



Philip Tryon, Chairperson, Place 3  
Julie Leonard, Vice-Chair, Place 1  
Jacob Hammersmith, Place 2  
Isaac Rowe, Place 4  
Ruben J. Cardona, Place 5  
Cecil Meyer, Place 6  
LaKesha Small, Place 7

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## Planning & Zoning Commission Called Special Session

Wednesday, March 17, 2021 at 6:30 PM

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

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### AGENDA

#### Via Telephone/Video Conference (Zoom Meeting)

*Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the P&Z Commission Special Meeting scheduled for Wednesday, March 17<sup>th</sup> will only be open to the public via remote access.*

#### **Instructions for Public Speaking:**

- *Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting [www.cityofmanor.org](http://www.cityofmanor.org) where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.*

#### **Upon receiving instructions to join zoom meeting the following rules will apply:**

- *All speakers must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.*

## CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

### PUBLIC COMMENTS

*Comments will be taken from the audience participating in zoom meeting on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please register and submit the speaker card following the instructions for public speaking above. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

### PUBLIC HEARING

- 1.** **Public Hearing:** Conduct a public hearing on a Concept Plan for the Manor Wolf Subdivision, one hundred twenty-five (125) lots and being 50.34 acres, more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.  
*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*
  
- 2.** **Public Hearing:** Conduct a public hearing on a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.  
*Applicant: Kimley Horn & Associates*  
*Owner: West Elgin Development Corp.*
  
- 3.** **Public Hearing:** Conduct a public hearing on a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor, TX.  
*Applicant: Mahoney Engineering*  
*Owner: River City Partners, LTD*

### CONSENT AGENDA

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

- 4.** **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of February 10, 2021, Regular Session.**

### REGULAR AGENDA

- 5.** **Consideration, discussion, and possible action on a Concept Plan for the Manor Wolf Subdivision, one hundred twenty-five (125) lots and being 50.34 acres, more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**  
*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*

- 6. Consideration, discussion, and possible action on a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.**  
*Applicant: Kimley Horn & Associates*  
*Owner: West Elgin Development Corp.*
  
- 7. Consideration, discussion, and possible action on a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor. TX.**  
*Applicant: Mahoney Engineering*  
*Owner: River City Partners, LTD*
  
- 8. Consideration, discussion, and possible action on a setback waiver for Lot 4, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.**  
*Applicant: Brenda Perez*  
*Owner: Brenda Perez*
  
- 9. Consideration, discussion, and possible action on a setback waiver for Lot 5, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.**  
*Applicant: Brenda Perez*  
*Owner: Brenda Perez*

## ADJOURNMENT

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

## **CONFLICT OF INTEREST**

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

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

## POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 12, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

### NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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

AGENDA ITEM NO. \_\_\_\_\_



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Public Hearing: Conduct a public hearing on a Concept Plan for the Manor Wolf Subdivision, one hundred twenty-five (125) lots and being 50.34 acres, more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*

**BACKGROUND/SUMMARY:**

This item has been requested to be pulled by the developer as they have some minor revisions to the Concept Plan they would like to make before it's finally approved. Once re-approved by our engineer new public notices will go out for a new public hearing.

**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 pull this item.

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

AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Public Hearing: Conduct a public hearing on a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.

*Applicant: Kimley Horn & Associates*

*Owner: West Elgin Development Corp.*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. They are splitting an existing 5.38 acre commercial lot into three commercial lots that are 1.38, 1.63, and 2.37 acres.

**LEGAL REVIEW:** NA  
**FISCAL IMPACT:** (Type YES or NO) NO  
**PRESENTATION:** (Type YES or NO) NO  
**ATTACHMENTS:** (Type YES or NO) YES

- Plat
- Notice Letter
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**  
(Type X before choice to indicate)

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# PRELIMINARY PLAT FOR PRESIDENTIAL GLEN COMMERCIAL CITY OF MANOR, TRAVIS COUNTY, TEXAS

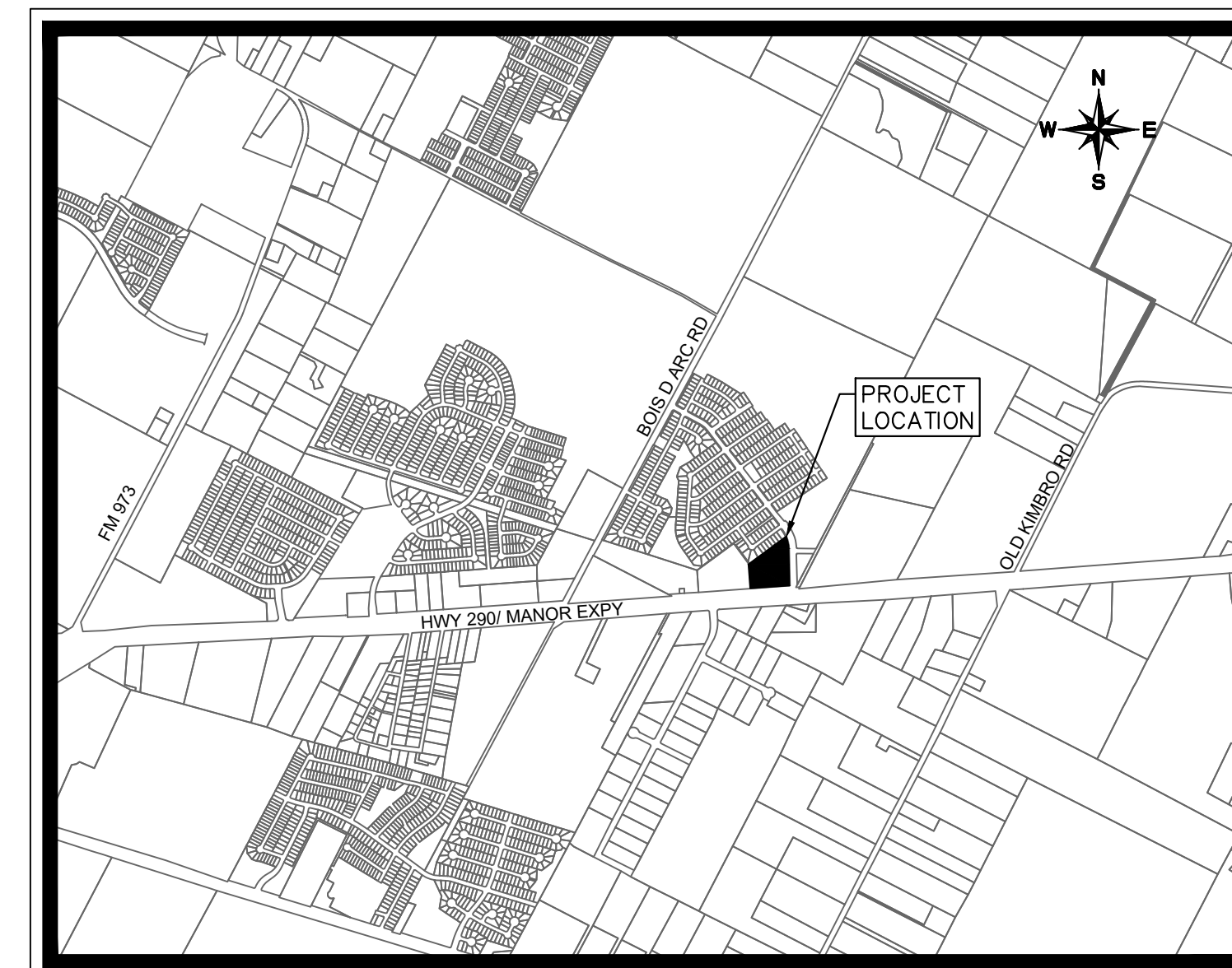
Plotted By: Costly, Megan Date: January 25, 2021 01:55:48pm File Path: K:\AUS\_CIV\06924744-Presidential Glen Commercial\Cad\Preliminary\PlanSheets\Cover\_Sheet.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENGINEER / SURVEYOR  
**Kimley»Horn**

10814 JOLLYVILLE ROAD STATE OF TEXAS  
 BUILDING 4, SUITE 200 REGISTRATION NO. F-928  
 AUSTIN, TEXAS 78759  
 PH. (512) 418-1771  
 CONTACT: KEVIN J. BURKS, P.E.

OWNER/DEVELOPER

WEST ELGIN DEVELOPMENT CORPORATION  
 9900 HWY 290 EAST  
 MANOR, TX 78653  
 PH. (512) 327-7415  
 CONTACT: DANNY BURNETT



VICINITY MAP  
SCALE: 1" = 2,000'

## OCTOBER 2020

### SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY AND TREE PLAN
4	EXISTING DRAINAGE LAYOUT
5	PROPOSED DRAINAGE LAYOUT
6	INLET DRAINAGE LAYOUT

LEGAL DESCRIPTION  
 BEING LOT 1 OF BLOCK KK WITHIN PRESIDENTIAL GLEN PHASE  
 1A, SITUATED IN TRAVIS COUNTY, TEXAS. DOC NO. 200700238

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY:  
 HONORABLE MAYOR DR. LARRY WALLACE JR.  
 MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING  
 COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR  
 APPROVAL BY THE CITY OF COUNCIL.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY:  
 PHILIP TRYON, CHAIRPERSON

**Kimley»Horn**

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



01/25/2021

KHA PROJECT: 06924744  
 DATE: JANUARY 2021  
 SCALE: AS SHOWN  
 DESIGNED BY: JMW  
 DRAWN BY: JMW  
 CHECKED BY: KJB

COVER SHEET

PRESIDENTIAL GLEN  
 COMMERCIAL  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER

