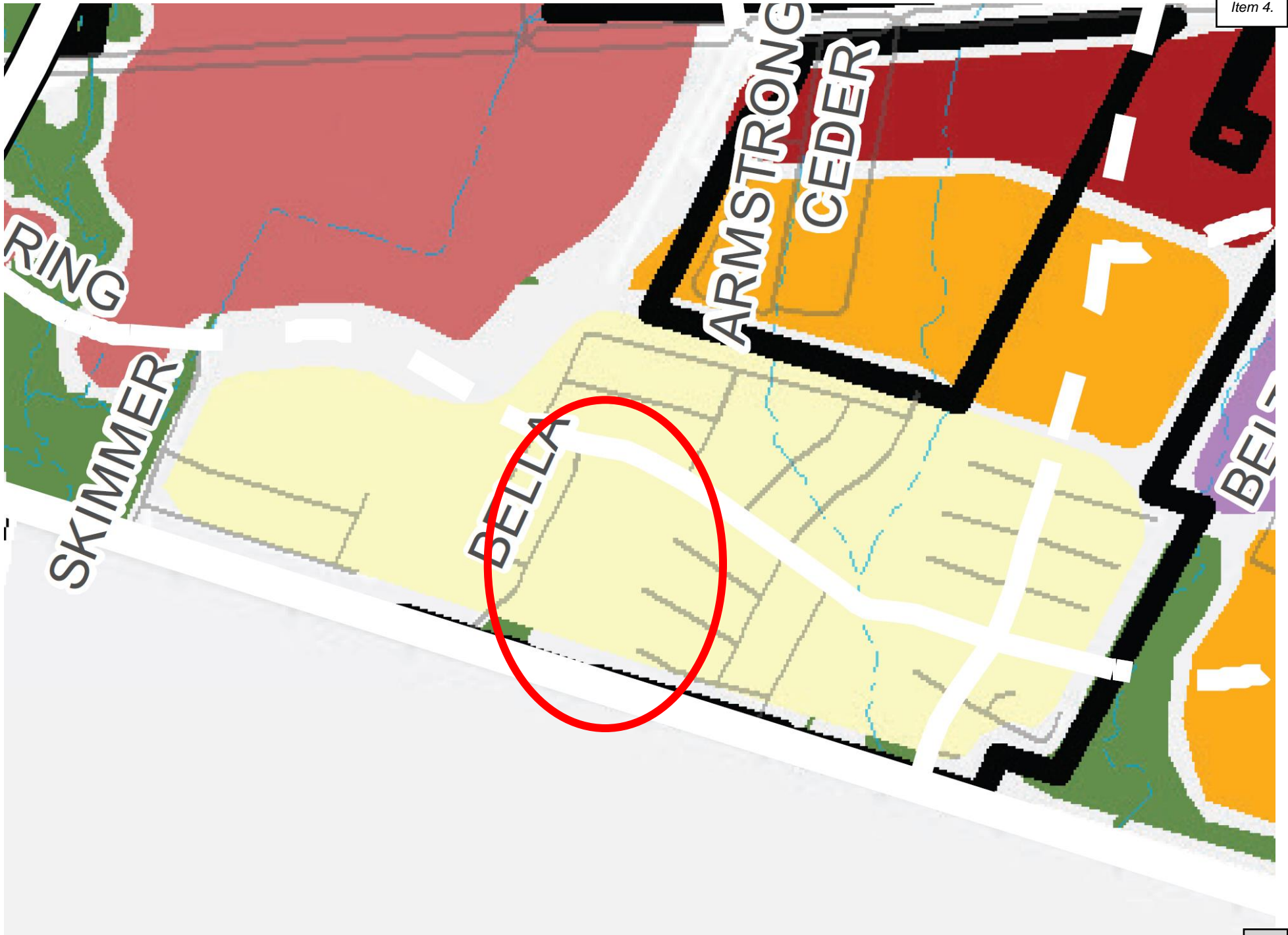
BAR LENGTH ON ORIGINAL

DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01

50



NEIGHBORHOODS

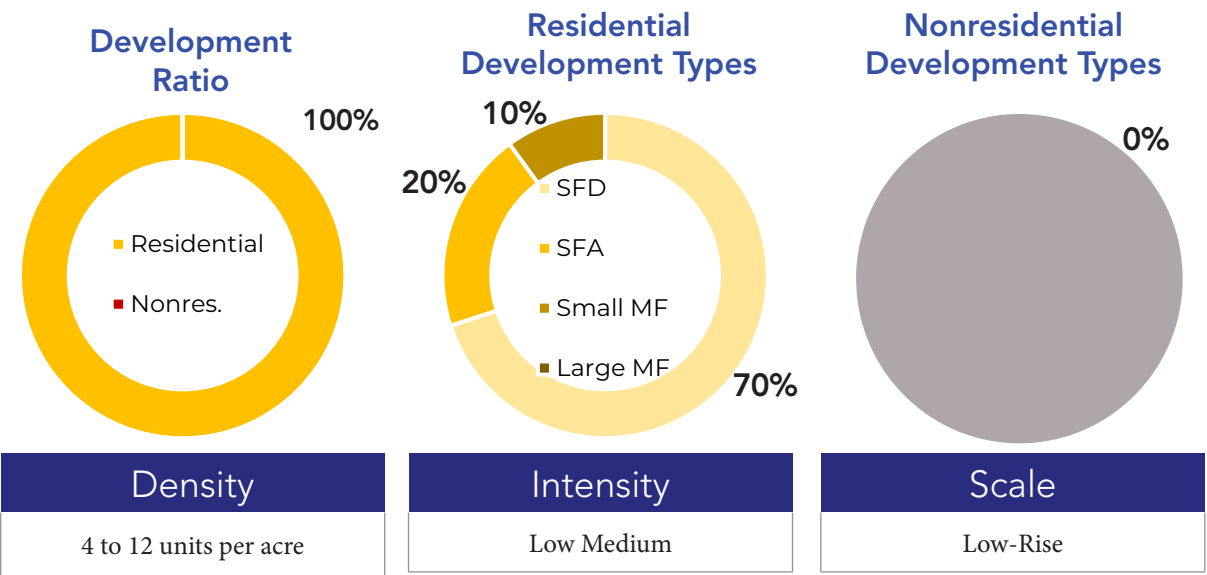
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



9/27/2023

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12920 Old Hwy 20 - Rezoning from A to TH
 Case Number: 2023-P-1560-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on October 18, 2023 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 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.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

WASHINGTON-WOOLEY SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

SATHYAN PRATHEESH & NEENA
SREELAYA
18607 W THOMAS SHORE DR
CYPRESS TX 77433

HERNANDEZ MAYRA A &
CIRO L MEDINA
17700 BOARDTREE DR
ELGIN TX 78621-2175

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

LUNA RAMIRO VASQUEZ
1205 SHAGBARK RD
NEW LENOX IL 60451-2412

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILLAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.
Applicant: Mahoney Engineering
Owner: Leif Johnson Ford / River City Partners

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. Riata Ford has purchased the old M&M Auto lot to expand their business and this plat combines that property into their larger 20-acre lot.

