



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

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## Planning & Zoning Commission Called Special Session

Monday, November 13, 2023, at 6:30 PM

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

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### AGENDA

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

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.*

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

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

#### PUBLIC HEARING

- 1. Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.  
*Applicant: Gregg Lane Dev. LLC  
Owner: Quiddity***
  
- 2. Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.  
*Applicant: BGE Inc  
Owner: Junction Development, LLC***

## CONSENT AGENDA

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

- 3. Consideration, discussion, and possible action to approve the minutes of October 11, 2023, P&Z Commission Regular Meeting.**

## REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.  
*Applicant: Gregg Lane Dev. LLC*  
*Owner: Quiddity***
- 5. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.  
*Applicant: BGE Inc*  
*Owner: Junction Development, LLC***
- 6. Consideration, discussion, and possible action on an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.**

## ADJOURNMENT

In addition to any executive session already listed above, the City Council 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: Thursday, November 9, 2023, 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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**  
*Applicant: Gregg Lane Dev. LLC*  
*Owner: Quiddity*

**BACKGROUND/SUMMARY:**

This Preliminary Plat has been approved by our engineers and is consistent with the approved Concept Plan. It includes all four phases of the project and has 275 single-family lots, 1 commercial lot, 1 utility lot, 13 open space and park lots, 1 nature preserve lot, 1 trail lot, and 1 street ROW lot.

The plat includes the extension of the north-south Primary Collector that connects from the KB Homes subdivision (Mustang Valley) to Gregg Lane. It also includes ROW dedications along Gregg Lane for the future expansion of that roadway. The 1 utility lot is being dedicated to the city for the provision of two 250,000 ground storage tanks and pumps for the city's water utility.

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

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

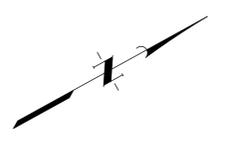
**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

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

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



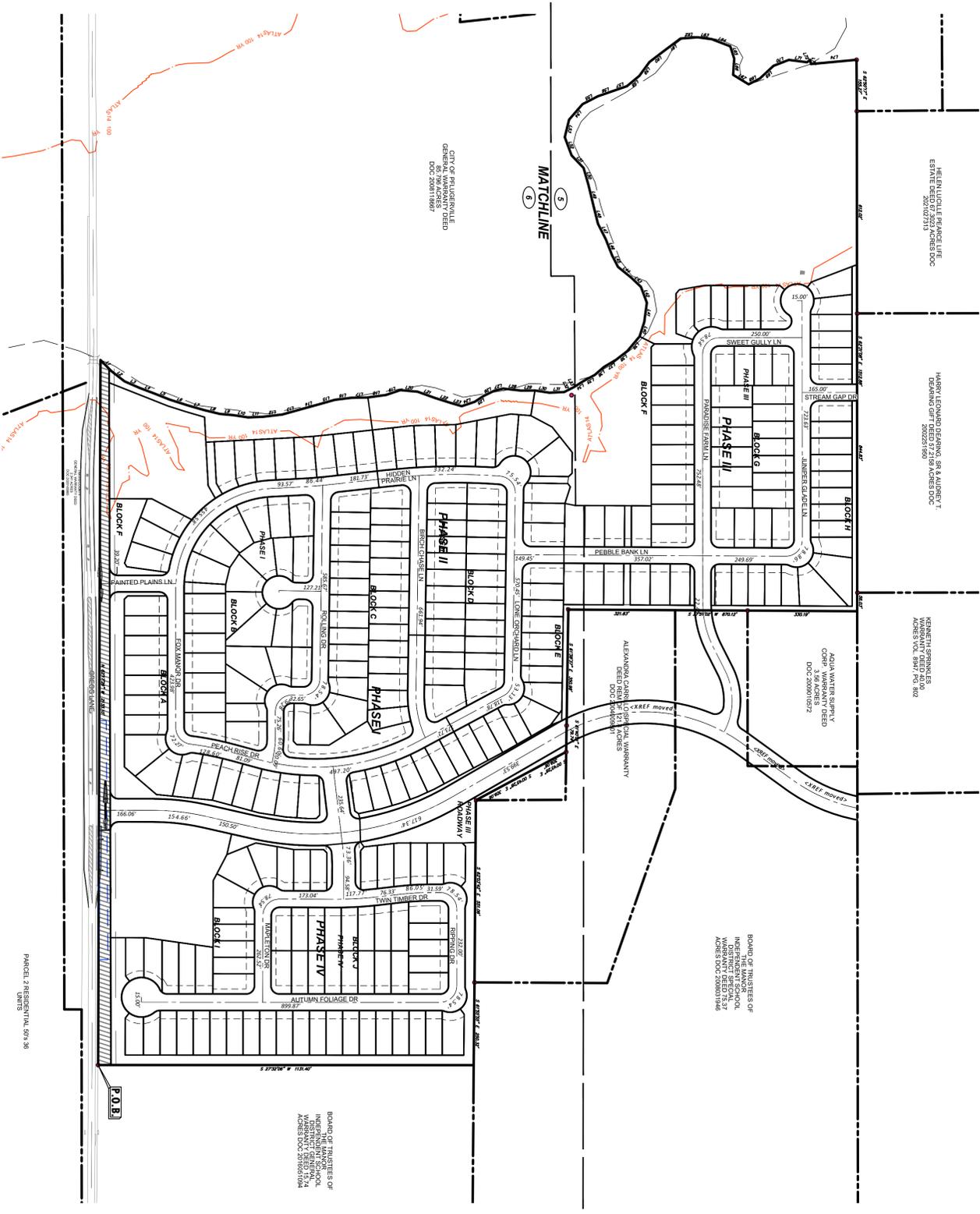
- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - P.O.B. POINT OF BEGINNING
  - PUE PUBLIC UTILITY EASEMENT
  - TBM TEMPORARY BENCHMARK
  - ORRWCT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**STREET TABLE**

NAME	LENGTH (FT)
PAINTED PLAINS LANE	331
FOX MANOR DRIVE	463
HIDDEN PRAIRE LANE	1,180
ROLLING DRIVE	990
ORANGE PETAL COVE	152
BIRCH CHASE LANE	847
LONE ORCHARD LANE	648
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	814
SWEET GULLY LANE	314
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
<b>TOTAL</b>	<b>12,755</b>