1

BLOCK	LOT	PROPERTY ID	DEED ID	PROPERTY OWNER NAME(S)	STREET ADDRESS	ROAD	MAILING ADDRESS
A	11	756180	0239770402	JOHN RECTOR ST	13204 JOHN RECTOR ST	MANOR, TX 78653	
A	10	756181	0239770403	STEVEN & LUCRETIA CANNON	JOHN RECTOR ST	13200 JOHN RECTOR ST	MANOR, TX 78653
A	9	756182	0239770404	TRIFANY WOOD	TAYSHAS ST	19420 TAYSHAS ST	MANOR, TX 78653
A	8	756183	0239770405	ROSALINA ARREOLA	TAYSHAS ST	251 MEADOWWOOD LN	SONOMA, CA 95476
A	7	756184	0239770406	SILVY SHALTON SANCHEZ	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653
A	6	756185	0239770407	EMMA J SCOTT & JOHN J SPENCER JR	TAYSHAS ST	19413 TAYSHAS ST	MANOR, TX 78653
A	5	756186	0239770408	NICHOLE & ALTON HUNTER	TAYSHAS ST	19417 TAYSHAS ST	MANOR, TX 78653
A	4	756187	0239770409	GLENN & CRISTINA POWELL	TAYSHAS ST	19421 TAYSHAS ST	MANOR, TX 78653
A	3	756188	0239770410	MALIHAN & AVIBO SUDA	TAYSHAS ST	19425 TAYSHAS ST	MANOR, TX 78653
A	2	756189	0239770411	WYNDEL & DENISE R SMITH	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653
A	1	756190	0239770412	ERNESTO JR RAMIREZ & ELVIA L CAMPOS	TAYSHAS ST	19433 TAYSHAS ST	MANOR, TX 78653
A	12	756179	0239770401	STEFFON & KENDRICK	JOHN RECTOR ST	13208 JOHN RECTOR ST	MANOR, TX 78653
B	1	756080	0239750430	MARY ANN & NORMAN EBARNETT	W T GALLAWAY ST	19345 W T GALLAWAY ST	MANOR, TX 78653
B	2	756079	0239750431	DAVID & ALICE L GILGATON	W T GALLAWAY ST	19341 W T GALLAWAY ST	MANOR, TX 78653
B	3	756078	0239750432	HELEN BAILEY TORRES	W T GALLAWAY ST	19337 W T GALLAWAY ST	MANOR, TX 78653
B	4	756077	0239750433	TAUDINE POPOOLA	W T GALLAWAY ST	3817 GILGAS PATH	PHILISHWILLE, TX 78660
B	5	756076	0239750434	TROY A MILLER	W T GALLAWAY ST	19329 W T GALLAWAY ST	MANOR, TX 78653
B	6	756075	0239750435	PATRICIA VALDIZON	W T GALLAWAY ST	19325 W T GALLAWAY ST	MANOR, TX 78653
B	7	756074	0239750436	PEDRO DIAZ	W T GALLAWAY ST	19321 W T GALLAWAY ST	MANOR, TX 78653
B	8	756073	0239750437	ALEXANDRA & SIBONE F MEDRANO CHAPA	W T GALLAWAY ST	19317 W T GALLAWAY ST	MANOR, TX 78653
B	9	756072	0239750438	RODELMO REYES	W T GALLAWAY ST	19313 W T GALLAWAY ST	MANOR, TX 78653
B	10	756071	0239750439	SOUTHWEST PROPERTY ASSETS LLC	W T GALLAWAY ST	500 ROUND ROCK AVE STE.	ROUND ROCK, TX 78664
B	11	756070	0239750440	PAUL R JANETZ	W T GALLAWAY ST	19305 W T GALLAWAY ST	MANOR, TX 78653
B	12	756069	0239750441	RONNEY E & JANITA J MCGOWEN	W T GALLAWAY ST	19301 W T GALLAWAY ST	MANOR, TX 78653
B	13	756068	0239750442	RONALD & MARY WRIGHT & MYRON BOLDEN	NELSON HOUSER ST	13200 NELSON HOUSER ST	MANOR, TX 78653
B	14	756067	0239750443	JUSTIN R WHITE	NELSON HOUSER ST	13204 NELSON HOUSER ST	MANOR, TX 78653
B	15	756066	0239750444	ROSA LINDA REYNOSO	NELSON HOUSER ST	13208 NELSON HOUSER ST	MANOR, TX 78653
B	16	756065	0239750445	LACY AVUIB & MICHAEL JONEZ	NELSON HOUSER ST	13212 NELSON HOUSER ST	MANOR, TX 78653
D	8	756167	0239770308	MATTHEW S DELEON	TAYSHAS ST	1205 W BUSA DR	SM TAY TX, AZ 85143
D	7	756166	0239770309	VALDMIR LYN WUSSON	TAYSHAS ST	19404 TAYSHAS ST	MANOR, TX 78653
D	6	756165	0239770310	HABIB ENTERPRISES LLC	TAYSHAS ST	PO BOX 27241	AUSTIN, TX 78756
D	5	756164	0239770311	RYAN & STEPHANIE ANN ANDREWS	TAYSHAS ST	19412 TAYSHAS ST	MANOR, TX 78653
D	4	756163	0239770312	BEAU & RUBEN SALINAS	TAYSHAS ST	19416 TAYSHAS ST	MANOR, TX 78653
D	3	756162	0239770313	JOSE SANCHEZ & BRENDA MORANNA REYES SEGUNDO	TAYSHAS ST	19420 TAYSHAS ST	MANOR, TX 78653
D	2	756161	0239770314	SEKWAN & YOUNGIA YANG	TAYSHAS ST	210 LEE BARTON DR UNIT 201	AUSTIN, TX 78704
D	1	756160	0239770315	MAMADOU BOBO DIALL	TAYSHAS ST	16428 TAYSHAS ST	MANOR, TX 78653
D	1	756159	0239770316	IREA FAMIL TRUST	GALLAWAY ST	13220 CALLE AURORA	CAMARILLO, CA 93010
E	8	756118	0239750601	MANUEL TORRES	W T GALLAWAY ST	19400 W T GALLAWAY ST	MANOR, TX 78653
E	9	756119	0239750602	LORENA CASANOVA & GUADALUPE C PINEIRO	W T GALLAWAY ST	19340 W T GALLAWAY ST	MANOR, TX 78653
E	10	756120	0239750603	JACOB ANTHONY ORTEGA	W T GALLAWAY ST	19336 W T GALLAWAY ST	MANOR, TX 78653
E	11	756121	0239750604	BRIGETTA S SMITH & LARRY W BURTON JR	W T GALLAWAY ST	19332 W T GALLAWAY ST	MANOR, TX 78653
E	12	756122	0239750605	ROSA MARTINEZ	W T GALLAWAY ST	19328 W T GALLAWAY ST	MANOR, TX 78653
E	13	756123	0239750606	JULIAN ESTRADA & MARIA CARROEN DE ESTRADA	W T GALLAWAY ST	19324 W T GALLAWAY ST	MANOR, TX 78653
E	14	756124	0239750607	JOSE SANCHEZ & BRENDA MORANNA REYES SEGUNDO	W T GALLAWAY ST	19320 W T GALLAWAY ST	MANOR, TX 78653
E	15	756125	0239750608	SUMNER L & ISRAEL BALL	W T GALLAWAY ST	19316 W T GALLAWAY ST	MANOR, TX 78653
E	16	756126	0239750609	CHARLES N & BRANDI C DELGACH	W T GALLAWAY ST	19312 W T GALLAWAY ST	MANOR, TX 78653
E	17	756127	0239750610	SANTOS JR ZAMBRANO	W T GALLAWAY ST	19308 W T GALLAWAY ST	MANOR, TX 78653
E	18	756128	0239750611	MIGUEL & MARIA MEDINA	NELSON HOUSER ST	13201 NELSON HOUSER ST	MANOR, TX 78653
E	19	756129	0239750612	HECTOR D HERNANDEZ RANGGEL & NANCY Y DANDA OROZCO	NELSON HOUSER ST	13205 NELSON HOUSER ST	MANOR, TX 78653
E	20	756130	0239750613	JAMES MANOR ST	JAMES MANOR ST	19413 JAMES MANOR ST	MANOR, TX 78653
E	21	756131	0239750614	JAMES MANOR ST	JAMES MANOR ST	19409 JAMES MANOR ST	MANOR, TX 78653
E	22	756132	0239750615	JAMES MANOR ST	JAMES MANOR ST	19405 JAMES MANOR ST	MANOR, TX 78653
E	23	756133	0239750616	JAMES MANOR ST	JAMES MANOR ST	19401 JAMES MANOR ST	MANOR, TX 78653
E	24	756134	0239750617	JAMES MANOR ST	JAMES MANOR ST	19397 JAMES MANOR ST	MANOR, TX 78653
E	25	756135	0239750618	JAMES MANOR ST	JAMES MANOR ST	19393 JAMES MANOR ST	MANOR, TX 78653
E	26	756136	0239750619	JAMES MANOR ST	JAMES MANOR ST	19389 JAMES MANOR ST	MANOR, TX 78653
E	27	756137	0239750620	JAMES MANOR ST	JAMES MANOR ST	19385 JAMES MANOR ST	MANOR, TX 78653
E	28	756138	0239750621	JAMES MANOR ST	JAMES MANOR ST	19381 JAMES MANOR ST	MANOR, TX 78653
E	29	756139	0239750622	JAMES MANOR ST	JAMES MANOR ST	19377 JAMES MANOR ST	MANOR, TX 78653
E	30	756140	0239750623	JAMES MANOR ST	JAMES MANOR ST	19373 JAMES MANOR ST	MANOR, TX 78653
E	31	756141	0239750624	JAMES MANOR ST	JAMES MANOR ST	19369 JAMES MANOR ST	MANOR, TX 78653
E	32	756142	0239750625	JAMES MANOR ST	JAMES MANOR ST	19365 JAMES MANOR ST	MANOR, TX 78653
E	33	756143	0239750626	JAMES MANOR ST	JAMES MANOR ST	19361 JAMES MANOR ST	MANOR, TX 78653
E	34	756144	0239750627	JAMES MANOR ST	JAMES MANOR ST	19357 JAMES MANOR ST	MANOR, TX 78653
E	35	756145	0239750628	JAMES MANOR ST	JAMES MANOR ST	19353 JAMES MANOR ST	MANOR, TX 78653
E	36	756146	0239750629	JAMES MANOR ST	JAMES MANOR ST	19349 JAMES MANOR ST	MANOR, TX 78653
E	37	756147	0239750630	JAMES MANOR ST	JAMES MANOR ST	19345 JAMES MANOR ST	MANOR, TX 78653
E	38	756148	0239750631	JAMES MANOR ST	JAMES MANOR ST	19341 JAMES MANOR ST	MANOR, TX 78653
E	39	756149	0239750632	JAMES MANOR ST	JAMES MANOR ST	19337 JAMES MANOR ST	MANOR, TX 78653
E	40	756150	0239750633	JAMES MANOR ST	JAMES MANOR ST	19333 JAMES MANOR ST	MANOR, TX 78653
E	41	756151	0239750634	JAMES MANOR ST	JAMES MANOR ST	19329 JAMES MANOR ST	MANOR, TX 78653
E	42	756152	0239750635	JAMES MANOR ST	JAMES MANOR ST	19325 JAMES MANOR ST	MANOR, TX 78653
E	43	756153	0239750636	JAMES MANOR ST	JAMES MANOR ST	19321 JAMES MANOR ST	MANOR, TX 78653
E	44	756154	0239750637	JAMES MANOR ST	JAMES MANOR ST	19317 JAMES MANOR ST	MANOR, TX 78653
E	45	756155	0239750638	JAMES MANOR ST	JAMES MANOR ST	19313 JAMES MANOR ST	MANOR, TX 78653
E	46	756156	0239750639	JAMES MANOR ST	JAMES MANOR ST	19309 JAMES MANOR ST	MANOR, TX 78653
E	47	756157	0239750640	JAMES MANOR ST	JAMES MANOR ST	19305 JAMES MANOR ST	MANOR, TX 78653
E	48	756158	0239750641	JAMES MANOR ST	JAMES MANOR ST	19301 JAMES MANOR ST	MANOR, TX 78653
E	49	756159	0239750642	JAMES MANOR ST	JAMES MANOR ST	19297 JAMES MANOR ST	MANOR, TX 78653
E	50	756160	0239750643	JAMES MANOR ST	JAMES MANOR ST	19293 JAMES MANOR ST	MANOR, TX 78653
E	51	756161	0239750644	JAMES MANOR ST	JAMES MANOR ST	19289 JAMES MANOR ST	MANOR, TX 78653
E	52	756162	0239750645	JAMES MANOR ST	JAMES MANOR ST	19285 JAMES MANOR ST	MANOR, TX 78653
E	53	756163	0239750646	JAMES MANOR ST	JAMES MANOR ST	19281 JAMES MANOR ST	MANOR, TX 78653
E	54	756164	0239750647	JAMES MANOR ST	JAMES MANOR ST	19277 JAMES MANOR ST	MANOR, TX 78653
E	55	756165	0239750648	JAMES MANOR ST	JAMES MANOR ST	19273 JAMES MANOR ST	MANOR, TX 78653
E	56	756166	0239750649	JAMES MANOR ST	JAMES MANOR ST	19269 JAMES MANOR ST	MANOR, TX 78653
E	57	756167	0239750650	JAMES MANOR ST	JAMES MANOR ST	19265 JAMES MANOR ST	MANOR, TX 78653
E	58	756168	0239750651	JAMES MANOR ST	JAMES MANOR ST	19261 JAMES MANOR ST	MANOR, TX 78653
E	59	756169	0239750652	JAMES MANOR ST	JAMES MANOR ST	19257 JAMES MANOR ST	MANOR, TX 78653
E	60	756170	0239750653	JAMES MANOR ST	JAMES MANOR ST	19253 JAMES MANOR ST	MANOR, TX 78653
E	61	756171	0239750654	JAMES MANOR ST	JAMES MANOR ST	19249 JAMES MANOR ST	MANOR, TX 78653
E	62	756172	0239750655	JAMES MANOR ST	JAMES MANOR ST	19245 JAMES MANOR ST	MANOR, TX 78653
E	63	756173	0239750656	JAMES MANOR ST	JAMES MANOR ST	19241 JAMES MANOR ST	MANOR, TX 78653
E	64	756174	0239750657	JAMES MANOR ST	JAMES MANOR ST	19237 JAMES MANOR ST	MANOR, TX 78653
E	65	756175	0239750658	JAMES MANOR ST	JAMES MANOR ST	19233 JAMES MANOR ST	MANOR, TX 78653
E	66	756176	0239750659	JAMES MANOR ST	JAMES MANOR ST	19229 JAMES MANOR ST	MANOR, TX 78653
E	67	756177	0239750660	JAMES MANOR ST	JAMES MANOR ST	19225 JAMES MANOR ST	MANOR, TX 78653
E	68	756178	0239750661	JAMES MANOR ST	JAMES MANOR ST	19221 JAMES MANOR ST	MANOR, TX 78653
E	69	756179	0239750662	JAMES MANOR ST	JAMES MANOR ST	19217 JAMES MANOR ST	MANOR, TX 78653
E	70	756180	0239750663	JAMES MANOR ST	JAMES MANOR ST	19213 JAMES MANOR ST	MANOR, TX 78653
E	71	756181	0239750664	JAMES MANOR ST	JAMES MANOR ST	19209 JAMES MANOR ST	MANOR, TX 78653
E	72	756182	0239750665	JAMES MANOR ST	JAMES MANOR ST	19205 JAMES MANOR ST	MANOR, TX 78653
E	73	756183	0239750666	JAMES MANOR ST	JAMES MANOR ST	19201 JAMES MANOR ST	MANOR, TX 78653
E	74	756184	0239750667	JAMES MANOR ST	JAMES MANOR ST	19197 JAMES MANOR ST	MANOR, TX 78653
E	75	756185	0239750668	JAMES MANOR ST	JAMES MANOR ST	19193 JAMES MANOR ST	MANOR, TX 78653
E	76	756186	0239750669	JAMES MANOR ST	JAMES MANOR ST	19189 JAMES MANOR ST	MANOR, TX 78653
E	77	756187	0239750670	JAMES MANOR ST	JAMES MANOR ST	19185 JAMES MANOR ST	MANOR, TX 78653
E	78	756188	0239750671	JAMES MANOR ST	JAMES MANOR ST	19181 JAMES MANOR ST	MANOR, TX 78653
E	79	756189	0239750672	JAMES MANOR ST	JAMES MANOR ST	19177 JAMES MANOR ST	MANOR, TX 78653
E	80	756190	0239750673	JAMES MANOR ST	JAMES MANOR ST	19173 JAMES MANOR ST	MANOR, TX 78653
E	81	756191	0239750674	JAMES MANOR ST	JAMES MANOR ST	19169 JAMES MANOR ST	MANOR, TX 78653
E	82	756192	0239750675	JAMES MANOR ST	JAMES MANOR ST	19165 JAMES MANOR ST	MANOR, TX 78653
E	83	756193	0239750676	JAMES MANOR ST	JAMES MANOR ST	19161 JAMES MANOR ST	MANOR, TX 78653
E	84	756194	0239750677	JAMES MANOR ST	JAMES MANOR ST	19157 JAMES MANOR ST	MANOR, TX 78653
E	85	756195	0239750678	JAMES MANOR ST	JAMES MANOR ST	19153 JAMES MANOR ST	MANOR, TX 78653
E	86	756196	0239750679	JAMES MANOR ST	JAMES MANOR ST	19149 JAMES MANOR ST	MANOR, TX 78653
E	87	756197	0239750680	JAMES MANOR ST	JAMES MANOR ST	19145 JAMES MANOR ST	MANOR, TX 78653
E	88	756198	0239750681	JAMES MANOR ST	JAMES MANOR ST	19141 J	





February 23, 2021

RE: Notification for a Subdivision Preliminary Plat

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Presidential Glen Commercial near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing upon a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on March 17, 2021 at 105 East Eggleston Street in the City Hall Council Chambers\*\*.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed.