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

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

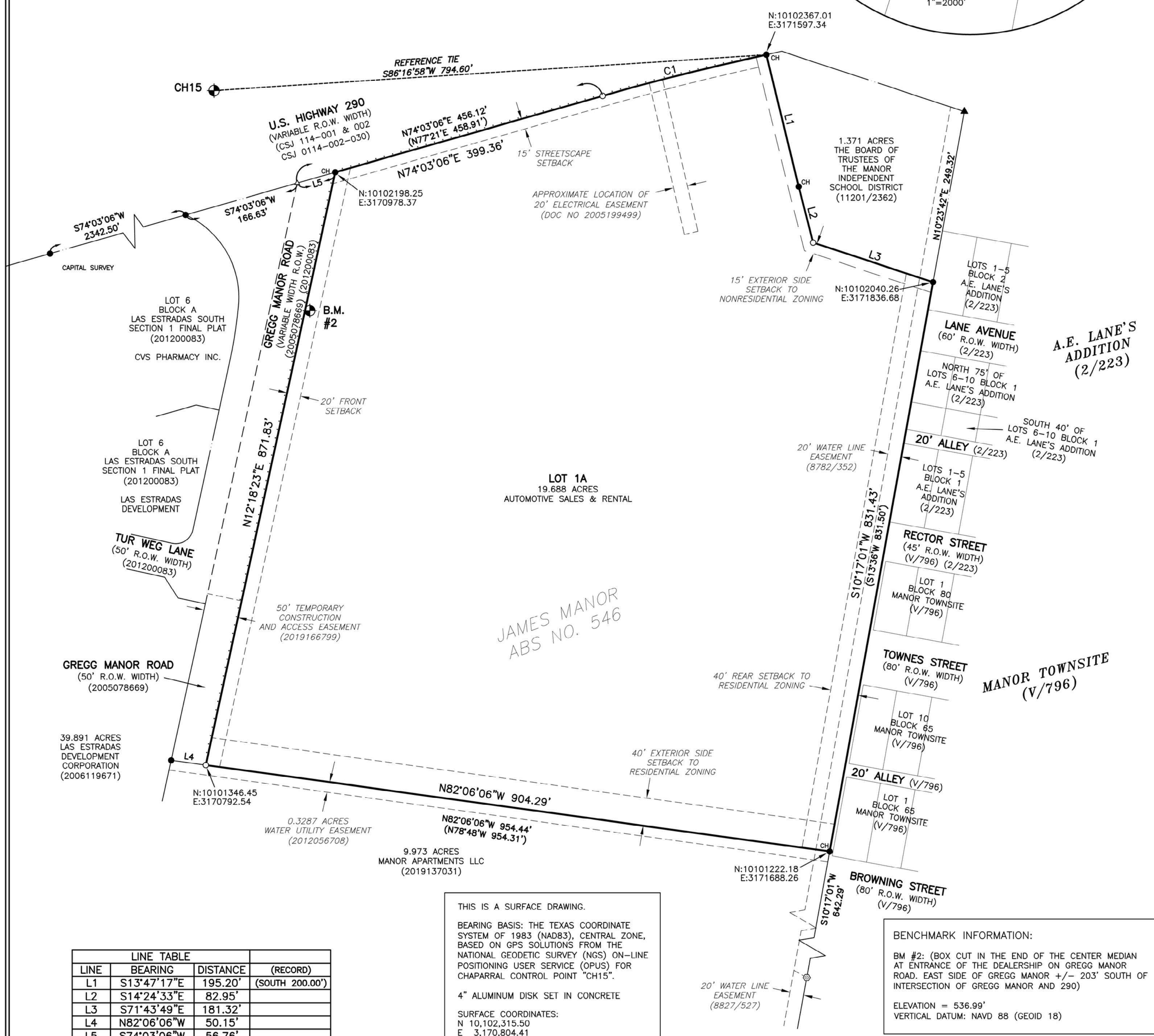