- LEGEND**
- PHASE LINE

LINE BEARING	DISTANCE
L1 N 79°00'52" E 48.73'	
L2 N 67°48'42" E 49.66'	
L3 N 48°50'24" E 48.23'	
L4 N 48°50'24" E 48.23'	
L5 N 48°14'49" E 52.77'	
L6 N 42°11'26" E 48.48'	
L7 N 42°11'26" E 48.48'	
L8 N 41°05'22" E 48.00'	
L9 N 32°42'55" E 42.39'	
L10 N 32°42'55" E 42.39'	
L11 N 24°58'46" E 45.09'	
L12 N 20°50'58" E 58.26'	
L13 N 12°03'40" E 52.82'	
L14 N 12°03'40" E 52.82'	
L15 N 11°44'50" E 48.40'	
L16 N 20°11'26" E 48.48'	
L17 N 19°47'54" E 58.22'	
L18 N 19°47'54" E 58.22'	
L19 N 08°36'09" E 45.65'	
L20 N 4°52'42" E 56.61'	
L21 N 4°52'42" E 56.61'	
L22 N 4°52'42" E 56.61'	
L23 N 4°52'42" E 56.61'	
L24 N 4°52'42" E 56.61'	
L25 N 05°45'16" W 52.84'	
L26 N 11°11'01" E 42.41'	
L27 N 26°59'21" E 41.68'	
L28 N 02°27'57" E 24.88'	
L29 N 35°09'53" E 43.97'	
L30 N 02°27'57" E 24.88'	
L31 N 02°27'57" E 24.88'	
L32 N 02°27'57" E 24.88'	
L33 N 02°27'57" E 24.88'	
L34 N 02°27'57" E 24.88'	
L35 N 02°27'57" E 24.88'	
L36 N 13°37'54" W 58.17'	
L37 N 03°30'27" W 43.17'	
L38 N 22°11'52" W 52.00'	
L39 N 22°11'52" W 52.00'	
L40 N 44°59'48" W 45.77'	
L41 N 54°56'29" W 58.93'	
L42 N 54°56'29" W 58.93'	
L43 S 71°16'10" W 59.96'	
L44 S 66°58'21" W 51.94'	
L45 N 82°42'55" W 51.78'	
L46 N 82°42'55" W 51.78'	
L47 N 89°13'07" W 53.52'	
L48 N 76°23'07" W 54.75'	
L49 N 76°23'07" W 54.75'	
L50 N 81°19'56" W 52.00'	
L51 S 7°52'58" W 52.33'	
L52 N 82°42'55" W 51.78'	
L53 N 82°42'55" W 51.78'	
L54 N 21°40'43" W 61.82'	
L55 N 00°14'42" E 52.83'	
L56 N 08°20'04" E 58.04'	
L57 N 08°20'04" E 58.04'	
L58 N 12°10'56" W 48.92'	
L59 N 26°26'40" W 51.72'	
L60 N 26°26'40" W 51.72'	
L61 N 09°26'58" W 65.60'	
L62 N 23°17'48" E 51.71'	
L63 N 48°43'51" E 46.60'	
L64 N 48°43'51" E 46.60'	
L65 S 79°51'17" E 39.39'	
L66 S 85°38'03" E 48.87'	
L67 N 00°19'10" E 58.05'	
L68 N 00°19'10" E 58.05'	
L69 N 15°36'04" W 56.41'	
L70 N 09°44'15" E 45.34'	
L71 N 09°44'15" E 45.34'	
L72 N 05°44'25" W 12.38'	
L73 S 70°46'58" E 13.00'	
L74 N 22°09'28" E 13.92'	



NEHAVEN PRELIMINARY PLAN

OVERALL PRELIMINARY PLAT



SCALE: AS SHOWN  
 DATE: 19-Jul-23  
 JOB NO.: 16759-0007-02

DESIGNED BY: FR  
 CHECKED BY: JAA  
 DRAWN BY: JAE

No.	Date	REVISIONS	App.



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, June 23, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

6/23/2023 10:19:15 AM  
New Haven PUD Preliminary Plat  
2023-P-1543-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,



Tyler Shows  
Staff Engineer  
GBA



July 19, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. Need certification and signature blocks as required by the City and County.  
[Response: Certificate and signature block have been added to preliminary plan cover sheet.](#)
  
2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).  
[Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.](#)
  
3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.  
[Response: As per Executed PUD document, number 9, total LUE’s is 322.](#)

City of Manor  
Page 2  
July 19, 2023

Water and wastewater will be provided by the city of Manor.

- 4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

- 5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: TIA has been approved with project number: 2022-P-1427-SP

- 6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.

Response: A summary letter has been submitted with this submittal

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, August 14, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~i. Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- ~~vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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 /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@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,



Tyler Shows  
Staff Engineer  
GBA



September 6, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, TX 78641  
PO Box 2029  
Leander, TX 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com .....1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

*Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.*



City of Manor  
Page 2  
September 6, 2023

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, September 28, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, 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.  
Lead AES  
GBA



10/25/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: New Haven PUD Preliminary Plat  
Case Number: 2023-P-1543-PP  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Preliminary Plat for the New Haven Subdivision located at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

***Applicant: Gregg Lane Dev. LLC***  
***Owner: Quiddity***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

PFLUGERVILLE ISD  
PO BOX 589  
PFLUGERVILLE, TEXAS 78691-0589

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

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

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

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

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

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

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

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



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***

***Owner: Junction Development, LLC***

**BACKGROUND/SUMMARY:**

This plat has been conditionally approved by our engineers pending legal review of the public easements being dedicated. The applicant has requested postponement of the public hearing and action on the plat until the December 13<sup>th</sup> Planning and Zoning Commission meeting.

This is a two-lot plat that combines previously platted lots and ROW into two larger lots. Townhome zoning was approved by Ordinance 653 on June 1, 2022. The City Council authorized the sale of ROW and a remnant tract to the developer by Ordinance 690 approved on Feb. 15<sup>th</sup>, 2023, and Resolution 2023-11 on April 5<sup>th</sup>, 2023. These sales were completed on October 17<sup>th</sup>, 2023, and recorded in the Real Property Records as Documents 2023119683 and 2023119682. A site development plan is in review to construct 95 townhomes.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *No*

**PRESENTATION:** *No*

**ATTACHMENTS:** *Yes*

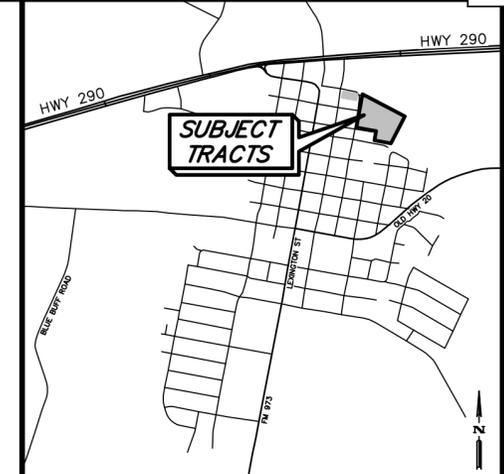
- Plat
- Engineer Comments
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