If you have no interest in the case there is no need for you to attend\*\*. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

\*\* Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page ([facebook.com/cityofmanor](https://facebook.com/cityofmanor)) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agenda for the March 17<sup>th</sup> Planning and Zoning Commission to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Planning and Zoning Commission agendas and speaker registration information can be found at the following link under the date of the meeting: [http://www.cityofmanor.org/page/homepage\\_calendar](http://www.cityofmanor.org/page/homepage_calendar). Agendas are posted 72 hours prior to the scheduled meeting.

Sincerely,

Scott Dunlop,  
Assistant Development Director  
[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262

MAUNG & MA PYO NYO  
13204 JOHN RECTOR ST  
MANOR, TX 78653

STEVEN & LUCRETIA CANNON  
13200 JOHN RECTOR ST  
MANOR, TX 78653

TIFFANY WOOD  
19401 TAYSHAS ST  
MANOR, TX 78653

ROSALINA ARREOLA  
291 MEADOWOOD LN  
SONOMA, CA 95476

SUYEN SHALTON SANCHEZ  
19409 TAYSHAS ST  
MANOR, TX 78653

EMMA J SCOTT & JOHN J SPENCER JR  
19413 TAYSHAS ST  
MANOR, TX 78653

MICHELLE & ALTON HUNTER  
19417 TAYSHAS ST  
MANOR, TX 78653

GLENN & CRISTINA POWELL  
19421 TAYSHAS ST  
MANOR, TX 78653

MALIAKAI & AVIBO SUDA  
19425 TAYSHAS ST  
MANOR, TX 78653

WYNDEL R & DENISE R SMITH  
19429 TAYSHAS ST  
MANOR, TX 78653

ERNESTO JR RAMIREZ & ELVIA L CAMPOS  
19433 TAYSHAS ST  
MANOR, TX 78653

STEFFON E KENDRICK  
13208 JOHN RECTOR ST  
MANOR, TX 78653

MARY ANN & NORMAL L BARNETT  
19345 W T GALLAWAY ST  
MANOR, TX 78653

DAVID J & ALICE L CLAYTON  
19341 WT GALLAWAY ST  
MANOR, TX 78653

HELEN BAILEY-TORRES  
19337 W T GALLAWAY ST  
MANOR, TX 78653

TAJUDEEN POPOOLA  
3837 GILDAS PATH  
PFLUGERVILLE, TC 78660

TROY A MILLER  
19329 W T GALLAWAY ST  
MANOR, TX 78653

PATRICIA VALDIZON  
19325 W T GALLAWAY ST  
MANOR, TX 78653

PEDRO DIAZ  
19321 W T GALLAWAY ST  
MANOR, TX 78653

ALEJANDRA & SIBONE F MEDRANO-CHAPA  
19317 W T GALLAWAY ST  
MANOR, TX 78653

RODELIO M REYES  
19313 W T GALLAWAY ST  
MANOR, TX 78653

SOUTHWEST PROPERTY ASSETS LLC  
500 ROUND ROCK AVE STE.  
ROUND ROCK, TX 78664

PAUL K JANETZKE  
19305 W T GALLAWAY ST  
MANOR, TX 78653

RONNEY R & JUANITA J MCGOWEN  
19301 W T GALLAWAY ST  
MANOR, TX 78653

RONALD & MARY WRIGHT & MYRON BOLDEN  
13200 NELSON HOUSER ST  
MANOR, TX 78653

JUSTIN R WHITE  
13204 NELSON HOUSER ST  
MANOR, TX 78653

ROSALINO REYNOSO  
13208 NELSON HOUSER ST  
MANOR, TX 78653

LACY AYOUB & MICHAEL JONEZ  
13212 NELSON HOUSER ST  
MANOR, TX 78653

MATTHEW S DELEON  
1205 W BUSA DR  
SAN TAN VLY, AZ 85143

VALDIMIR LYN MUSSON  
19404 TAYSHAS ST  
MANOR, TX 78653

HABIB ENTERPRISES LLC  
PO BOX 27241  
AUSTIN, TX 78755

RYAN & STEPHANIE ANN ANDREWS  
19412 TAYSHAS ST  
MANOR, TX 78653

BEAU & RUBBIE SALINAS  
19416 TAYSHAS ST  
MANOR, TX 78653

JOSE SANTOS REYES & ERENDIRA MORAIMA  
REYES SEGUNDO  
19420 TAYSHAS ST  
MANOR, TX 78653

SEKWAN & YOUNGJA YANG  
210 LEE BARTON DR UNIT 201  
AUSTIN, TX 78704

MAMADOU BOBO DIALLO  
16428 TAYSHAS ST  
MANOR, TX 78653

REA FAMILY TRUST  
1278 CALLE AURORA  
CAMARILLO, CA 93010

MANUEL TORRES  
19400 W T GALLAWAY ST  
MANOR, TX 78653

LORENA CASANOVA & GUADALUPE C PINEIRO  
19340 W T GALLAWAY ST  
MANOR, TX 78653

JACOB ANTHONY ORTEGA  
19336 W T GALLAWAY ST  
MANOR, TX 78653

BRIDGETTA S SMITH & LARRY W BURTON JR  
19332 W T GALLAWAY ST  
MANOR, TX 78653

ROSA MARTINEZ  
19328 W T GALLAWAY ST  
MANOR, TX 78653

JUAN E ESTRADA & MARIA CARREON DE  
ESTRADA  
19324 W T GALLAWAY ST  
MANOR, TX 78653

ERICK FLORES  
19320 W T GALLAWAY ST  
MANOR, TX 78653

SUMMER L & ISRAEL BALL  
19316 W T GALLAWAY ST  
MANOR, TX 78653

CHARLES N & BRANDI C DELOACH  
19312 W T GALLAWAY ST  
MANOR, TX 78653

SANTOS JR ZAMBRANO  
19308 W T GALLAWAY ST  
MANOR, TX 78653

MIGEUL & MARIA MEDINA  
13201 NELSON HOUSER ST  
MANOR, TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR, TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR, TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR, TX 78653

AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Public Hearing: Conduct a public hearing on a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor. TX.

*Applicant: Mahoney Engineering*

*Owner: River City Partners, LTD*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. Riata Ford has applied for a site development permit but their property was never platting so to be in conformance with current requirements to obtain a site development permit the property needed to be platted.

**LEGAL REVIEW:** NA  
**FISCAL IMPACT:** (Type YES or NO) NO  
**PRESENTATION:** (Type YES or NO) NO  
**ATTACHMENTS:** (Type YES or NO) YES

- Plat
- Notice Letter
- Mailing Labels

**STAFF RECOMMENDATION:**

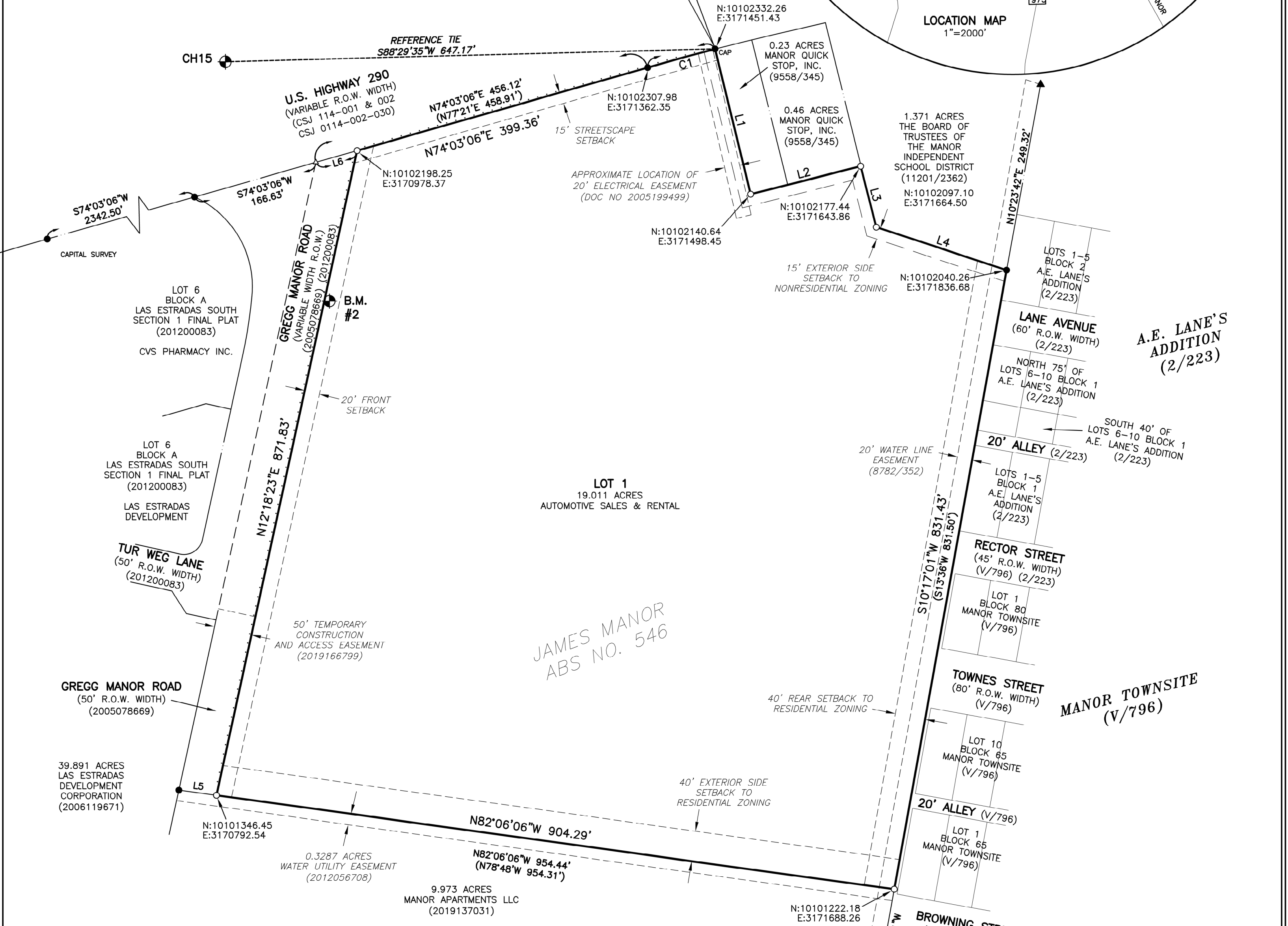
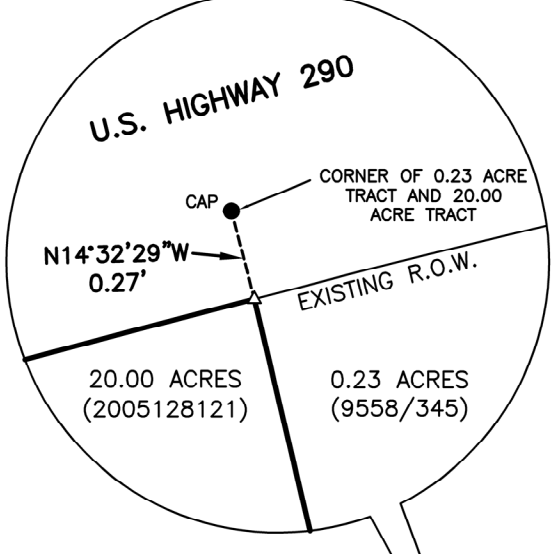
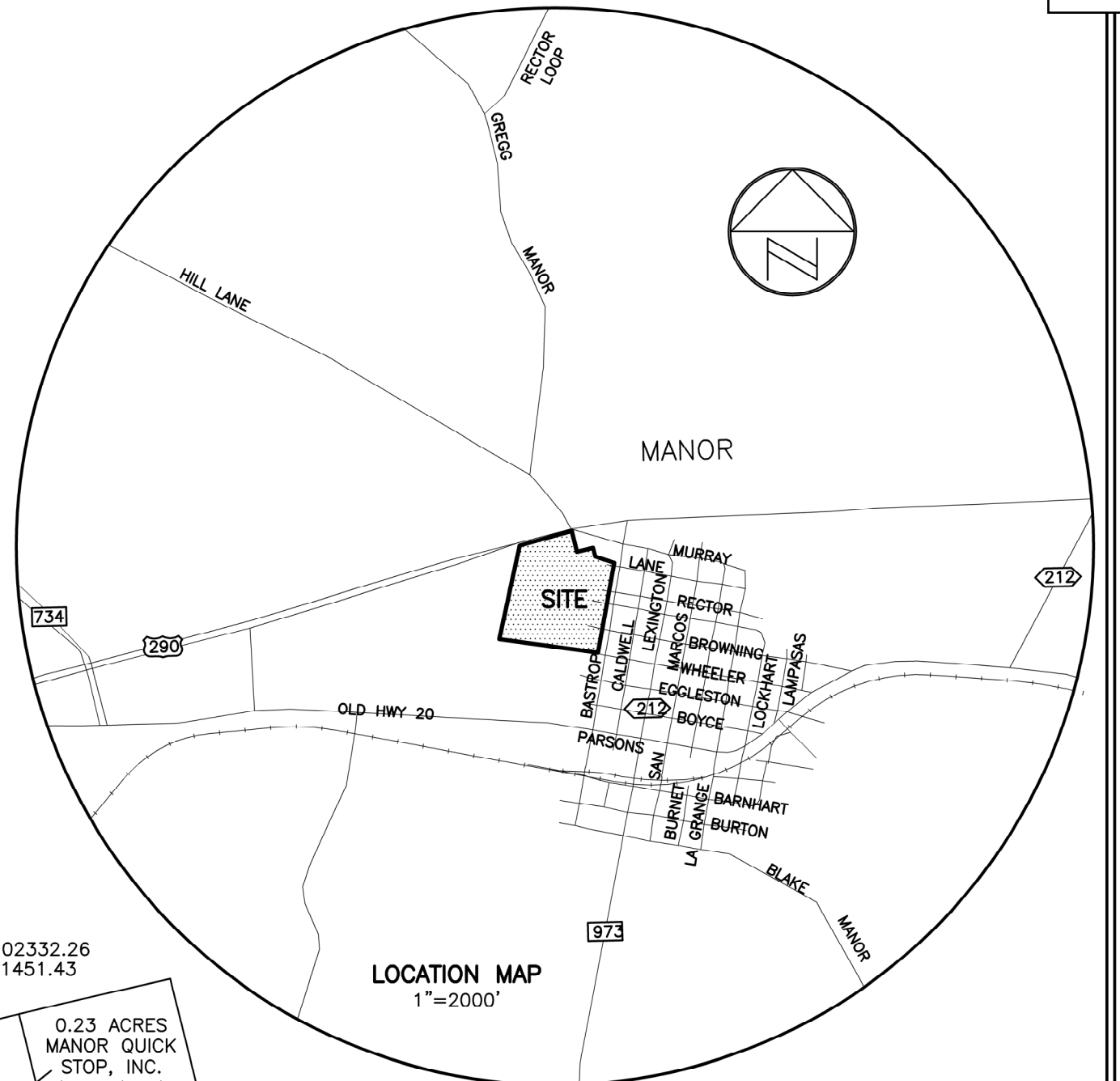
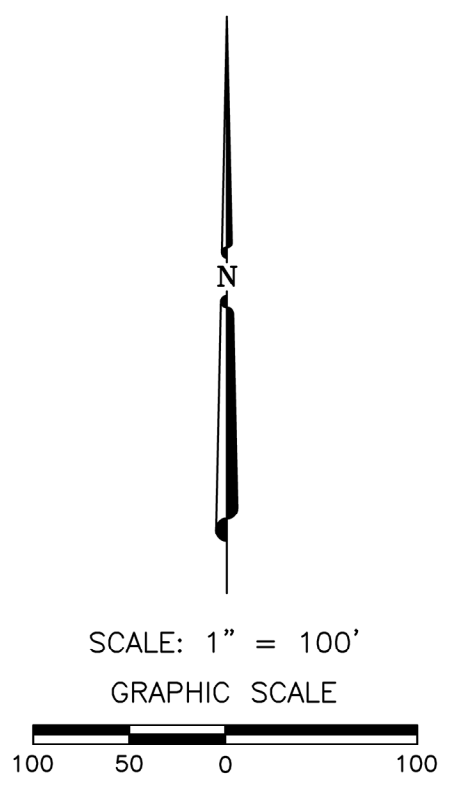
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor. TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**  
*(Type X before choice to indicate)*