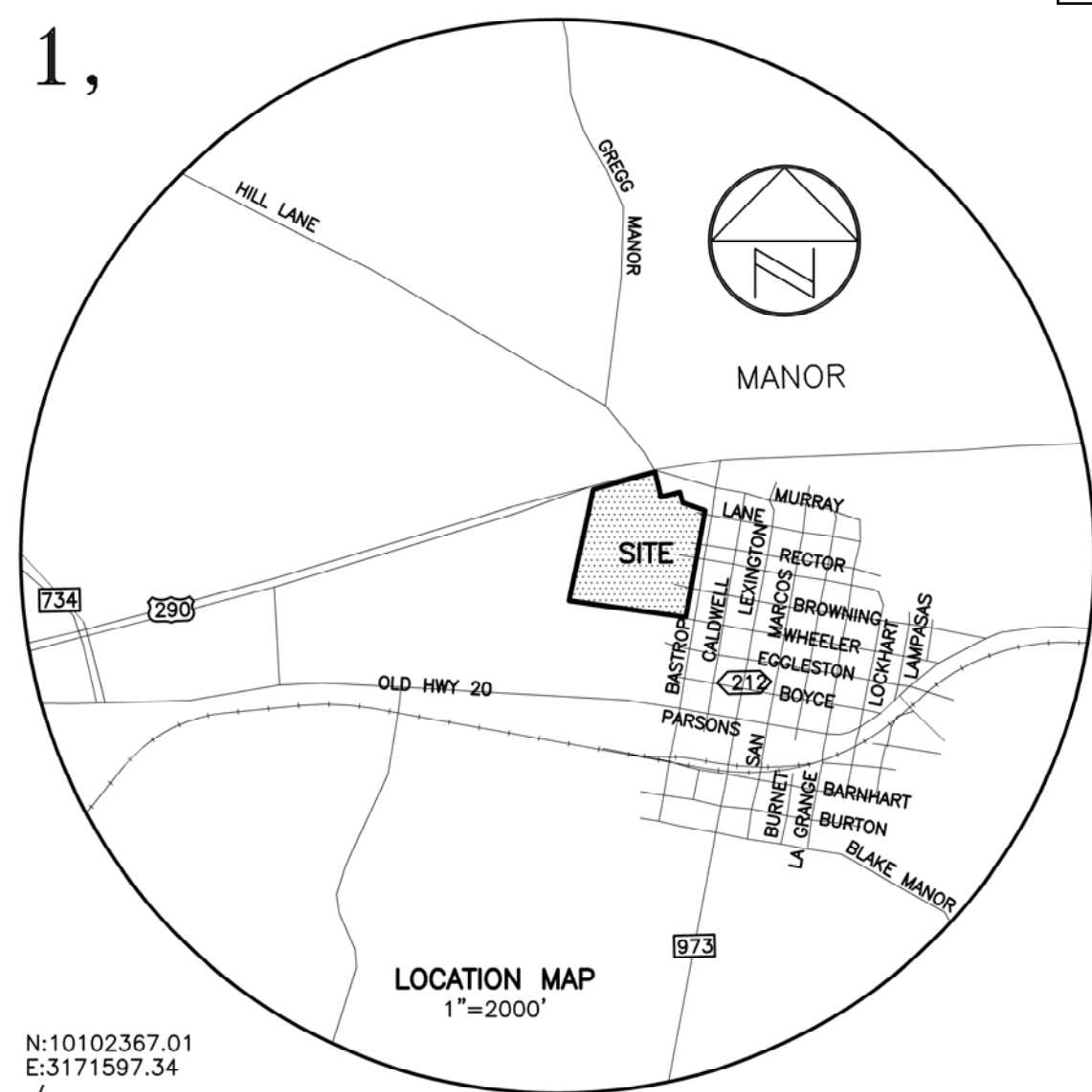
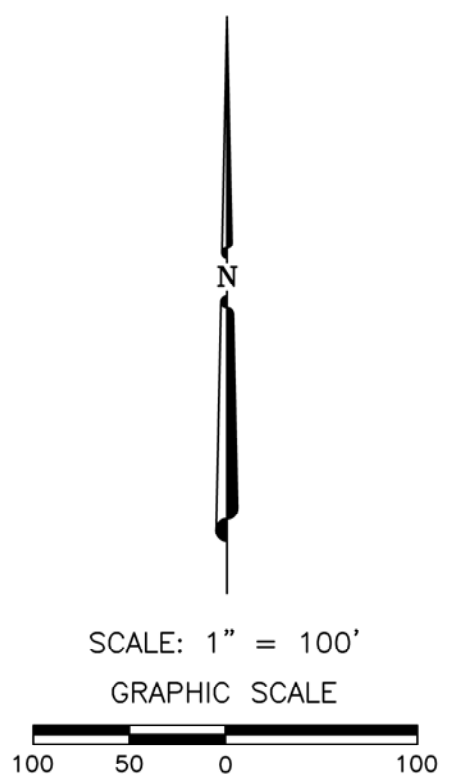
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