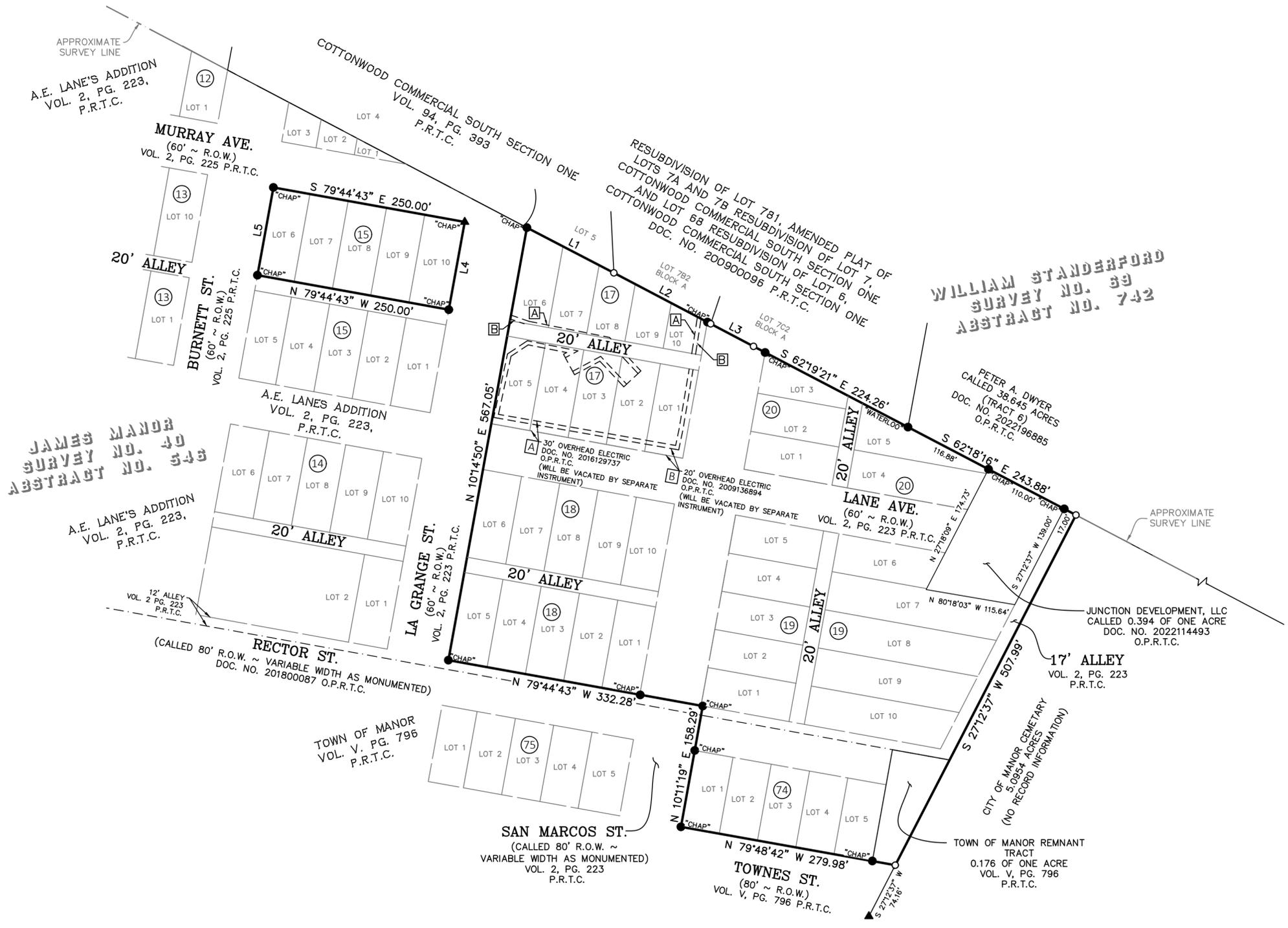
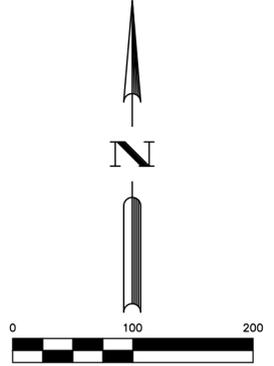
It is the City Staff's recommendation that the Planning and Zoning Commission open the public hearing and postpone it to December 13<sup>th</sup>, 2023.

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

# AREA BEING REPLATTED



VICINITY MAP  
1" = 2000'



## SHORT FORM FINAL PLAT: THE JUNCTION

RESUBDIVISION OF ALL OF LOTS 6-10, BLOCK 15, ALL OF BLOCKS 17, 18, 19 & 20 AND PORTIONS OF THE RIGHTS-OF-WAY OF E. LANE AVE. AND SAN MARCOS STREET., A.E. LANE ADDITION REPLAT, VOL. 2, PG. 223, P.R.T.C. RESUBDIVISION OF ALL LOTS 1-5, BLOCK 74, AND A PORTION OF RECTOR STREET, THE CITY OF MANOR, VOL. V, PG. 796, P.R.T.C. AND PLATTING OF A CALLED 0.397 OF ONE ACRE TRACT OF LAND, DOC. NO. 2022114493, O.P.R.T.C., AND A REMNANT TRACT OF LAND AS SHOWN ON VOL V, PG. 796, P.R.T.C.

A SUBDIVISION OF 9.202 ACRES OF LAND  
LOCATED IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS

- LEGEND**
- B.S.L. BUILDING SETBACK LINE
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - P.R.T.C. PLAT RECORD TRAVIS COUNTY
  - R.O.W. RIGHT-OF-WAY
  - FOUND 1/2" IRON ROD
  - CHAP● FOUND 1/2" IRON ROD W/CAP STAMPED "CHAPARRAL"
  - WATERLOO● FOUND 1/2" IRON ROD W/CAP STAMPED "WATERLOO"
  - ▲ FOUND MAG NAIL W/WASHER STAMPED MANOR CEMETERY S/W CORNER
  - ▲CHAP▲ FOUND MAG NAIL WITH CAP STAMPED "CHAPARRAL"
  - SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
  - △ CALCULATED POINT
  - DENOTES SAME REFERENCE



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Legacy\Performance Capital\10659-00-The Junction\06\_Survey\04-Finals\Drawings\Final\10659-00-The Junction Plat.dwg, 10/10/2023, 8:26 AM, Garret Neumann



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, May 4, 2023

Omar Rodriguez  
BGE Inc  
7330 San Pedro Avenue Suite 202  
San Antonio TX 78069  
orodriguez@bgeinc.com

Permit Number 2023-P-1532-SF  
Job Address: The Junction Short Form Final Plat, , LA.

Dear Omar Rodriguez,

The first submittal of the The Junction Short Form Final Plat (*Short Form Final Plat*) submitted by BGE Inc and received on October 12, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Scale the vicinity map to 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ~~2. Provide Identification and location of the proposed uses and reservations for all lots within the subdivision. (Include a note/call out for the proposed use).~~
- ~~3. Provide documentation that the water available is in adequate supply from Manville. (Documentation from Manville that they are serving this area).~~
- ~~4. Are any new streets being proposed? If so provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. If it's internal/private streets this comment is N/A.~~
- ~~5. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- ~~6. No easements are needed to be dedicated to the city, everything inside the lot will be privately maintained and owned. This refers to the Drainage and sewer easement, however, note 4 is still applicable.~~
- ~~7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. As per Manor Code of Ordinances Chapter 14 Section 14.02.007.~~
- ~~8. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Include in the legend.~~
- ~~9. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable. The area is within the floodplain.~~