---

# RIATA FORD MANOR

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● <sup>CAP</sup>	1/2" REBAR WITH ILLEGIBLE CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	60D NAIL FOUND
△	CALCULATED POINT
⊙	FENCE POST FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
---	SIDEWALK
( )	RECORD INFORMATION



FOR REVIEW ONLY

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S13°47'13"E	197.31'	(S10°47'E 197.31')
L2	N75°47'48"E	150.00'	(N79°14'E 150.01')
L3	S14°24'33"E	82.95'	(S10°42'E 82.72')
L4	S71°43'49"E	181.32'	(S68°27'E 181.32')
L5	N82°06'06"W	50.15'	
L6	S74°03'06"W	56.76'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3759.72'	1°24'25"	92.33'	N74°45'19"E	92.32'
(C1)	(3759.72')	(1°12'50")	(89.27')	(N78°02'E)	(89.27')

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)

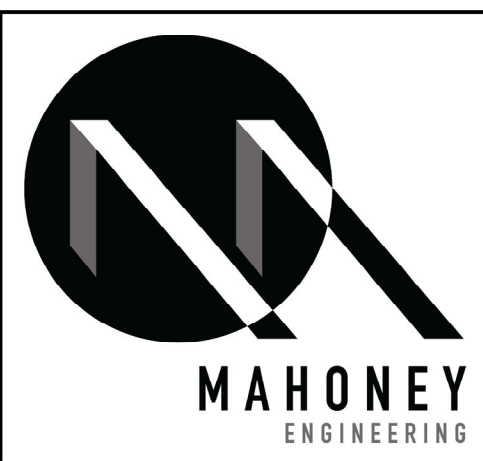
INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

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)



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-PL1  
PLOT DATE: 01/12/2020  
PLOT SCALE: 1" = 100'  
DRAWN BY: JDB

**SHEET**  
01 OF 02

# RIATA FORD MANOR

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER CITY PARTNERS, LTD., BEING OWNER OF 20.00 ACRES IN THE JAMES MANOR SURVEY, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005128121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.011 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

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, STEVEN P. TIMBERLAKE, 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 7, 2020.

\_\_\_\_\_  
STEVEN P. TIMBERLAKE, R.P.L.S. 6240  
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\_\_.

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:

\_\_\_\_\_  
PHILIP TRYON, 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. LARRY WALLACE JR.  
MAYOR OF THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

FOR REVIEW ONLY

 <p><b>MAHONEY</b> ENGINEERING</p>	 <p><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 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: 01/12/2020</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: JDB</p> <hr/> <p style="text-align: center;"><b>SHEET</b> 02 OF 02</p>
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February 23, 2021

RE: Notification for a Short Form Final Plat

Dear Property Owner,

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

**Public Hearing: Conduct a public hearing upon a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on March 17, 2021 at 105 East Eggleston Street in the City Hall Council Chambers\*\*.

You are being notified because you own property within 300 feet of the property for which this Short Form Final Plat has been filed.

If you have no interest in the case there is no need for you to attend\*\*. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

\*\* Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page ([facebook.com/cityofmanor](https://facebook.com/cityofmanor)) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

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Sincerely,

Scott Dunlop,  
Assistant Development Director  
[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262

HORTON JOHN E  
5201 RAIN CREEK PKWY  
AUSTIN, TX 78759

DOAN XUAN ETAL  
1411 DEXFORD DR  
AUSTIN, TX 78753

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

CERON AMPARO PATRICIA C &  
305 W TOWNES ST  
MANOR, TX 78653

GUAJARDO WILLIE E & ANN  
PO BOX 295  
MANOR, TX 78653

MANOR, INDEPENDENT SCHOOL DISTR  
PO BOX 359  
MANOR, TX 78653

JAIME RUBEN & LYNDA  
PO BOX 286  
MANOR, TX 78653

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

JONSE JOHN & RITA  
PO BOX 21  
MANOR, TX 78653



BALAGIA JAMIE  
PO BOX 360  
MANOR, TX 78653

MANOR, QUICK STOP INC  
PO BOX 1232  
MANOR, TX 78653

MR JIMS GROCERY INC  
PO BOX 827  
MANOR, TX 78653

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

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

HUTCHINS BARBARA JEAN  
2110 POST OAK RD  
DALE, TX 76567

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

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO, CA 95833

FRONTIER BANK OF TEXAS  
PO BOX 551  
ELGIN, TX 78621

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN, TX 78702

GUERRERO JOSE  
307 W TOWNES ST  
MANOR, TX 78653

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

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

JASMIN SHAKESPEARE & LINDA  
PO BOX 455  
MANOR, TX 78653

ROMERO RONALDO & ANTONIA  
PO BOX 801  
MANOR, TX 78653

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

DE LA LUZ FILIBERTO  
204 RED OAK CIR  
AUSTIN, TX 78753

GUAJARDO HERMINIA  
PO BOX 97  
MANOR, TX 78653

SAMARIPA MATILDY VASQUEZ JR  
PO BOX 203  
MANOR, TX 78653

AWSM INVESTMENTS LLC  
3929 VANEZIA VIEW  
LEANDER, TX 78641

AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of February 10, 2021, Regular Session.

**BACKGROUND/SUMMARY:**

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

- February 10, 2021 Minutes

**STAFF RECOMMENDATION:**

It is the City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the February 10, 2021, Regular Session.

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

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**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
FEBRUARY 10, 2021  
Via Telephone/Video Conference  
(Zoom Meeting)**

The meeting was live streamed on Manor Facebook Live beginning at 6:30 p.m.  
<https://www.facebook.com/cityofmanor/>

*Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the Planning and Zoning Commission meeting scheduled for Wednesday, February 10<sup>th</sup>, was only open to the public via remote access.*

The following instructions were provided to the general public.

*Instructions for Public Speaking:*

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting [www.cityofmanor.org](http://www.cityofmanor.org) where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

*Upon receiving instructions to join zoom meeting the following rules will apply:*

- All speakers must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

All votes were conducted by a Roll Call Vote, meaning each Commissioner would be called on separately to cast their vote.

**PRESENT VIA ZOOM:**

Philip Tryon, Chair, Place 3 (Absent)

**COMMISSIONERS:**

Julie Leonard, Vice Chair, Place 1  
 Jacob Hammersmith, Place 2 (Absent)  
 Prince John Chavis, Place 4  
 Ruben J. Cardona, Place 5 (Absent)  
 Cecil Meyer, Place 6  
 Lakesha Small, Place 7

**CITY STAFF:**

Scott Dunlop, Assistant Development Services Director

**REGULAR SESSION – 6:30 P.M.**

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the regular session of the Manor P&Z Commission was called to order by Vice Chair Leonard at 6:33 p.m. on Wednesday, February 10, 2021.

**PUBLIC COMMENTS**

There were no public comments received prior to the meeting.

**PUBLIC HEARING**

1. **Public Hearing:** Conduct a public hearing upon a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3). *Applicant: RL Posey Consulting, LLC; Owner: EARTC, LLC*

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

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop discussed the rezoning request for 14719 US Hwy 290 E., Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Small, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

2. **Public Hearing:** Conduct a public hearing upon a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). *Applicant: South Llano Strategies; Owner: Timmermann Properties, Inc.*

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

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop discussed the rezoning request for 13300 U.S. Hwy 290 E. Manor, TX.

Glen Coleman with South Llano Strategies, P. O. Box 25, Junction, Texas, submitted a speaker card in support of this item. Mr. Coleman answered questions by the Commissioners. Mr. Coleman stated there were no definite plans for the property due to still in research and development analysis phase.

**MOTION:** Upon a motion made by Commissioner Small and seconded by Commissioner Chavis, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

3. **Public Hearing:** Conduct a public hearing upon a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX. *Applicant: Kimley-Horn and Associates; Owner: Shadowglen Development Corp.*

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

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop gave a summary of the Preliminary Plat for Shadowview Section 3 Subdivision.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Chavis, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

#### CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of January 13, 2021, Regular Session.**

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Small, to approve the Consent Agenda.

**Motion to approve carried 4-0.**

## REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3). Applicant: RL Posey Consulting, LLC; Owner: EARTC, LLC**

The City staff recommended that the P&Z Commission approve the rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

The discussion was held regarding the rezoning request.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Chavis, to approve the rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

There was no further discussion.

**Motion to approve carried 4-0**

- 6. Consideration, discussion, and possible action on a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: South Llano Strategies; Owner: Timmermann Properties, Inc.**

The City staff recommended that the P&Z Commission approve a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

The discussion was held regarding the rezoning request.

Assistant Development Services Director Dunlop answered questions by Commissioners regarding options on approval and amendments allowed for this item.

Glen Coleman with South Llano Strategies, P. O. Box 25, Junction, Texas, answered additional questions by Commissions.

**MOTION:** Upon a motion made by Commissioner Chavis and seconded by Commissioner Meyer, to approve the rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

**Motion to approve carried 4-0**

7. **Consideration, discussion, and possible action on a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX. Applicant: Kimley-Horn and Associates; Owner: Shadowglen Development Corp.**

The City staff recommended that the P&Z Commission approve a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

The discussion was held regarding the Preliminary Plat for Shadowview Section 3 Subdivision.

**MOTION:** Upon a motion made by Commissioner Chavis and seconded by Commissioner Meyer, to approve the Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 4-0**

**ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Small and seconded by Commissioner Chavis, to adjourn the regular session of the P&Z Commission at 7:16 p.m. on Wednesday, February 10, 2021.

There was no further discussion.

**Motion to adjourn carried 4-0**

These minutes approved by the P&Z Commission on the 17<sup>th</sup> day of March 2021.

**APPROVED:**

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Philip Tryon  
Chair

**ATTEST:**

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Scott Dunlop  
Assistant Development Services Director



AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Concept Plan for the Manor Wolf Subdivision, one hundred twenty-five (125) lots and being 50.34 acres, more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*

**BACKGROUND/SUMMARY:**

This item has been requested to be pulled by the developer as they have some minor revisions to the Concept Plan that they would like to make before it's finally approved.

**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 pull this item.

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

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AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.

*Applicant: Kimley Horn & Associates*

*Owner: West Elgin Development Corp.*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. They are splitting an existing 5.38 acres commercial lot into three commercial lots that are 1.38, 1.63, and 2.37 acres.

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

- Letter of Intent
- Plat
- Engineer Comments
- Conformance Letter
- Notice Letter
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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October 21st, 2020

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

**Re: Summary Letter – Presidential Glen Commercial  
Preliminary Plat Completeness Check  
13600 E US 290 Highway WB  
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Presidential Glen Commercial development is located near the northwest corner of Westbound US 290 HWY and Paseo de Presidente Blvd in Manor, TX. The existing property is approximately 13.59 acres. The site is mostly undeveloped.