THE REPLAT OF LOT 1, RIATA FORD MANOR

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ▲ 60D NAIL FOUND
 - ▲^{CH} MAG NAIL WITH "CHAPARRAL" WASHER FOUND
 - △ CALCULATED POINT
 - ⊙ FENCE POST FOUND
 - ⊙ CONTROL POINT/BENCHMARK LOCATION
 - SIDEWALK
 - () RECORD INFORMATION



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S13°47'17"E	195.20'	(SOUTH 200.00')
L2	S14°24'33"E	82.95'	
L3	S71°43'49"E	181.32'	
L4	N82°06'06"W	50.15'	
L5	S74°03'06"W	56.76'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3759.72'	3°41'35"	242.33'	N75°53'53"E	242.29'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH15".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10,102,315.50
E 3,170,804.41

TEXAS STATE PLANE COORDINATES:
N 10,101,305.37
E 3,170,487.36

ELEVATION = 539.58'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 01°25'38"

BENCHMARK INFORMATION:

BM #2: (BOX CUT IN THE END OF THE CENTER MEDIAN AT ENTRANCE OF THE DEALERSHIP ON GREGG MANOR ROAD, EAST SIDE OF GREGG MANOR +/- 203' SOUTH OF INTERSECTION OF GREGG MANOR AND 290)

ELEVATION = 536.99'
VERTICAL DATUM: NAVD 88 (GEOID 18)

MAHONEY
ENGINEERING

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1565-003
DRAWING NO.: 1565-003-PL2
PLOT DATE: 08/17/23
PLOT SCALE: 1" = 100'
DRAWN BY: JDB

SHEET
01 OF 02

THE REPLAT OF LOT 1,
RIATA FORD
MANOR

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER CITY PARTNERS, LTD., BEING OWNER 19.688 ACRES IN THE JAMES MANOR SURVEY, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, RIATA FORD MANOR, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202100055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005128121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 0.677 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022171372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.688 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE REPLAT OF LOT 1, RIATA FORD MANOR

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

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

BY: _____

PRINTED NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 8, 2023.

PAUL J. FLUGEL, R.P.L.S. 5096
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL MAHONEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0485J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

DANIEL MAHONEY, P.E.