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,



Tyler Shows  
Staff Engineer  
GBA



10/25/2023

## City of Manor Development Services

# Notification for a Subdivision Short Form Plat

Project Name: The Junction Short Form Final Plat  
 Case Number: 2023-P-1532-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Junction Subdivision located at the intersection of La Grange St. and Murray Ave., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***  
***Owner: Junction Development, LLC***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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



PORRAS SIMON U JR & LILLIE  
PO BOX 406  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

SUAREZ JOSE JR  
501 N LOCKHART ST  
MANOR, TX 78653

ARELLANO LORENZO  
21007 VERNA ST  
MANOR, TX 78653

MONTES LUIS CARLOS PONCE &  
XOCHITL AIDHE REYES-PONCE  
305 E BROWNING ST  
MANOR, TX 78653

LEAVITT LUMBER COMPANY INC  
395 SOUTH 300 EAST  
PO BOX 96  
KAMAS, UT 84036

KREUZER CHANEL J &  
JOEL ANDREW KREUZER  
301 BROWNING ST  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

BENITES MELITON LOPEZ  
509 N LOCKHART  
MANOR, TX 78653

SUAREZ LUIS & YOLANDA M  
8604 SHOWERS DR  
ELGIN, TX 78621

BAKER RICHARD & HOLLY M  
PO BOX 1246  
MANOR, TX 78653

CASTILLO GEORGE A & ROSALIE  
PO BOX 733  
MANOR, TX 78653

MANOR UNITED METHODIST CHURCH  
MARY NELL CARLSON  
PO BOX J  
MANOR, TX 78653

DYE VALERIE ANN  
PO BOX 410  
MANOR, TX 78653

DYE MICHAEL E  
1318 SHOTGUN CT  
PFLUGERVILLE, TX 78660

PENA ARACELI U & JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

PENA ARACELI U & SAMUEL R DIAZ &  
JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

FLORES FRANCISCO JR &  
MARILU CALDERON URESTI  
9705 DALLUM DR  
AUSTIN, TX 78753

RANDIG WALTER D & LOIS K  
PO BOX 276  
MANOR, TX 78653

RANDIG WALTER  
21154 MELBER LN #1  
MANOR, TX 78653

DIAZ JUAN J  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

DIAZ SAMUEL  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

GONZALEZ LEOPOLDO  
107 RECTOR ST  
MANOR, TX 78653

MORENO DANIEL & RUPERTA &  
MIGUEL SAVALZA SOLANO  
505 NORTH BURNET ST  
MANOR, TX 78653

DOVER OLIVER H JR & DORIS  
101 E RECTOR ST  
MANOR, TX 78653

MONDRAGON LIZETH  
PO BOX 1185  
MANOR, TX 78653

FONSECA JOSE LUIS  
PO BOX 1081  
MANOR, TX 78653

BURSE NICHOLE ELIZABETH  
6431 BRIDGEWATER DR  
AUSTIN, TX 78723

PORTALES MARIA E  
710 BURNETT DR  
MANOR, TX 78653

MALDONADO ALICIA & VALDMAR  
707 BURNET ST  
MANOR, TX 78653

JONES ROBERT A & BRENDA F  
PO BOX 943  
MANOR, TX 78653

FORSYTHE WILLIAM & CAROLYN  
PO BOX 139  
MANOR, TX 78653

MEJIA MARTINIANO P & BLANCA E MEJIA  
PO BOX 1082  
MANOR, TX 78653

TUMLINSON RANDALL C &  
FRANCES ANN TUMLINSON  
PO BOX 414  
MANOR, TX 78653

WILLIAMS GARY M  
P O BOX 480  
MANOR, TX 78653

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653

BLUEBONNET ELECTRIC COOPERATIVE  
P O BOX 729  
BASTROP, TX 78602

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

KUSUM HOSPITALITY LLC  
11301 US HWY 290 E  
MANOR, TX 78653

COUPLAND STATE BANK  
PO BOX 616  
MCKINNEY, TX 75070

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

GLASS RETHANN  
17500B GLASS RD  
MANOR, TX 78653

SONIC DEVELOPMENT OF CENTRAL TEXAS  
AUSTIN SONIC  
PO BOX 17788  
AUSTIN, TX 78760

MKR PROPERTIES LLC SERIES 11211 US  
HWY 290  
5905 YORK BRIDGE CIR  
AUSTIN, TX 78749

MANOR VILLAGE CONDOMINIUMS LTD  
7500 W SLAUGHTER LN APT 8207  
AUSTIN, TX 78749



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action to approve the minutes of October 11, 2023, P&Z Commission Regular Meeting.**

### BACKGROUND/SUMMARY:

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

- October 11, 2023, P&Z Commission Regular Session Minutes

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the October 11, 2023, P&Z Commission Regular Meeting.

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



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
OCTOBER 11, 2023**

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

**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Development Services Supervisor

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:35 p.m. on Wednesday, October 11, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding his concerns. Mr. Battaile spoke on his opinion of the City of Manor's Boards, Commissions, and Committees. He stated he would like to get things into the parks for people to do. He spoke on preserving Manor's history by encouraged the city to establishing museums and other culture-based items in the community. He suggested the City of Manor create a design review committee to oversee structural designs being built.

## PUBLIC HEARING

*Due to a Conflict of Interest, Commissioner Leonard recused herself and left the dais at 6:40 p.m.*

- 1. Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). Applicant: DB Land Consulting LLC. Owner: SAMPSG PROPERTIES LLC.**

City Staff recommended that the P&Z Commission conduct the public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Chair Small opened the public hearing.

Julie Leonard, 12821 Ring Drive, Manor, Texas, submitted a speaker card to speak in opposition of this item. Ms. Leonard stated this item has come before the commission 3 or 4 times prior for relatively the same request. She stated that she did not feel the developer has addressed the key issues. She cited issues with potentially dangerous traffic patterns, traffic volume, road conditions, unit density of the proposed development and lack of forward movement on the current zoning.

James Keaveny, 12829 Ring Drive, Manor, Texas, submitted a speaker card to speak in opposition of this item. He stated that he echoed the same reasons as Ms. Leonard. He stated that he hoped the Commissioners would continue to deny this request regardless of how many times it comes before the commission because he is strongly opposed.

Mark Thoman, 12741 Bella Parkway, Manor, Texas submitted a speaker card to speak in opposition of this item. Mr. Thoman stated he felt the developer was ignoring the precautionary position the original Bell Farms developer had with not purchasing and developing this property. He expressed his concerns regarding the underground petroleum pipeline that crosses the property, the risk to the abutting single-family development, and the traffic circumstances on the under-designed road of Old Highway 20. He asked the Commission to deny this request due to the revenue imbalance to the developer at the expense of the citizens of Bell Farms and to prevent future questionable zonings for the adjacent properties along Old Highway 20.