The property is within the Manor City Limits and is listed as parcel number 756193. The proposed improvements include approximately 34,000 square feet of commercial development, water quality and detention facilities, water, wastewater, storm sewer, paving, and other associated site improvements. This parcel is currently zoned as C-2 for medium commercial development. The site is currently undeveloped.

The subject site is located within the Willbarger Creek Watershed, classified as a Suburban watershed within the City of Manor. No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Map #4853C0485J, Travis County, Texas and incorporated areas dated August 18th 2014. The site is not located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ GIS.

Detention has been provided for the site with the associated site improvements to detain the stormwater runoff. The proposed detention facility is sized to capture and detain the proposed impervious cover to below existing outflow conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin J. Burks, P.E.  
Project Manager



11.03.2020

# PRELIMINARY PLAT FOR PRESIDENTIAL GLEN COMMERCIAL CITY OF MANOR, TRAVIS COUNTY, TEXAS

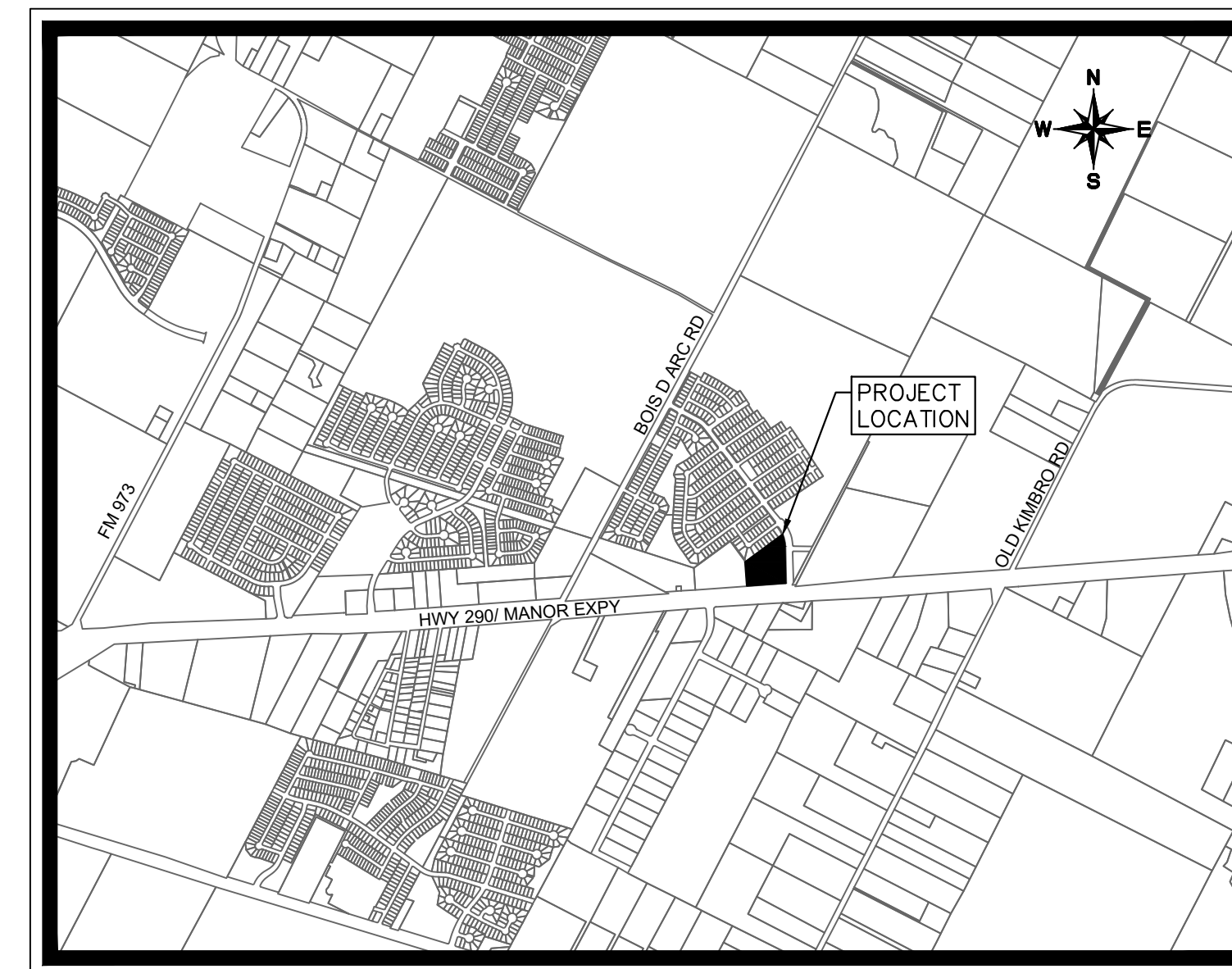
Plotted By: Costly, Megan Date: January 25, 2021 01:55:48pm File Path: K:\AUS\_CIV\06924744-Presidential Glen Commercial\Cad\Preliminary\PlanSheets\Cover\_Sheet.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENGINEER / SURVEYOR  
**Kimley»Horn**

10814 JOLLYVILLE ROAD STATE OF TEXAS  
 BUILDING 4, SUITE 200 REGISTRATION NO. F-928  
 AUSTIN, TEXAS 78759  
 PH. (512) 418-1771  
 CONTACT: KEVIN J. BURKS, P.E.

OWNER/DEVELOPER

WEST ELGIN DEVELOPMENT CORPORATION  
 9900 HWY 290 EAST  
 MANOR, TX 78653  
 PH. (512) 327-7415  
 CONTACT: DANNY BURNETT



VICINITY MAP  
SCALE: 1" = 2,000'

## OCTOBER 2020

### SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY AND TREE PLAN
4	EXISTING DRAINAGE LAYOUT
5	PROPOSED DRAINAGE LAYOUT
6	INLET DRAINAGE LAYOUT

LEGAL DESCRIPTION  
 BEING LOT 1 OF BLOCK KK WITHIN PRESIDENTIAL GLEN PHASE  
 1A, SITUATED IN TRAVIS COUNTY, TEXAS. DOC NO. 200700238

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY:  
 HONORABLE MAYOR DR. LARRY WALLACE JR.  
 MAYOR OF THE CITY OF MANOR, TEXAS

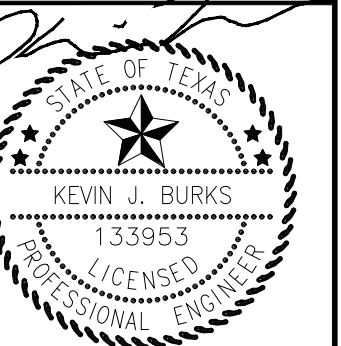
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING  
 COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR  
 APPROVAL BY THE CITY OF COUNCIL.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY:  
 PHILIP TRYON, CHAIRPERSON

**Kimley»Horn**

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



01/25/2021

KHA PROJECT: 06924744  
 DATE: JANUARY 2021  
 SCALE: AS SHOWN  
 DESIGNED BY: JMW  
 DRAWN BY: JMW  
 CHECKED BY: KJB

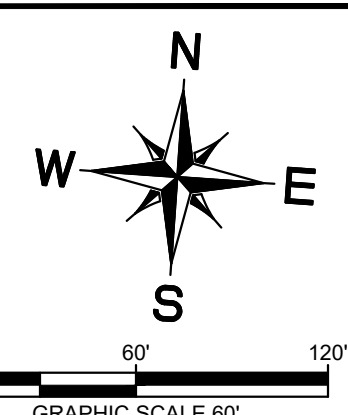
COVER SHEET

PRESIDENTIAL GLEN  
 COMMERCIAL  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER  
1

Item 6.  
B  
REVISIONS  
No. DATE

BLOCK	LOT	PROPERTY ID	DEED ID	PROPERTY OWNER NAME(S)	STREET ADDRESS	ROAD	MAILING ADDRESS
A	11	756180	0239770402	JOHN RECTOR ST	13204 JOHN RECTOR ST	MANOR, TX 78653	
A	10	756181	0239770403	JOHN RECTOR ST	13200 JOHN RECTOR ST	MANOR, TX 78653	
A	9	756182	0239770404	TAYSHAS ST	19420 TAYSHAS ST	MANOR, TX 78653	
A	8	756183	0239770405	TAYSHAS ST	251 MEADOWWOOD LN	SONOMA, CA 95476	
A	7	756184	0239770406	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653	
A	6	756185	0239770407	TAYSHAS ST	19413 TAYSHAS ST	MANOR, TX 78653	
A	5	756186	0239770408	TAYSHAS ST	19417 TAYSHAS ST	MANOR, TX 78653	
A	4	756187	0239770409	TAYSHAS ST	19421 TAYSHAS ST	MANOR, TX 78653	
A	3	756188	0239770410	TAYSHAS ST	19425 TAYSHAS ST	MANOR, TX 78653	
A	2	756189	0239770411	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653	
A	1	756190	0239770412	TAYSHAS ST	19433 TAYSHAS ST	MANOR, TX 78653	
B	12	756191	0239770401	JOHN RECTOR ST	13208 JOHN RECTOR ST	MANOR, TX 78653	
B	11	756080	0239750430	TARY ANN & NICHOLE E BARRETT	19345 W T GALLAWAY ST	MANOR, TX 78653	
B	10	756079	0239750429	DAVID & ALICE L GILGATON	19341 W T GALLAWAY ST	MANOR, TX 78653	
B	9	756078	0239750428	HELEN BAILEY TORRES	19337 W T GALLAWAY ST	MANOR, TX 78653	
B	8	756077	0239750427	TAUDINE POPOOLA	3817 GILGAS PATH	PHILADELPHIA, PA 19104	
B	7	756076	0239750426	TROY A MILLER	19329 W T GALLAWAY ST	MANOR, TX 78653	
B	6	756075	0239750425	PATRICIA VALDIZON	19325 W T GALLAWAY ST	MANOR, TX 78653	
B	5	756074	0239750424	PREDD DIAZ	19321 W T GALLAWAY ST	MANOR, TX 78653	
B	4	756073	0239750423	ALEXANDRA & SHERIE F MEDRANO CHAPA	19317 W T GALLAWAY ST	MANOR, TX 78653	
B	3	756072	0239750422	RODELMO M REYES	19313 W T GALLAWAY ST	MANOR, TX 78653	
B	2	756071	0239750421	SOUTHWEST PROPERTY ASSETS LLC	500 ROUND ROCK AVE STE.	ROUND ROCK, TX 78664	
B	1	756070	0239750420	PAUL R JANETZKI	19305 W T GALLAWAY ST	MANOR, TX 78653	
C	12	756069	0239750419	RONNEY E & JANITA J MCGOWEN	19301 W T GALLAWAY ST	MANOR, TX 78653	
C	11	756068	0239750418	RONALD & MARY WRIGHT & MYRON BOLDEN	13200 NELSON HOUSER ST	MANOR, TX 78653	
C	10	756067	0239750417	JUSTIN R WHITE	13204 NELSON HOUSER ST	MANOR, TX 78653	
C	9	756066	0239750416	NELSON HOUSER ST	13208 NELSON HOUSER ST	MANOR, TX 78653	
C	8	756065	0239750415	LACY AVOLUB & MICHAEL JONEZ	13212 NELSON HOUSER ST	MANOR, TX 78653	
C	7	756167	0239770308	MATTHEW S DELEON	1205 W BUSA DR	SM TOWN VLY, AZ 85143	
C	6	756166	0239770307	VALDMIR LYN MUSSON	19404 TAYSHAS ST	MANOR, TX 78653	
C	5	756165	0239770306	HARVEY ENTERPRISES LLC	PO BOX 27241	AUSTIN, TX 78756	
C	4	756164	0239770305	RYAN & STEPHANIE ANN ANDREWS	19412 TAYSHAS ST	MANOR, TX 78653	
C	3	756163	0239770304	BEAU & RUIBEE SALINAS	19416 TAYSHAS ST	MANOR, TX 78653	
C	2	756162	0239770303	JOSE SANTIAGO E & RENDORA MORANNA REYES SEGUNDO	210 LEE BARTON DR UNIT 201	AUSTIN, TX 78704	
C	1	756161	0239770302	SEKWAN & YOUNGIA YANG	19320 W T GALLAWAY ST	MANOR, TX 78653	
D	1	756160	0239770301	MAMADOU BOBO DIALLLO	16428 TAYSHAS ST	MANOR, TX 78653	
D	2	756159	0239770300	IREA FAMILI TRUST	13230 CALLE AURORA	CAMARILLO, CA 93010	
D	3	756158	0239770299	MANUEL TORRES	19400 W T GALLAWAY ST	MANOR, TX 78653	
D	4	756157	0239770298	LORENA CASANOVA & GUADALUPE C PINEIRO	19340 W T GALLAWAY ST	MANOR, TX 78653	
D	5	756156	0239770297	JACOB ANTHONY ORTEGA	19336 W T GALLAWAY ST	MANOR, TX 78653	
D	6	756155	0239770296	BRIANNE S SMITH & LARRY W BURTON JR	19332 W T GALLAWAY ST	MANOR, TX 78653	
D	7	756154	0239770295	ROSA MARTINEZ	19328 W T GALLAWAY ST	MANOR, TX 78653	
D	8	756153	0239770294	JULIAN ESTRADA & MARIA CARROEN DE ESTRADA	19324 W T GALLAWAY ST	MANOR, TX 78653	
D	9	756152	0239770293	JOSE SANTIAGO E & RENDORA MORANNA REYES SEGUNDO	19320 W T GALLAWAY ST	MANOR, TX 78653	
D	10	756151	0239770292	SUMNER L & ISRAEL BALL	19316 W T GALLAWAY ST	MANOR, TX 78653	
D	11	756150	0239770291	CHARLES N & BRANDI C DELGACH	19312 W T GALLAWAY ST	MANOR, TX 78653	
D	12	756149	0239770290	VALDMIR LYN MUSSON	19308 W T GALLAWAY ST	MANOR, TX 78653	
D	13	756148	0239770289	MIGUEL & MARIA MEDINA	13201 NELSON HOUSER ST	MANOR, TX 78653	
D	14	756147	0239770288	HECTOR D HERNANDEZ RANGGEL & NANCY Y DANDA OROZCO	19413 JAMES MANOR ST	MANOR, TX 78653	
D	15	756146	0239770287	KEVIN MICHAEL MCCLUE & BRITANNY BAMBER	19409 JAMES MANOR ST	MANOR, TX 78653	
D	16	756145	0239770286	CHELI CLEGG	19405 JAMES MANOR ST	MANOR, TX 78653	
D	17	756144	0239770285	ANGEL R ROCHE	19401 JAMES MANOR ST	MANOR, TX 78653	
D	18	756143	0239770284	DAVID GOMEZ MEDRANO & DERRICK ALLEN HAYS	19399 JAMES MANOR ST	MANOR, TX 78653	
D	19	756142	0239770283	JOSHUA HRENEL	19395 JAMES MANOR ST	MANOR, TX 78653	
D	20	756141	0239770282	TERRICA & JOSE JR REYES	19325 JAMES MANOR ST	MANOR, TX 78653	
D	21	756140	0239770281	ERNESTO JAMES & BLANCA VILLEGAS AQUINO LURQUIZA	19321 JAMES MANOR ST	MANOR, TX 78653	
D	22	756139	0239770280	JORDAN CANNON	19317 JAMES MANOR ST	MANOR, TX 78653	
D	23	756138	0239770279	HERWOOD RAY WEBB	19313 JAMES MANOR ST	MANOR, TX 78653	
D	24	756137	0239770278	JOSE BASILIO & ALVA E SOTELO	19309 JAMES MANOR ST	MANOR, TX 78653	
KK	1	756084	0239750433	WEST ELGIN DEVELOPMENT CORP	BOSS D ARC RD	MANOR, TX 78653	
KK	2	756083	0239750432	WEST ELGIN DEVELOPMENT CORP	9900 US HIGHWAY 290 E	MANOR, TX 78653	
KK	3	840483	0239770602	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
N/A	N/A	711113	0234703036	ZALARAM LLC	E US 290 HWY EB	DOVER, DE 19901	
N/A	N/A	756180	0239770402	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
N/A	N/A	711112	0234703035	ZALARAM LLC	30 CHADWICK DR	DOVER, DE 19901	
N/A	N/A	814602	0237750101	MANOR BUSINESS CENTER LTD	148 CEDAR HILLS DR	ELGIN, TX 78623	
N/A	N/A	236933	0234703034	BLUEBONNET ELECTRIC COOPERATIVE INC	E US HWY 290	PLANO, TX 75026	
N/A	N/A	236932	0234703033	BLUEBONNET ELECTRIC COOPERATIVE INC	E US HWY 290	PLANO, TX 75026	
N/A	N/A	236593	0234702022	TERRILL TIMMERMAN FARMS LP	501 VALE STREET	AUSTIN, TX 78746	