ENGINEERING BY:
MAHONEY ENGINEERING
8201 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78745
(512) 593-8437
TEXAS REGISTERED ENGINEERING FIRM _____

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20__.
2. WATER AND WASTEWATER ARE SUPPLIED BY THE CITY OF MANOR.
3. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

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

APPROVED:

ATTEST:

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED:

ATTEST:

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

LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY



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

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

20__ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

	 <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	<p>PROJECT NO.: 1565-003</p> <p>DRAWING NO.: 1565-003-PL1</p> <p>PLOT DATE: 08/17/23</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: JDB</p> <p>SHEET 02 OF 02</p>
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1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 14, 2023

Tyler Boykin
Mahoney Engineering
8201 South Congress Avenue
Austin TX 78745
tboykin@mahoneyeng.com

Permit Number 2023-P-1553-SF
Job Address: 10507 East Highway 290, Manor, TX. 78652

Dear Tyler Boykin,

The first submittal of the Riata Ford Short Form Final Plat (*Short Form Final Plat*) submitted by Mahoney Engineering and received on August 17, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
- ii. Provide the following note: water and wastewater are supplied by the City of Manor. Once this note is provided the requirements below are met.
 - a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
 - b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
- iii. Provide the following note: Performance and maintenance guarantees as required by the City.
- iv. Lakesha Small is the current chairperson and Dr. Christopher Harvey is the Current Mayor of Manor.

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

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

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

Comment Response Letter

August 17, 2023

File: 1022-10005



Attention: **Mr. Tyler Shows**
George Butler Associates, Inc. (GBA)
1500 County Road 269
Leander, Texas 78641

P.O. Box 2029
Leander, Texas 78646

Reference: **2023-P-1553-SF**
Riata Ford Short Form Final Plat
10507 East US Highway 290
Manor, Travis County, Texas 78653

Mr. Tyler Shows,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat Application for the Replat of Lot 1, Riata Ford Manor, located at 10507 East US Highway 290 in Manor, Travis County, Texas. We received the below comments on this project's formal submittal on July 20, 2023, and have addressed each comment individually. Thank you for your assistance.

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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

Noted. Seals will be provided prior to recordation.

- ii. Provide the following note: water and wastewater are supplied by the City of Manor. Once this note is provided the requirements below are met.
 - a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.



- b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

This note has been added to the plat.

- ii. Provide the following note: Performance and maintenance guarantees as required by the City.

This note has been added to the plat.

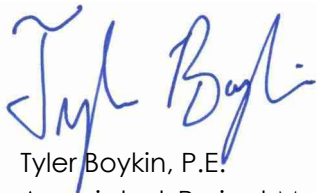
- iii. Lakesha Small is the current chairperson and Dr. Christopher Harvey is the Current Mayor of Manor.

The chairperson and Mayor's names have been updated on the plat.

Please do not hesitate to reach out to our office if you have any questions.

Sincerely,

MAHONEY ENGINEERING



Tyler Boykin, P.E.
Associate | Project Manager
Phone: (737) 270-7310
tboykin@mahoneyeng.com



Carly Fulgham, E.I.T.
Engineer Associate II
Phone: (737) 289-0011
cfulgham@mahoneyeng.com





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, September 12, 2023

Tyler Boykin
Mahoney Engineering
8201 South Congress Avenue
Austin TX 78745
tboykin@mahoneyeng.com

Permit Number 2023-P-1553-SF
Job Address: 10507 East Highway 290, Manor 78652

Dear Tyler Boykin,

We have conducted a review of the final plat for the above-referenced project, submitted by Tyler Boykin and received by our office on August 17, 2023, 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.
Lead AES
GBA



10/11/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Riata Ford Short Form Final Plat
 Case Number: 2023-P-1553-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Riata Ford Subdivision located at 10507 E Highway 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