Mary Ann Thoman, 12741 Bella Parkway, Manor, Texas submitted a speaker card to speak in opposition of this item. Mrs. Thoman urged the Commission to seriously consider each concern before rendering a decision. She stated her first concern would be traffic issues. Current traffic, which includes large trucks from the asphalt treatment plant, local commuters, and cut-through traffic of vehicles rerouting to avoid Highway 290 congestion combined with the deteriorated road surfaces of Old Kimbro and Old Highway 20 that have become hazardous to drive on in some places is a concern. The roadway structure itself, which includes 2 lane roads has no plans in place to repair, improve, or upgrade the roads. The proposed egress for

this development using Tinker Street as a secondary egress which is an established neighborhood street. She stated all of these items equal a public safety issue. Mrs. Thoman stated her second concern is population density. This zoning change would create more people in less space, more cars, and more traffic. She reiterated the pipeline issue expressing concerns for the people in the event of an emergency evacuation due to a leak or worse. The last concern would be water availability, water quality and property values. She stated there have been issues with water restrictions and brown water coming from the water pipelines in the area. She expressed unknown concerns to the effect this would have on her property value.

Kumar Savitala with SAMPSG Properties LLC, 10701 Marsala Springs Drive, Round Rock, Texas submitted a speaker card to speak in support of this item. Mr. Savitala stated he felt the density of this project would be less than the single-family development already there and would help bring privacy and safety to the neighborhood. Mr. Savita stated he was in support of improvements for Old Highway 20.

Diane Bernal with DB Land Consulting LLC, 11917 Oak Knoll Drive, Suite C, Austin, Texas, submitted a speaker card to speak in support of this item. Ms. Bernal stated they have reached out to the property owners and the HOA of Bell Farms. A meeting was held to hear the concerns of the community with representation from Tinker Street, Bella Parkway, Wedding Street and Carillon Way in attendance. She wanted to clarify this item only involved the townhomes for the 6.17 acres at the rear of the property. The front portion was currently tabled due to a conflict with the Future Land Use Map. The townhomes zoning was in line with the Comprehensive Plan for this area.

Ms. Bernal answered questions regarding action that has been taken by the developer since the last time this item appeared before the Commission. She stated they have been in touch with Travis County Transportation Department to determine any improvements that may need to be done. She stated the scope of the development has changed by lessening our initial request to them. We had originally wanted apartments on the retail portion on the front part.

Ms. Bernal addressed the pipeline issue. She stated she had personally worked on developments involving natural gas transmission lines before. They plan to work closely with the owner of the pipeline and adhere to all the development guidelines and review processes they mandate. Ms. Bernal insured the Commission there would be no development structures inside the easement areas, only lawns and roadways which would be allowed.

Ms. Bernal spoke regarding the water issues. She stated Manville Water Supply Corporation recently lifted the moratorium they had in place and are accepting applications for feasibility requests. They are currently pending a response from Manville.

Ms. Bernal answered questions regarding the access points onto the property and how they would connect to the surrounding roadway system. The Commission requested to see the maps to visually assist them. Ms. Bernal pointed out on the maps the proposed access points and explained the Fire Marshall requires at least 2 access points.

Discussion was held regarding the accessibility of this property and how it relates to the development of the whole sections of land, not just the back townhomes section. Commissioners questioned the timeline of development and if construction would start prior to the rezoning of the front section of the property. The Commission expressed concerns with access to Old Highway 20 if this was approved and completed prior to the front section. She reassured there would be permanent access to Old Highway 20 for the townhome development. She stated there would be 47 townhomes in units of 4 or more per City Code.

Ms. Bernal spoke regarding the changes made because of the townhall meeting with Bell Farms residents. She stated the developer opted not to pursue multifamily as a part of this development.

Discussion was held regarding the environmental studies and infrastructure improvements that would need to occur. Ms. Bernal answered questions regarding the environmental studies that have been done. She stated she would need to investigate and report back. She stated that the infrastructure improvements would be covered under the discussions with the engineers once the zoning changes had been approved.

Director Dunlop spoke regarding the current Future Land Use Map as depicted in the Comprehensive Plan. He stated the map reflects neighborhood type developments in this area. He explained that would be single- or two-family residents, small apartments, and other types of residential use. By including the commercial aspect, it elevates the use to neighborhood mixed use or community mixed use. It would require an amendment to the Future Land Use Map to proceed; however, the internal processes have not been established by Council yet.

Ms. Bernal confirmed that the complete estimated 10-acre development would include townhomes on the back 6 plus acres and neighborhood business on the remaining 3 plus acres in the front along the Highway 20 frontage. It is one owner and is pending guidance from the city on how to proceed. She reviewed requirements of this development and the review process with both the city and the fire department.

Ms. Bernal stated she had no information on the price points for the townhomes. She stated that single family development was not considered for this tract of land due to the higher price point.

Commission requested to know the main difference between what was presented in April verses what was being introduced now. Ms. Bernal stated they wanted to move forward with the townhome development on the back end of the property. The separation or phasing of the development request was just because they were waiting on the city's mechanism to be put in place to request an amendment to the Future Land Use Map.

Director Dunlop stated that the Comprehensive Plan does not provide a specific number of types of units only a range of acceptable housing types. He explained the density types, the dashboard information provided in the back up, and how they relate to each other.

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

There was no further discussion.

**Motion to Close carried 4-0**

*Commissioner Leonard returned to the dais at 7:13 p.m.*

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

City Staff recommended that the P&Z Commission conduct the public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

Chair Small opened the public hearing.

Chair Small stated that no one signed up to speak regarding this item.

Chair Small requested background information on this item.

Director Dunlop stated Riata Ford purchased the auto mechanic property next to them to increase their property size.

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

There was no further discussion.

**Motion to Close carried 5-0**

**CONSENT AGENDA**

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

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the consent agenda.

There was no further discussion.

**Motion to Approve carried 5-0**

**REGULAR AGENDA**

*Due to a Conflict of Interest, Commissioner Leonard recused herself and left the dais at 7:17 p.m.*

**4. Consideration, discussion, and possible action on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). Applicant: DB Land Consulting LLC. Owner: SAMPSG PROPERTIES LLC.**

City Staff recommended that the P&Z Commission approve the Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Chair Small requested any other information not previously presented, changes or concerns created by this item between April and now.

Director Dunlop stated there has been not new changes except the removal of the neighborhood business portion of the request. He stated the City staff recommended approval because this request is in line with the Comprehensive Plan. He stated that Tinker Street was stubbed out as part of the Bell Farms development for the purpose of connecting to future development on this property. It would be appropriate to use Tinker Street for this purpose.

Director Dunlop explained this development would be private. The development standards they would have to comply with would include a 25-foot buffer yard, a 6-foot oblique fence and evergreen trees for screening purposes in addition to the drainage easement that is already there. He stated the maximum height would be 35 feet which is the same for single residential family.

Ms. Bernal answered additional questions from the Commission. She addressed the average height on the buildings as being approximately 25 feet. She stated the design team was focused on the porches, patios, and stoops right now. She was unaware if there would be upstairs balconies. She confirmed the developer has not determined if these units would be for lease or sale.

Director Dunlop addressed questions regarding the height of trees. He stated there were many different acceptable types of evergreen species. The height varies with each species therefore, there would be no way to determine at this time. He stated there would be trees and shrubs.

Discussion was held regarding the various zoning types and the options that would be available for development purposes. Director Dunlop explained the private and public aspects of development in general. He detailed the difference in lot sizes and population density from each residential zoning type.