**LEGEND**

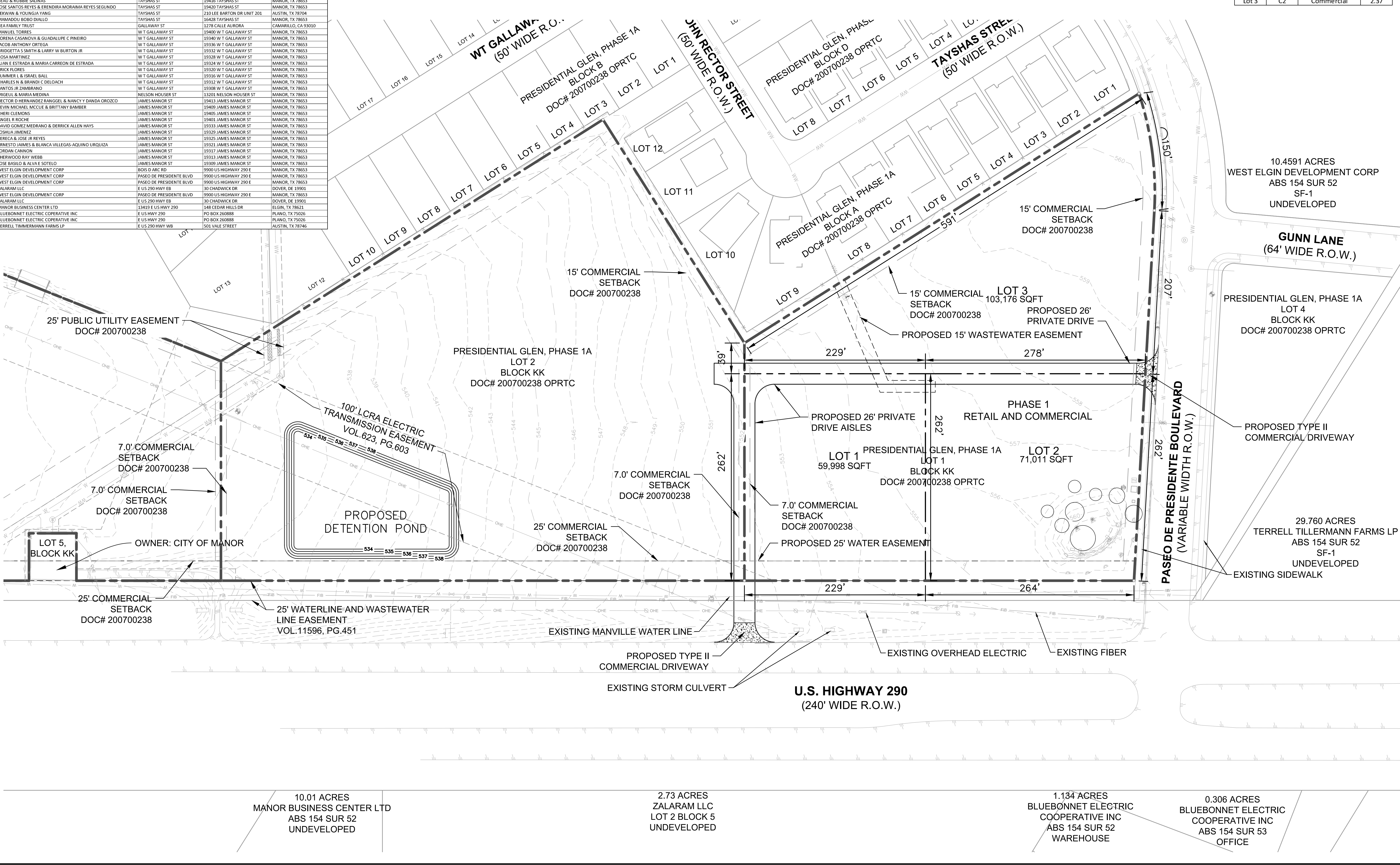
- PROPERTY LINE
- (X) BLOCK NUMBER
- 1 LOT NUMBER
- A SETBACK DESIGNATION

Lot #	Zoning	Proposed Land Use	Acres
Lot 1	C2	Commercial	1.38
Lot 2	C2	Commercial	1.63
Lot 3	C2	Commercial	2.37

THIS SITE IS LOCATED IN THE WILLBARGER CREEK WATERSHED.  
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE 08/18/2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Item #	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

Plotted By: Costley, Megan Date: January 25, 2021 01:56:08pm File Path: K:\AUS\_CIVIL\069241744-Presidential\_Glen\_Commercial\_Cor\Preliminary\PlanSheets\Prelim\_Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**Kimley-Horn**

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

Professional Engineer Seal for Kevin J. Burks, License No. 133953, State of Texas, expires 01/25/2021.

**PRELIMINARY PLAN**

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069241744	JANUARY 2021	AS SHOWN	JMW	JMW	KJB

**PRESIDENTIAL GLEN COMMERCIAL**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER  
**2**

10.01 ACRES MANOR BUSINESS CENTER LTD ABS 154 SUR 52 UNDEVELOPED	2.73 ACRES ZALARAM LLC LOT 2 BLOCK 5 UNDEVELOPED	1.134 ACRES BLUEBONNET ELECTRIC COOPERATIVE INC ABS 154 SUR 52 WAREHOUSE	0.306 ACRES BLUEBONNET ELECTRIC COOPERATIVE INC ABS 154 SUR 53 OFFICE
---	---	--	---



Texas Engineering Firm #4242

Date: Monday, December 7, 2020

Kevin Burks  
 Kimley-Horn & Associates, INC.  
 10814 Jollyville Road Campus IV, Suite 200  
 Austin 78759  
 kevin.burks@kimley-horn.com

Permit Number 2020-P-1283-PP  
 Job Address: 13600 E US 290 HWY WB, MANOR, TX. 78653

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Preliminary Plan (*Preliminary Plan*) submitted by Kimley-Horn & Associates, INC. and received on January 26, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. Per Chapter 10, Article 10.02, Section 22.C (1)(v) of the City of Manor Municipal Code. The owners name, deed or plat reference, and property liens of property within 300 feet of the subdivision boundaries shall be provided. It appears properties across Hwy 290 and east of Paseo De Presidente Blvd are not provided in the list or on the drawings.
2. Per Chapter 10, Article 10.02, Section 22.C (3)(iii) of the City of Manor Municipal Code. The plat shall show names, descriptions and easement/right-of-way for all proposed streets and alleys. Please provide a typical section or description of the streets along with any proposed easements or right-of-way for the street shown.
3. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.
4. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please provide a table and location of the replacement trees to be provided in accordance with the code for those being removed.
5. The proposed waterline location will not be allowed. The waterline should be installed along the property line along US Highway 290 and tie in to the existing 8" waterline in Paseo de Presidente.
6. The waterline should be a 16" line.
7. The proposed pond is located within the setback.
8. Label which waterlines are City and which are Manville.
9. Provide documentation that any proposed work done within the LCRA easement is allowed.

12/7/2020 4:44:24 PM  
Presidential Glen Commercial Preliminary Plan  
2020-P-1283-PP  
Page 2

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

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

Thank you,



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



January 25, 2021

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

**RE: Permit No. 2019-P-1283-PP  
Manor, Texas 78653  
Presidential Glen Commercial Preliminary Plan**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review dated December 7, 2020. The original comments have been included for reference and all replies are marked in red.

### **Engineer Review**

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

1. Per chapter 10, Article 10.02, Section 22.C (1)(v) of the City of Manor Municipal code. The owners name, deed or plat reference, and property lines of property within 300 feet of the subdivision boundaries shall be provided. It appears properties across Hwy 290 and east of Paseo De Presidente Blvd are not provided in the list or on the drawings.

**Response: Adjacent addresses and property owner information has been added to the Preliminary Plan sheet table and the list of adjacent property owners.**

2. Per Chapter 10, Article 10.02, section 22.C (3)(iii) of the City of Manor Municipal Code. The plat shall show names, descriptions and easement/right-of-way for all proposed streets and alleys. Please provide a typical section or description of the streets along with any proposed easements or right-of-way for the street shown.

**Response: The 26' proposed private drive has been called out on the Preliminary Plan sheet.**

3. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal code. Please provide dashed circles for the existing trees to be removed.

**Response: No trees are proposed to be removed with this development – the HOA will maintain the landscape area at the hard corner.**



4. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please provide a table and location of the replacement trees to be provided in accordance with the code for those being removed.

**Response:** Trees to be maintained by HOA, no mitigation required. This is now clarified on the Utility and Tree plan.

5. The proposed waterline location will not be allowed. The waterline should be installed along the property line along US Highway 290 and tie in to the exiting 8" waterline in Paseo de Presidente.

**Response:** The proposed waterline and easement have been moved to align with US Highway 290.

6. The waterline should be a 16" line.

**Response:** The proposed waterline has been sized up to 16".

7. The proposed pond is located within the setback.

**Response:** The pond footprint has been updated to not encroach upon setback.

8. Label which waterlines are City and which are Manville.

**Response:** The Manville waterline has been called out. All city lines are too far east to be seen in this plan set.

9. Provide documentation that any proposed work done within the LCRA easement is allowed.

**Response:** LCRA documentation has been provided.

Please contact me at 512-418-4528 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin J. Burks, P.E.  
Project Manager



Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Monday, February 22, 2021

Kevin Burks  
Kimley-Horn & Associates, INC.  
10814 Jollyville Road Campus IV, Suite 200  
Austin 78759  
kevin.burks@kimley-horn.com

Permit Number 2020-P-1283-PP  
Job Address: 13600 E US 290 HWY WB, MANOR 78653

Dear Kevin Burks,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Kevin Burks and received by our office on January 26, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



February 23, 2021

RE: Notification for a Subdivision Preliminary Plat

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Presidential Glen Commercial near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing upon a Preliminary Plat for Presidential Glen Commercial Subdivision, three (3) lots on 5.38 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd., Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on March 17, 2021 at 105 East Eggleston Street in the City Hall Council Chambers\*\*.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed.

If you have no interest in the case there is no need for you to attend\*\*. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

\*\* Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page ([facebook.com/cityofmanor](https://facebook.com/cityofmanor)) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agenda for the March 17<sup>th</sup> Planning and Zoning Commission to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Planning and Zoning Commission agendas and speaker registration information can be found at the following link under the date of the meeting: [http://www.cityofmanor.org/page/homepage\\_calendar](http://www.cityofmanor.org/page/homepage_calendar). Agendas are posted 72 hours prior to the scheduled meeting.