Applicant: Mahoney engineering
Owner: Leif Johnson Ford / River City Partners

The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

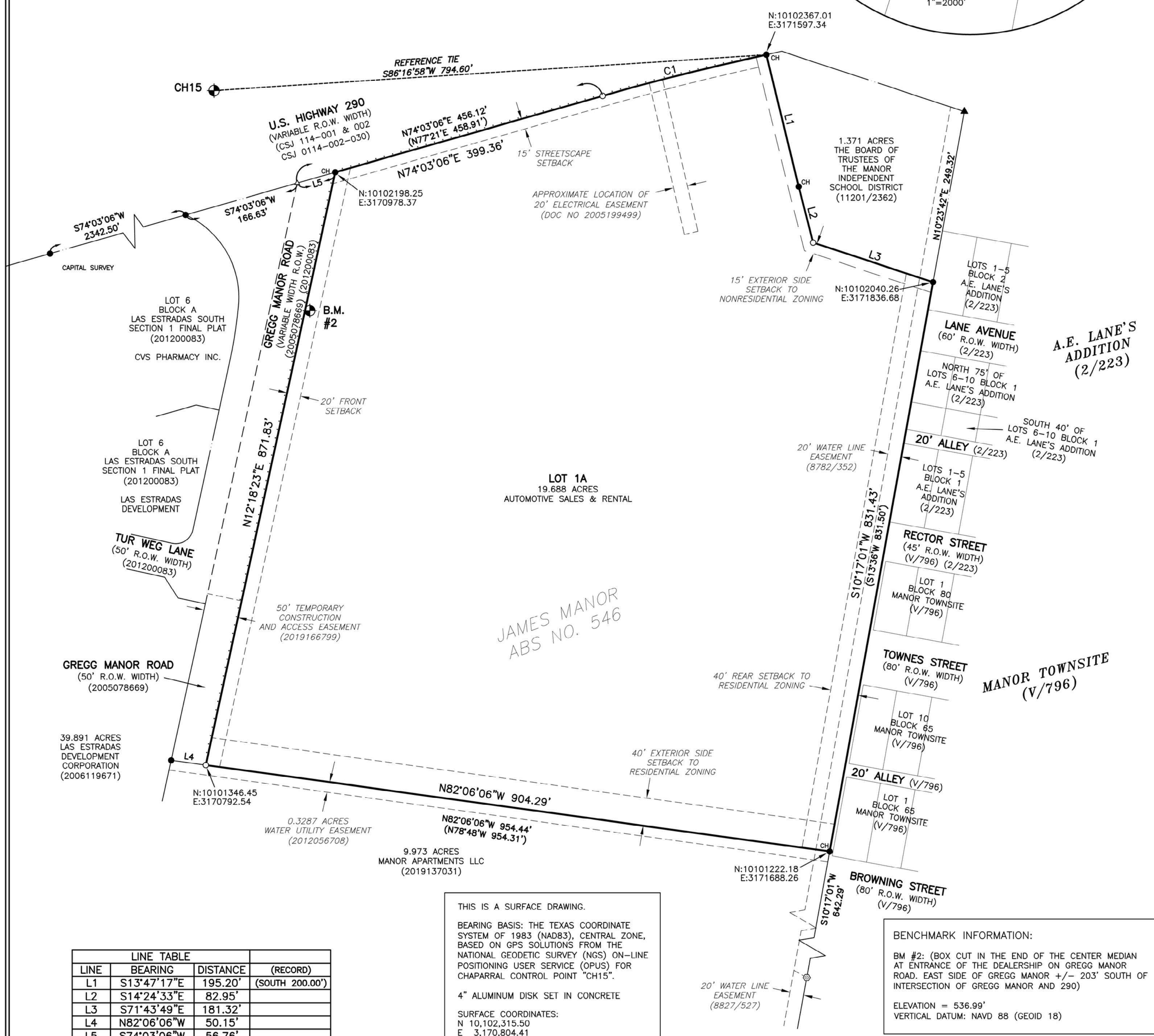