Ms. Bernal stated that this property has never been considered for a single-family development. She stated at the townhall meeting the community seemed to be in favor of townhomes as a for sale unit instead of a leasing option. The residents seemed to be more concerned with the types of commercial establishments that would be allowed. A brief discussion was held regarding the types of commercial establishments that would be allowed on the front portion of the property even though it was not part of this request.

Discussion was held regarding a recap of the history of this item. Director Dunlop reviewed the utility infrastructure for connection regarding water and wastewater. He explained the connections would be public because the size of the lot was too small to create a PUD.

Ms. Bernal explained the current access points for the property and where they would be located if the zoning request was approved. She reviewed the Travis County Traffic requirements and how that would affect the access points. The discussion included distance between access points and the total lot width along Highway 20.

Commissioners requested clarification regarding the process of discussing roadway improvements. They wanted to know if there could be a discussion with Travis County before the zoning change was approved. Ms. Bernal confirmed they could start a conversation before, but they were waiting until the zoning was approved to avoid having to modify the scope of their request.

Discussion was held regarding traffic studies. Director Dunlop explained what would trigger a developer to be required to do a Traffic Impact Analysis (TIA). He explained this project as a townhome development with less than 50 units would not meet the threshold to require a TIA. For residential units, the total number of units would need to be around 350 units before it would require one. The commercial aspect might trigger a TIA but has been separated out of consideration for this item.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to deny the Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

There was no further discussion.

**Motion to Deny carried 4-0**

*Commissioner Leonard returned to the dais at 7:43 p.m.*

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

City Staff recommended that the P&Z Commission approve a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

There was no further discussion.

**Motion to Approve carried 5-0**

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

City Staff recommended that the P&Z Commission consider an earlier date for the regularly scheduled November 8th, 2023, Planning and Zoning Commission meeting.

Director Dunlop stated the Texas American Planners Association Annual Conference is being held in Corpus Christi starting November 8, 2023. He stated he would be at the Conference. He stated that Michael Burrell, City Planning Coordinator, would also be at the conference.

Discussion was held regarding the different date and time options available.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve moving the next scheduled P&Z Commission meeting date and time from November 8, 2023, at 6:30 p.m. to November 13, 2023, at 6:30 p.m.

There was no further discussion.

**Motion to Approve carried 5-0**

**ADJOURNMENT**

The Regular Session of the Manor P&Z Commission Adjourned at 7:57 pm on Wednesday, October 11, 2023.

These minutes were approved by the Planning and Zoning Commission on the 13th day of November 2023. *(Audio recording archived).*

**APPROVED:**

---

LaKesha Small  
Chairperson

**ATTEST:**

---

Mandy Miller  
Development Services Supervisor



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

*Applicant: Gregg Lane Dev. LLC*

*Owner: Quiddity*

**BACKGROUND/SUMMARY:**

This Preliminary Plat has been approved by our engineers and is consistent with the approved Concept Plan. It includes all four phases of the project and has 275 single-family lots, 1 commercial lot, 1 utility lot, 13 open space and park lots, 1 nature preserve lot, 1 trail lot, and 1 street ROW lot.

The plat includes the extension of the north-south Primary Collector that connects from the KB Homes subdivision (Mustang Valley) to Gregg Lane. It also includes ROW dedications along Gregg Lane for the future expansion of that roadway. The 1 utility lot is being dedicated to the city for the provision of two 250,000 ground storage tanks and pumps for the city's water utility.

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

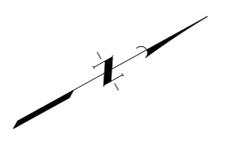
- Plat
- Engineer Comments
- Conformance Letter
- Public Notice and Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



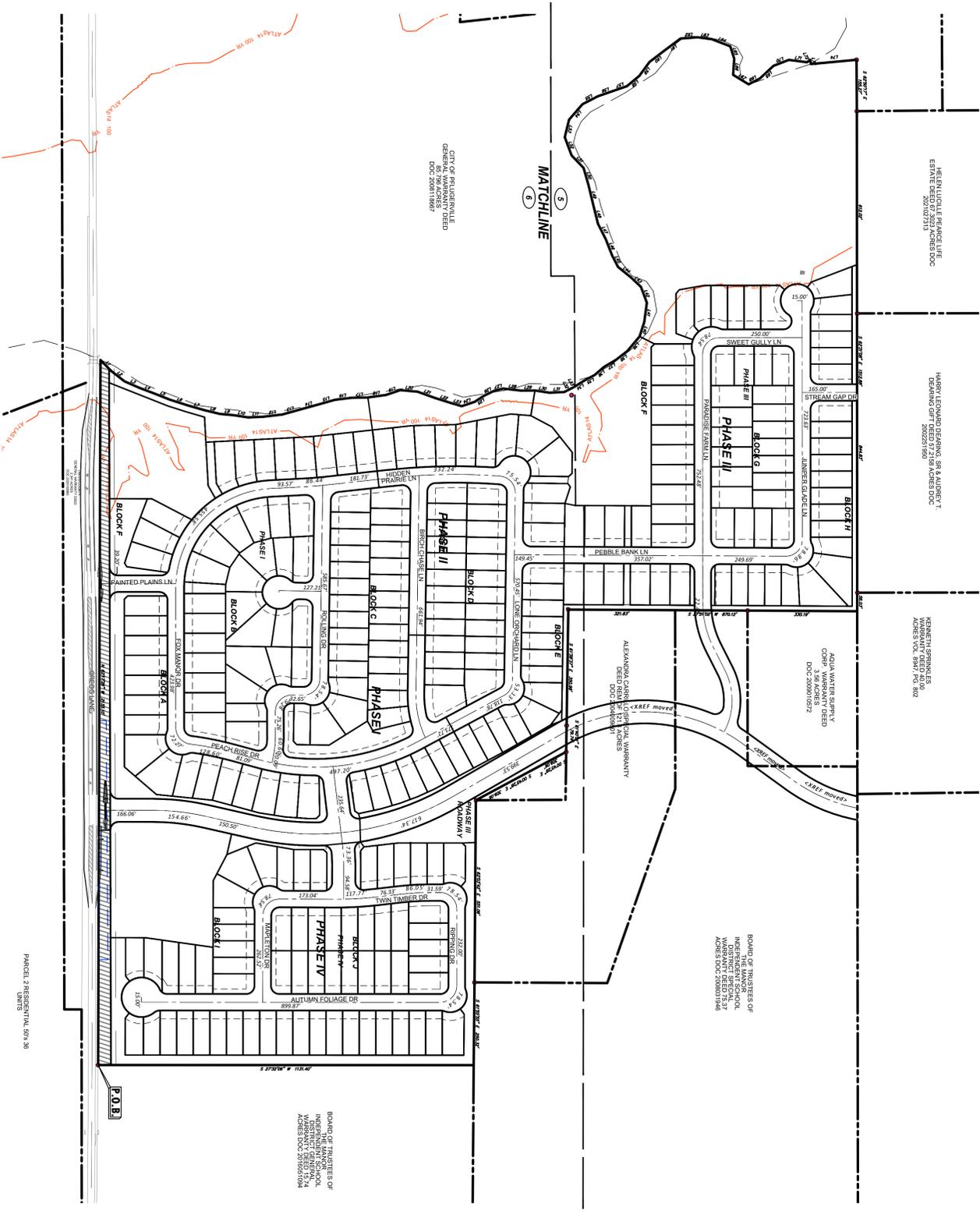
- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - P.O.B. POINT OF BEGINNING
  - PUE PUBLIC UTILITY EASEMENT
  - TBM TEMPORARY BENCHMARK
  - ORRWCT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**STREET TABLE**