Sincerely,

Scott Dunlop,  
Assistant Development Director  
[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262

MAUNG & MA PYO NYO  
13204 JOHN RECTOR ST  
MANOR, TX 78653

STEVEN & LUCRETIA CANNON  
13200 JOHN RECTOR ST  
MANOR, TX 78653

TIFFANY WOOD  
19401 TAYSHAS ST  
MANOR, TX 78653

ROSALINA ARREOLA  
291 MEADOWOOD LN  
SONOMA, CA 95476

SUYEN SHALTON SANCHEZ  
19409 TAYSHAS ST  
MANOR, TX 78653

EMMA J SCOTT & JOHN J SPENCER JR  
19413 TAYSHAS ST  
MANOR, TX 78653

MICHELLE & ALTON HUNTER  
19417 TAYSHAS ST  
MANOR, TX 78653

GLENN & CRISTINA POWELL  
19421 TAYSHAS ST  
MANOR, TX 78653

MALIAKAI & AVIBO SUDA  
19425 TAYSHAS ST  
MANOR, TX 78653

WYNDEL R & DENISE R SMITH  
19429 TAYSHAS ST  
MANOR, TX 78653

ERNESTO JR RAMIREZ & ELVIA L CAMPOS  
19433 TAYSHAS ST  
MANOR, TX 78653

STEFFON E KENDRICK  
13208 JOHN RECTOR ST  
MANOR, TX 78653

MARY ANN & NORMAL L BARNETT  
19345 W T GALLAWAY ST  
MANOR, TX 78653

DAVID J & ALICE L CLAYTON  
19341 WT GALLAWAY ST  
MANOR, TX 78653

HELEN BAILEY-TORRES  
19337 W T GALLAWAY ST  
MANOR, TX 78653

TAJUDEEN POPOOLA  
3837 GILDAS PATH  
PFLUGERVILLE, TC 78660

TROY A MILLER  
19329 W T GALLAWAY ST  
MANOR, TX 78653

PATRICIA VALDIZON  
19325 W T GALLAWAY ST  
MANOR, TX 78653

PEDRO DIAZ  
19321 W T GALLAWAY ST  
MANOR, TX 78653

ALEJANDRA & SIBONE F MEDRANO-CHAPA  
19317 W T GALLAWAY ST  
MANOR, TX 78653

RODELIO M REYES  
19313 W T GALLAWAY ST  
MANOR, TX 78653

SOUTHWEST PROPERTY ASSETS LLC  
500 ROUND ROCK AVE STE.  
ROUND ROCK, TX 78664

PAUL K JANETZKE  
19305 W T GALLAWAY ST  
MANOR, TX 78653

RONNEY R & JUANITA J MCGOWEN  
19301 W T GALLAWAY ST  
MANOR, TX 78653

RONALD & MARY WRIGHT & MYRON BOLDEN  
13200 NELSON HOUSER ST  
MANOR, TX 78653

JUSTIN R WHITE  
13204 NELSON HOUSER ST  
MANOR, TX 78653

ROSALINO REYNOSO  
13208 NELSON HOUSER ST  
MANOR, TX 78653

LACY AYOUB & MICHAEL JONEZ  
13212 NELSON HOUSER ST  
MANOR, TX 78653

MATTHEW S DELEON  
1205 W BUSA DR  
SAN TAN VLY, AZ 85143

VALDIMIR LYN MUSSON  
19404 TAYSHAS ST  
MANOR, TX 78653

HABIB ENTERPRISES LLC  
PO BOX 27241  
AUSTIN, TX 78755

RYAN & STEPHANIE ANN ANDREWS  
19412 TAYSHAS ST  
MANOR, TX 78653

BEAU & RUBBIE SALINAS  
19416 TAYSHAS ST  
MANOR, TX 78653

JOSE SANTOS REYES & ERENDIRA MORAIMA  
REYES SEGUNDO  
19420 TAYSHAS ST  
MANOR , TX 78653

SEKWAN & YOUNGJA YANG  
210 LEE BARTON DR UNIT 201  
AUSTIN, TX 78704

MAMADOU BOBO DIALLO  
16428 TAYSHAS ST  
MANOR , TX 78653

REA FAMILY TRUST  
1278 CALLE AURORA  
CAMARILLO, CA 93010

MANUEL TORRES  
19400 W T GALLAWAY ST  
MANOR , TX 78653

LORENA CASANOVA & GUADALUPE C PINEIRO  
19340 W T GALLAWAY ST  
MANOR , TX 78653

JACOB ANTHONY ORTEGA  
19336 W T GALLAWAY ST  
MANOR , TX 78653

BRIDGETTA S SMITH & LARRY W BURTON JR  
19332 W T GALLAWAY ST  
MANOR , TX 78653

ROSA MARTINEZ  
19328 W T GALLAWAY ST  
MANOR , TX 78653

JUAN E ESTRADA & MARIA CARREON DE  
ESTRADA  
19324 W T GALLAWAY ST  
MANOR , TX 78653

ERICK FLORES  
19320 W T GALLAWAY ST  
MANOR , TX 78653

SUMMER L & ISRAEL BALL  
19316 W T GALLAWAY ST  
MANOR , TX 78653

CHARLES N & BRANDI C DELOACH  
19312 W T GALLAWAY ST  
MANOR , TX 78653

SANTOS JR ZAMBRANO  
19308 W T GALLAWAY ST  
MANOR , TX 78653

MIGEUL & MARIA MEDINA  
13201 NELSON HOUSER ST  
MANOR , TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR , TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR , TX 78653

WEST ELGIN DEVELOPMENT CORP  
9900 US HIGHWAY 290 E  
MANOR , TX 78653



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor. TX.

*Applicant: Mahoney Engineering*

*Owner: River City Partners, LTD*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. Riata Ford has applied for a site development permit, but their property was never platting so to be in conformance with current requirements to obtain a site development permit the property needed to be platted.

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

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor. TX.

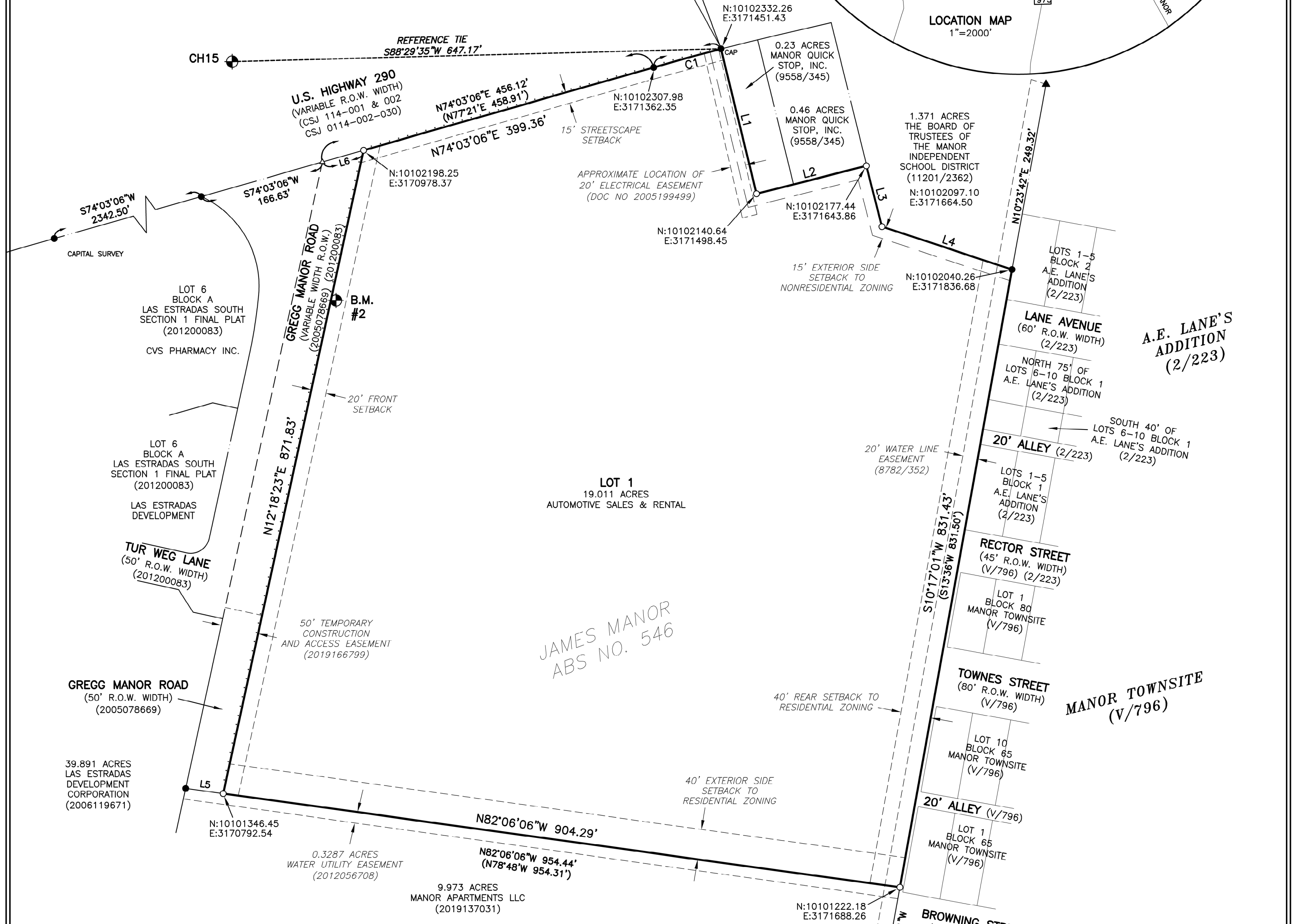
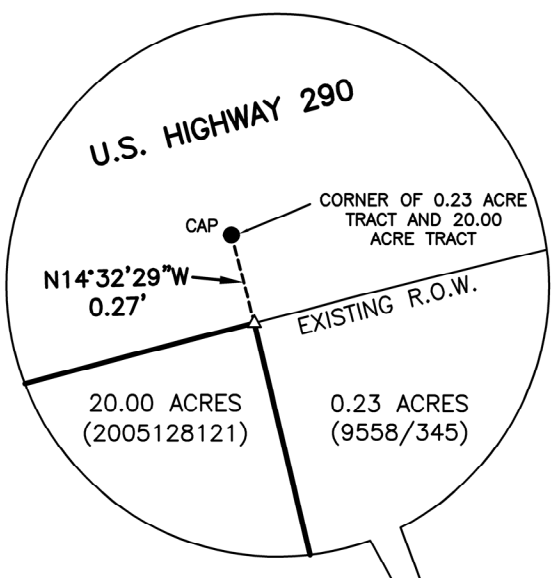
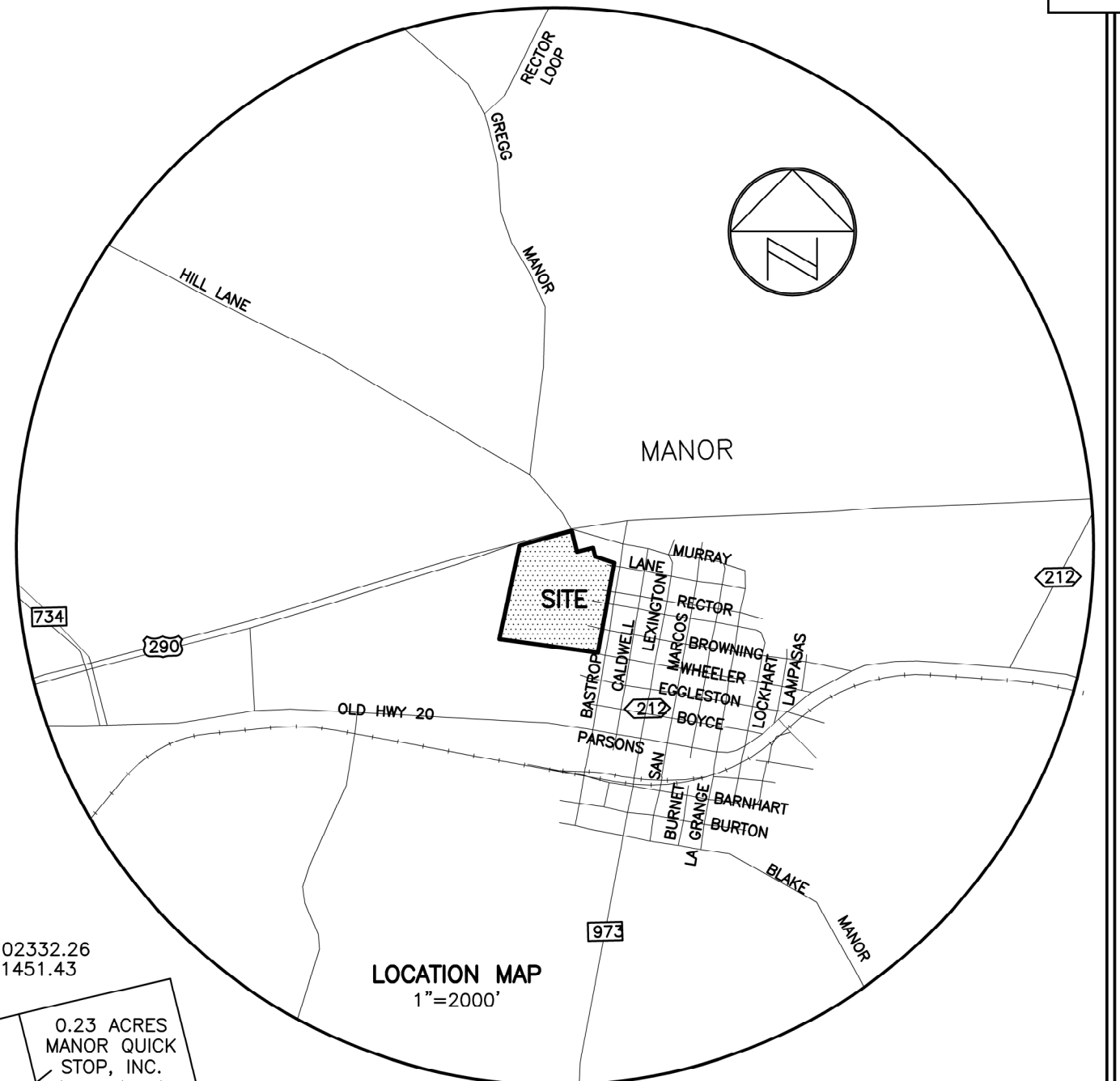
**PLANNING & ZONING COMMISSION:**                      **Recommend Approval**                      **Disapproval**                      **None**