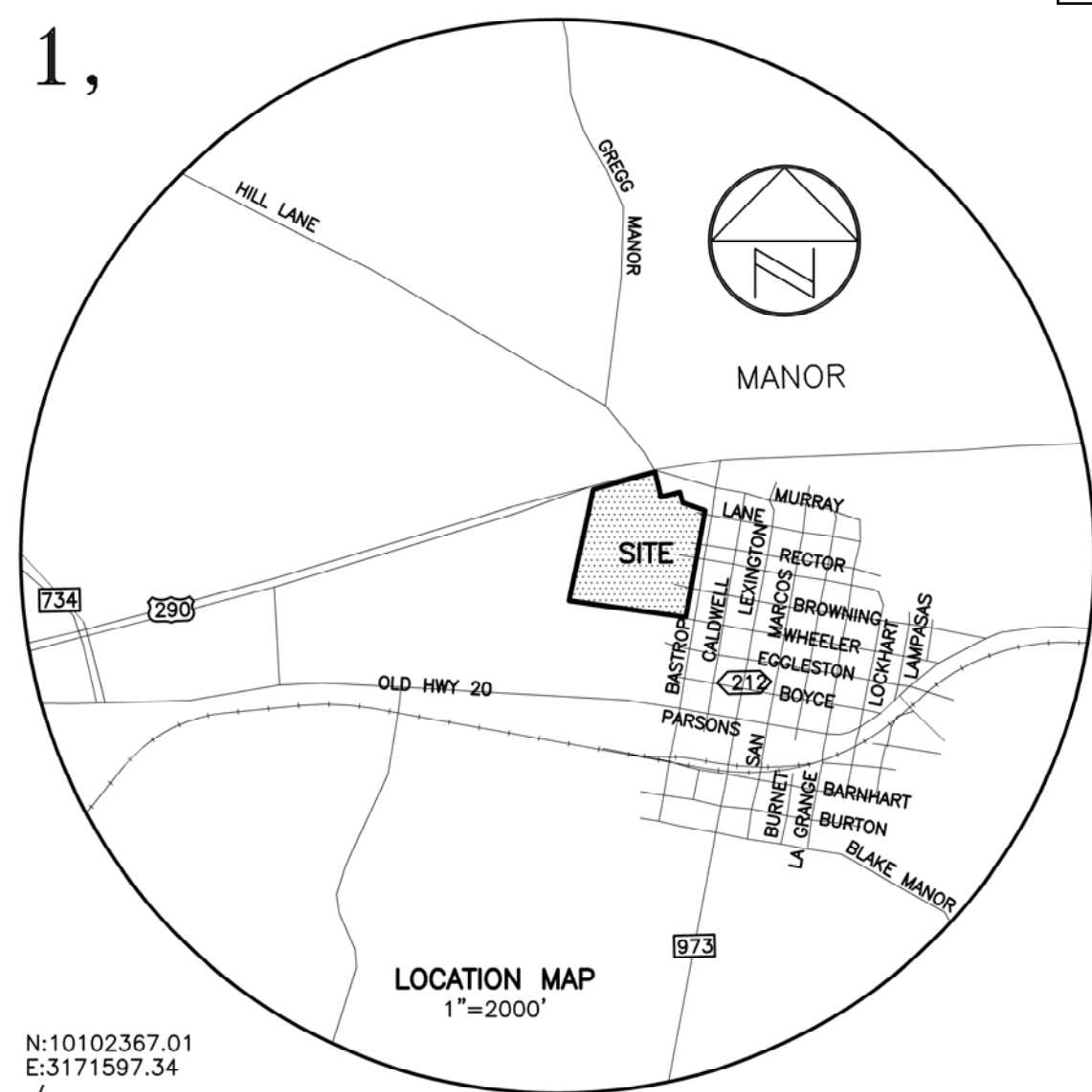
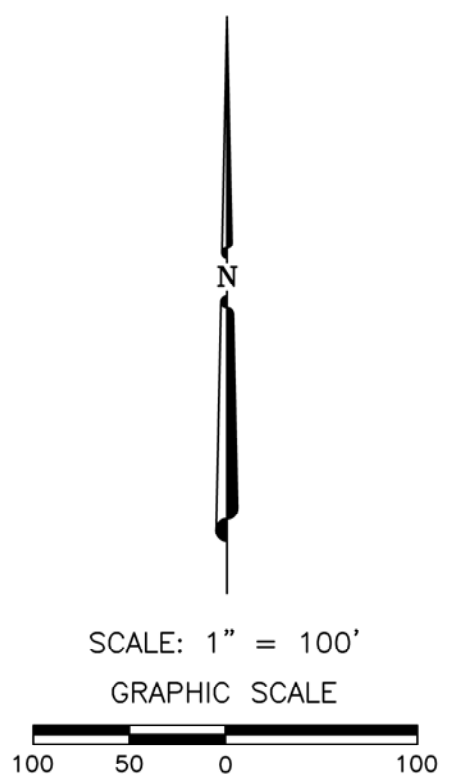
The Manor City Council will meet at 7:00PM on October 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