NAME	LENGTH (FT)
PAINTED PLAINS LANE	331
FOX MANOR DRIVE	463
HIDDEN PRAIRE LANE	1,180
ROLLING DRIVE	990
ORANGE PETAL COVE	152
BIRCH CHASE LANE	847
LONE ORCHARD LANE	648
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	814
SWEET GULLY LANE	314
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
<b>TOTAL</b>	<b>12,755</b>

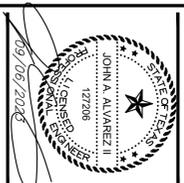
- LEGEND**
- PHASE LINE

LINE BEARING	DISTANCE
L1 N 79°00'52" E 48.73'	
L2 N 67°48'42" E 49.66'	
L3 N 48°00'24" E 48.23'	
L4 N 48°00'24" E 48.23'	
L5 N 48°14'49" E 52.77'	
L6 N 42°11'26" E 48.48'	
L7 N 42°11'26" E 48.48'	
L8 N 41°05'22" E 48.00'	
L9 N 32°42'55" E 42.39'	
L10 N 32°42'55" E 42.39'	
L11 N 24°58'46" E 45.09'	
L12 N 20°50'58" E 58.26'	
L13 N 12°03'40" E 52.82'	
L14 N 12°03'40" E 52.82'	
L15 N 11°44'50" E 48.40'	
L16 N 20°11'26" E 48.48'	
L17 N 19°47'54" E 58.22'	
L18 N 19°47'54" E 58.22'	
L19 N 08°36'09" E 45.65'	
L20 N 4°52'42" E 58.61'	
L21 N 4°52'42" E 58.61'	
L22 N 45°54'59" E 51.38'	
L23 N 43°53'12" E 32.75'	
L24 N 05°45'16" W 32.84'	
L25 N 01°15'08" E 35.86'	
L26 N 44°14'01" E 42.41'	
L27 N 26°59'21" E 41.68'	
L28 N 02°27'57" E 24.88'	
L29 N 35°09'53" E 43.97'	
L30 N 02°27'57" E 24.88'	
L31 N 02°27'57" E 24.88'	
L32 N 02°27'57" E 24.88'	
L33 N 02°27'57" E 24.88'	
L34 N 02°27'57" E 24.88'	
L35 N 02°27'57" E 24.88'	
L36 N 13°37'54" W 58.17'	
L37 N 03°30'27" W 43.17'	
L38 N 22°11'52" W 52.00'	
L39 N 22°11'52" W 52.00'	
L40 N 44°59'48" W 45.77'	
L41 N 54°56'29" W 58.93'	
L42 N 54°56'29" W 58.93'	
L43 S 71°16'10" W 59.96'	
L44 S 66°58'21" W 51.94'	
L45 N 82°42'55" W 31.28'	
L46 N 82°42'55" W 31.28'	
L47 N 89°13'07" W 53.52'	
L48 N 76°23'07" W 54.75'	
L49 N 76°23'07" W 54.75'	
L50 N 81°19'56" W 52.00'	
L51 S 7°52'58" W 52.33'	
L52 N 82°42'55" W 31.28'	
L53 N 82°42'55" W 31.28'	
L54 N 21°40'43" W 61.82'	
L55 N 00°14'42" E 52.83'	
L56 N 08°20'04" E 58.04'	
L57 N 08°20'04" E 58.04'	
L58 N 12°10'56" W 48.92'	
L59 N 26°26'40" W 51.72'	
L60 N 26°26'40" W 51.72'	
L61 N 09°26'58" W 65.60'	
L62 N 23°17'48" E 51.71'	
L63 N 48°44'51" E 46.60'	
L64 N 48°44'51" E 46.60'	
L65 S 79°51'17" E 39.39'	
L66 S 85°38'03" E 48.87'	
L67 N 00°19'10" E 58.05'	
L68 N 00°19'10" E 58.05'	
L69 N 15°36'04" W 56.41'	
L70 N 09°44'15" E 45.34'	
L71 N 09°44'15" E 45.34'	
L72 N 05°44'25" W 12.38'	
L73 S 70°46'58" E 13.00'	
L74 N 22°09'28" E 13.92'	



NEHAVEN PRELIMINARY PLAN

**OVERALL PRELIMINARY PLAT**



Scale: AS SHOWN  
 Date: 19-Jul-23  
 Job No.: 16759-0007-02  
 Designed By: FR  
 Checked By: JAA  
 Drawn By: JAE

No.	Date	REVISIONS	App.



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, June 23, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

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,



Tyler Shows  
Staff Engineer  
GBA



July 19, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

**Table of Contents**

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. Need certification and signature blocks as required by the City and County.  
*Response: Certificate and signature block have been added to preliminary plan cover sheet.*
2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).  
*Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.*
3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.  
*Response: As per Executed PUD document, number 9, total LUE’s is 322.*

City of Manor  
Page 2  
July 19, 2023

Water and wastewater will be provided by the city of Manor.

4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: TIA has been approved with project number: 2022-P-1427-SP

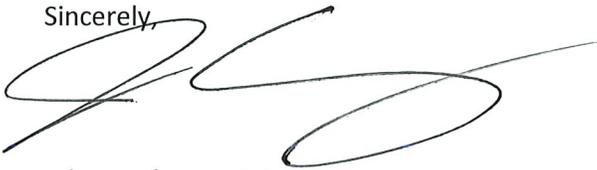
6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.

Response: A summary letter has been submitted with this submittal

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, August 14, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- iii. ~~Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. ~~Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- vi. ~~A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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 /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@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,



Tyler Shows  
Staff Engineer  
GBA



September 6, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, TX 78641  
PO Box 2029  
Leander, TX 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com .....1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

- 1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.



City of Manor  
Page 2  
September 6, 2023

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, September 28, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, 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.  
Lead AES  
GBA



10/25/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: New Haven PUD Preliminary Plat  
Case Number: 2023-P-1543-PP  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Preliminary Plat for the New Haven Subdivision located at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

***Applicant: Gregg Lane Dev. LLC***  
***Owner: Quiddity***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

PFLUGERVILLE ISD  
PO BOX 589  
PFLUGERVILLE, TEXAS 78691-0589

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

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

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

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

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

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

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

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



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***

***Owner: Junction Development, LLC***

**BACKGROUND/SUMMARY:**

This plat has been conditionally approved by our engineers pending legal review of the public easements being dedicated. The applicant has requested postponement of the public hearing and action on the plat until the December 13<sup>th</sup> Planning and Zoning Commission meeting.