# RIATA FORD MANOR

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>CAP</sup> 1/2" REBAR WITH ILLEGIBLE CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ⊙ FENCE POST FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK
- ( ) RECORD INFORMATION

SCALE: 1" = 100'  
GRAPHIC SCALE



FOR REVIEW ONLY

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S13°47'13"E	197.31'	(S10°47'E 197.31')
L2	N75°47'48"E	150.00'	(N79°14'E 150.01')
L3	S14°24'33"E	82.95'	(S10°42'E 82.72')
L4	S71°43'49"E	181.32'	(S68°27'E 181.32')
L5	N82°06'06"W	50.15'	
L6	S74°03'06"W	56.76'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3759.72'	1°24'25"	92.33'	N74°45'19"E	92.32'
(C1)	(3759.72')	(1°12'50")	(89.27')	(N78°02'E)	(89.27')

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)



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-PL1  
PLOT DATE: 01/12/2020  
PLOT SCALE: 1" = 100'  
DRAWN BY: JDB

SHEET  
01 OF 02

# RIATA FORD MANOR

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER CITY PARTNERS, LTD., BEING OWNER OF 20.00 ACRES IN THE JAMES MANOR SURVEY, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005128121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.011 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

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, STEVEN P. TIMBERLAKE, 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 7, 2020.

\_\_\_\_\_  
STEVEN P. TIMBERLAKE, R.P.L.S. 6240  
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\_\_.

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: \_\_\_\_\_  
PHILIP TRYON, 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. LARRY WALLACE JR.                      LLUVIA T. ALMARAZ, CITY SECRETARY  
MAYOR OF THE CITY OF MANOR, TEXAS

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

FOR REVIEW ONLY

 <p><b>MAHONEY</b> ENGINEERING</p>	 <p><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 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: 01/12/2020</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: JDB</p> <hr/> <p style="text-align: center;"><b>SHEET</b> 02 OF 02</p>
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Texas Engineering Firm #4242

Date: Thursday, December 10, 2020

Daniel Mahoney  
Mahoney Engineering  
8201 South Congress Avenue  
Austin 78745  
kbeardsworth@mahoneyeng.com

Permit Number 2020-P-1282-SF  
Job Address: 10507 US-290, Manor, TX. 78653

Dear Daniel Mahoney,

The first submittal of the 10507 US Hwy 290 E - Riata Ford - Short Form Final Plat (*Short Form Final Plat*) submitted by Mahoney Engineering and received on January 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### **Engineer Review**

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

1. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code. The plat shall have Certification, signature and revision blocks as required by the City and County. A copy is attached.
2. Per Chapter 10, Article 10.02, Section 24.C (4)(vi) of the City of Manor Municipal Code. The location of building setback lines as required by the City's zoning ordinance should be shown on the plat.
3. The proposed use of the lot should be added to the plat.
4. True bearings and distances to the nearest established street lines, official monuments or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

12/10/2020 3:08:19 PM  
10507 US Hwy 290 E - Riata Ford - Short Form Final  
Plat  
2020-P-1282-SF  
Page 2

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

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

Thank you,



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

Riata Ford Manor



## Comment Response Letter

December 15, 2020

File: 1022-10002

**Attention: Pauline Gray, P.E.**  
 Jay Engineering, a Division of GBA  
 1500 County Road 269  
 Leander, Texas 78641

**Reference: 2020-P-1282-SF**  
**Riata Ford Manor**  
**10507 US-290**  
**Manor, Texas 78653**

Ms. Gray,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat application for a site located at 10507 US-290 in Manor, Texas. We received the below comments on this project's formal submittal on December 10, 2020, and have addressed each comment individually. Thank you for your assistance.

**Engineer Review – Pauline Gray, P.E. – (512) 259-3882 | [pgray@gbateam.com](mailto:pgray@gbateam.com)**

P 1. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code, the plat shall have Certification, signature, and revision blocks as required by the City and County. A copy is attached.

***We have revised the certification, signature, and revision blocks on the plat as required by the City and County, per the City of Manor Municipal Code. Please see Sheet 2.***

P 2. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code, the location of building setback lines as required by the City's zoning ordinance should be shown on the plat.

***We have revised the plat to reflect a 20' front setback, 15' streetscape setback, 15' exterior side setback from non-residential zoning, 40' exterior side setback from residential zoning, and 40' rear setback from residential zoning. Please see Sheet 1.***

P 3. The proposed use of the lot should be added to the plat.



**The proposed use of Automotive Sales & Rental has been added to the plat. Please see Sheet 1.**

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

**We have revised the plat to include the X and Y coordinates for all eight (8) property corners. Please see Sheet 1.**

**End of report.**

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

Sincerely,

**MAHONEY ENGINEERING**



Daniel Mahoney, P.E.

President & CEO

Phone: (512) 596-2579

[dmahoney@mahoneyeng.com](mailto:dmahoney@mahoneyeng.com)



Kelsey Beardsworth, E.I.T.

Engineer Associate

Phone: (512) 298-6376

[kbeardsworth@mahoneyeng.com](mailto:kbeardsworth@mahoneyeng.com)





Texas Engineering Firm #4242

Date: Wednesday, January 6, 2021

Daniel Mahoney  
 Mahoney Engineering  
 8201 South Congress Avenue  
 Austin 78745  
 kbeardsworth@mahoneyeng.com

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Permit Number 2020-P-1282-SF  
 Job Address: 10507 US-290, Manor 78653

Dear Daniel Mahoney,

The subsequent submittal of the 10507 US Hwy 290 E - Riata Ford - Short Form Final Plat submitted by Mahoney Engineering and received on January 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

1. ~~Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code. The plat shall have Certification, signature and revision blocks as required by the City and County. A copy is attached.~~
2. ~~Per Chapter 10, Article 10.02, Section 24.C (4)(vi) of the City of Manor Municipal Code. The location of building setback lines as required y the City's zoning ordinance should be shown on the plat.~~
3. ~~The proposed use of the lot should be added to the plat.~~
4. ~~True bearings and distances to the nearest established street lines, official monuments or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. **The Subdivision Note on Page 2 referring to the City of Austin ETJ should be removed from the plat. The project is located within the City 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. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



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

Riata Ford Manor

## Comment Response Letter

January 12, 2021

File: 1022-10002



**Attention: Pauline Gray, P.E.**  
 Jay Engineering, a Division of GBA  
 1500 County Road 269  
 Leander, Texas 78641

**Reference: 2020-P-1282-SF**  
**Riata Ford Manor**  
**10507 US-290**  
**Manor, Texas 78653**

Ms. Gray,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat application for a site located at 10507 US-290 in Manor, Texas. We received the following comment on this project's formal submittal on January 6, 2021, and have addressed it below. Thank you for your assistance.

**Engineer Review – Pauline Gray, P.E. – (512) 259-3882 | [pgray@gbateam.com](mailto:pgray@gbateam.com)**

P5. The Subdivision Note on Page 2 referring to the City of Austin ETJ should be removed from the plat. The project is located within the City of Manor.

***We have revised the plat to remove the Subdivision Note referring to the City of Austin ETJ. Please see Sheet 2.***

**End of report.**

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

Sincerely,

**MAHONEY ENGINEERING**

  
 Daniel Mahoney, P.E.  
 President & CEO  
 Phone: (512) 596-2579

[dmahoney@mahoneyeng.com](mailto:dmahoney@mahoneyeng.com)



Kelsey Beardsworth, E.I.T.  
 Engineer Associate  
 Phone: (512) 298-6376

[kbeardsworth@mahoneyeng.com](mailto:kbeardsworth@mahoneyeng.com)





Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Friday, February 5, 2021

Daniel Mahoney  
Mahoney Engineering  
8201 South Congress Avenue  
Austin 78745  
kbeardsworth@mahoneyeng.com

Permit Number 2020-P-1282-SF  
Job Address: 10507 US-290, Manor 78653

Dear Daniel Mahoney,

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

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

Sincerely,

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

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





February 23, 2021

RE: Notification for a Short Form Final Plat

Dear Property Owner,

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

**Public Hearing: Conduct a public hearing upon a Short Form Final Plat for Riata Ford Manor, one (1) lot on 19.011 acres, more or less, and being located at 10507 US Hwy 290 E, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on March 17, 2021 at 105 East Eggleston Street in the City Hall Council Chambers\*\*.

You are being notified because you own property within 300 feet of the property for which this Short Form Final Plat has been filed.

If you have no interest in the case there is no need for you to attend\*\*. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

\*\* Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page ([facebook.com/cityofmanor](https://facebook.com/cityofmanor)) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agenda for the March 17<sup>th</sup> Planning and Zoning Commission to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Planning and Zoning Commission agendas and speaker registration information can be found at the following link under the date of the meeting: [http://www.cityofmanor.org/page/homepage\\_calendar](http://www.cityofmanor.org/page/homepage_calendar). Agendas are posted 72 hours prior to the scheduled meeting.

Sincerely,

Scott Dunlop,  
Assistant Development Director  
[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262

HORTON JOHN E  
5201 RAIN CREEK PKWY  
AUSTIN, TX 78759

DOAN XUAN ETAL  
1411 DEXFORD DR  
AUSTIN, TX 78753

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

CERON AMPARO PATRICIA C &  
305 W TOWNES ST  
MANOR, TX 78653

GUAJARDO WILLIE E & ANN  
PO BOX 295  
MANOR, TX 78653

MANOR, INDEPENDENT SCHOOL DISTR  
PO BOX 359  
MANOR, TX 78653

JAIME RUBEN & LYNDA  
PO BOX 286  
MANOR, TX 78653

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

JONSE JOHN & RITA  
PO BOX 21  
MANOR, TX 78653

BALAGIA JAMIE  
PO BOX 360  
MANOR, TX 78653

MANOR, QUICK STOP INC  
PO BOX 1232  
MANOR, TX 78653

MR JIMS GROCERY INC  
PO BOX 827  
MANOR, TX 78653

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

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

HUTCHINS BARBARA JEAN  
2110 POST OAK RD  
DALE, TX 76567

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

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO, CA 95833

FRONTIER BANK OF TEXAS  
PO BOX 551  
ELGIN, TX 78621

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN, TX 78702

GUERRERO JOSE  
307 W TOWNES ST  
MANOR, TX 78653

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

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

JASMIN SHAKESPEARE & LINDA  
PO BOX 455  
MANOR, TX 78653

ROMERO RONALDO & ANTONIA  
PO BOX 801  
MANOR, TX 78653

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

DE LA LUZ FILIBERTO  
204 RED OAK CIR  
AUSTIN, TX 78753

GUAJARDO HERMINIA  
PO BOX 97  
MANOR, TX 78653

SAMARIPA MATILDY VASQUEZ JR  
PO BOX 203  
MANOR, TX 78653

AWSM INVESTMENTS LLC  
3929 VANEZIA VIEW  
LEANDER, TX 78641

AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a setback waiver for Lot 4, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.

*Applicant: Brenda Perez*

*Owner: Brenda Perez*

**BACKGROUND/SUMMARY:**

This property is zoned single family residential (SF-1) and is 50'x115' (5,750 sf). To increase the buildable area of the lot so the constructed residence meets our code requirements, the code allows for these types of lots to have their setbacks reduced.

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

- Setback Waiver

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a setback waiver for Lot 4, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.

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



### SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).*

#### Applicant Contact Information

Name: Brenda Perez  
 Address: 600 Samaripa St.  
 Phone Number: (512) 574-9488 Email: perez mucio@yahoo.com

#### Property Information

Address: 510 Jessie St. Manor. TX 78653  
 Lot: 4 Block: 18  
 Zoning District: SF-1  
 Requested Front Setback: 20'  
 Requested Rear Setback: 10'  
 Requested Side Setback: 5'

Brenda Perez  
 Applicant Signature

2.9.21  
 Date

AGENDA ITEM NO. \_\_\_\_\_



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 17, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a setback waiver for Lot 5, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.

*Applicant: Brenda Perez*

*Owner: Brenda Perez*

**BACKGROUND/SUMMARY:**

This property is zoned single family residential (SF-1) and is 50'x115' (5,750 sf). To increase the buildable area of the lot so the constructed residence meets our code requirements, the code allows for these types of lots to have their setbacks reduced.

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

- Setback Waiver

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a setback waiver for Lot 5, Block 18 Town of Manor to reduce the front setback to 20', rear setback to 10' and side setback to 5'.

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



### SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).*

#### Applicant Contact Information

Name: Brenda Perez  
 Address: 1600 Samaripa St.  
 Phone Number: (512) 574-9488 Email: perez mucio@yahoo.com

#### Property Information

Address: 512 Jessie St. Manor TX 78653  
 Lot: Lot 5 Block: 18  
 Zoning District: SF-1  
 Requested Front Setback: 20'  
 Requested Rear Setback: 10'  
 Requested Side Setback: 5'

Brenda Perez

Applicant Signature

2-9-21

Date