THE REPLAT OF LOT 1, RIATA FORD MANOR

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ▲ 60D NAIL FOUND
 - ▲^{CH} MAG NAIL WITH "CHAPARRAL" WASHER FOUND
 - △ CALCULATED POINT
 - ⊙ FENCE POST FOUND
 - ⊙ CONTROL POINT/BENCHMARK LOCATION
 - SIDEWALK
 - () RECORD INFORMATION



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S13°47'17"E	195.20'	(SOUTH 200.00')
L2	S14°24'33"E	82.95'	
L3	S71°43'49"E	181.32'	
L4	N82°06'06"W	50.15'	
L5	S74°03'06"W	56.76'	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH15".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10,102,315.50
E 3,170,804.41

TEXAS STATE PLANE COORDINATES:
N 10,101,305.37
E 3,170,487.36

ELEVATION = 539.58'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 01°25'38"

BENCHMARK INFORMATION:

BM #2: (BOX CUT IN THE END OF THE CENTER MEDIAN AT ENTRANCE OF THE DEALERSHIP ON GREGG MANOR ROAD, EAST SIDE OF GREGG MANOR +/- 203' SOUTH OF INTERSECTION OF GREGG MANOR AND 290)

ELEVATION = 536.99'
VERTICAL DATUM: NAVD 88 (GEOID 18)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3759.72'	3°41'35"	242.33'	N75°53'53"E	242.29'

MAHONEY
ENGINEERING

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1565-003
DRAWING NO.: 1565-003-PL2
PLOT DATE: 08/17/23
PLOT SCALE: 1" = 100'
DRAWN BY: JDB

SHEET
01 OF 02

NINH LILIAN DOAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

TURMAN THOMAS M
21609 UNION LEE CHURCH RD
MANOR, TX 78653-5329

DWYER PETER A
9900 US HIGHWAY 290 E
MANOR ,TX 78653-9720

LLANO LAS ENTRADAS I LLC
1537 Singleton Blvd
Dallas, TX 75212-5239

K-N CORPORATION
1717 W 6TH ST STE 330
AUSTIN, TX 78703-4791

CASTELAN CARILU
20912 CAMERON RD
COUPLAND, TX 78615-4866

PEREZ BRENDA S
600 SAMARIPA ST
MANOR, TX 78653-2300

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

ROBINSON WALTER L
3608 EAGLES NEST ST
ROUND ROCK, TX 78665-1131

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653-0021

ALVARADO NILSA
307 W BROWNING ST
MANOR, TX 78653-5436

JONSE JOHN A
14311 BOIS D ARC LN
MANOR, TX 78653-3811

CHEN WENKAI
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TX US 78702

ROMERO RONALDO & ANTONIA
5808 HERON DR
BUDA, TX US 78610

CLARK JASON A & ANA E
13308 ARBOR HILL CV
MANOR, TX US 78653-2273

MR JIMS GROCERY INC
PO BOX 827
MANOR, TX 78653-0827

MANOR APARTMENTS LLC
4600 TRIANGLE AVE #6102
AUSTIN, TX 78751-3509

CERON AMPARO PATRICIA C &
MIGUEL ANEL CASTILLO MENDIETA
305 W TOWNES ST
MANOR, TX 78653-2107

VAZQUEZ ZENON
10508 PARSONS RD
MANOR, TX 78653-5259

CVS PHARMACY INC
1 CVS DR UNIT 11210 01
WOONSOCKET, RI 02895-6146

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

HITE ALLYSON LANE
303 W BROWNING
MANOR, TX 78653-5436

ONTIVEROS CARLOS & DULCE
MENDOZA
14001 HYMILL DR
PFLUGERVILLE, TX USA 78660-8275

GUERRERO JOSE & MAXIMINA
CLEMENS
307 W TOWNES ST
MANOR, TX 78653-2107

FORREST DELORES M
3262 KESTRAL WAY
SACRAMENTO, CA 95833-9616

JASMIN SHAKESPEARE & LINDA
PO BOX 455
MANOR, TX 78653-0455

DE LA LUZ FILIBERTO &
EDUVIGES DE LA LUZ CHAPARRO
204 RED OAK CIR
AUSTIN, TX 78753-6020

FLORES FRANCISCO JR & MARILU
CALDERON
9705 DALLUM DR
AUSTIN, TX USA 78753-4309

290 EAST NOT WEST LLC
421D CONGRESS AVE
AUSTIN, TX 78701

JIMENEZ ORLANDO
187 COMANCHE TRL
ELGIN, TX 78621-5747

GUAJARDO DELPHINE THIRD
PARTY SPECIAL NEEDS TRUST
12132 PARSONS RD
MANOR, TX US 78653

SAMARIPA JR MATILDY V &
ROSE MARY
307 W WHEELER ST
MANOR, TX 78653

SAMARIPA MATILDY VASQUEZ JR
&ROSE MARY SAMARIPA
PO BOX 203
MANOR, TX 78653-0203

MARTINEZ ORALIA
1301 CHICON ST 303
AUSTIN, TX 78702-2154



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to move the November 8th, 2023, Regularly Scheduled Planning and Zoning Commission meeting.

BACKGROUND/SUMMARY:

Staff is requesting from the Commission if the November 8th regularly scheduled P&Z meeting can be rescheduled to an earlier date so staff may attend a statewide planning conference that is to be held November 8th – 10th in Corpus Christi.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *NO*

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission consider an earlier date for the regularly scheduled November 8th, 2023, Planning and Zoning Commission meeting.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None