This is a two-lot plat that combines previously platted lots and ROW into two larger lots. Townhome zoning was approved by Ordinance 653 on June 1, 2022. The City Council authorized the sale of ROW and a remnant tract to the developer by Ordinance 690 approved on Feb. 15<sup>th</sup>, 2023, and Resolution 2023-11 on April 5<sup>th</sup>, 2023. These sales were completed on October 17<sup>th</sup>, 2023, and recorded in the Real Property Records as Documents 2023119683 and 2023119682. A site development plan is in review to construct 95 townhomes.

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

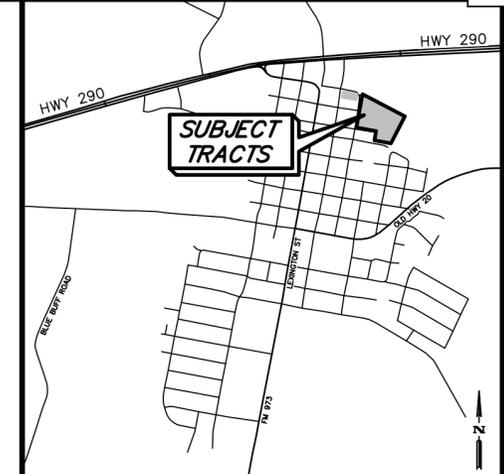
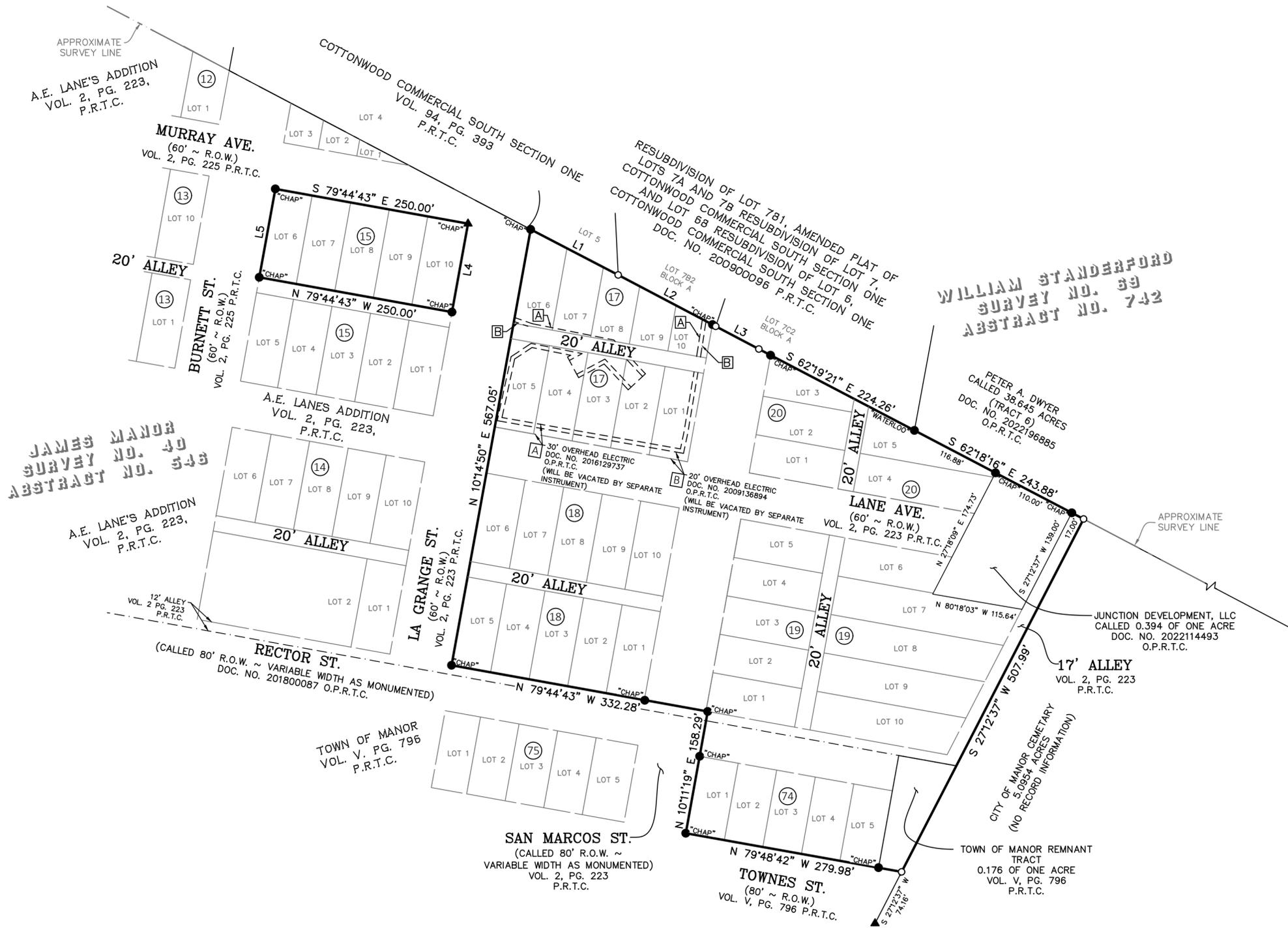
- Plat
- Engineer Comments
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

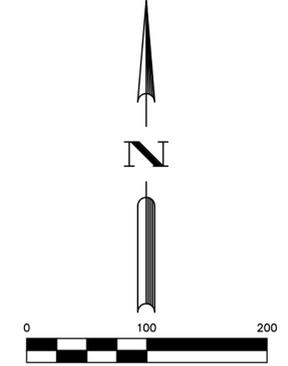
It is the City Staff's recommendation that the Planning and Zoning postpone action to the December 13<sup>th</sup>, 2023, Planning and Zoning Commission meeting.

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

# AREA BEING REPLATTED



VICINITY MAP  
1" = 2000'



## SHORT FORM FINAL PLAT: THE JUNCTION

RESUBDIVISION OF ALL OF LOTS 6-10, BLOCK 15, ALL OF BLOCKS 17, 18, 19 & 20 AND PORTIONS OF THE RIGHTS-OF-WAY OF E. LANE AVE. AND SAN MARCOS STREET., A.E. LANE ADDITION REPLAT, VOL. 2, PG. 223, P.R.T.C. RESUBDIVISION OF ALL LOTS 1-5, BLOCK 74, AND A PORTION OF RECTOR STREET, THE CITY OF MANOR, VOL. V, PG. 796, P.R.T.C. AND PLATTING OF A CALLED 0.397 OF ONE ACRE TRACT OF LAND, DOC. NO. 2022114493, O.P.R.T.C., AND A REMNANT TRACT OF LAND AS SHOWN ON VOL V, PG. 796, P.R.T.C.

A SUBDIVISION OF 9.202 ACRES OF LAND  
LOCATED IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS

### LEGEND

- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C. PLAT RECORD TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- FOUND 1/2" IRON ROD
- CHAP" FOUND 1/2" IRON ROD W/CAP STAMPED "CHAPARRAL"
- WATERLOO" FOUND 1/2" IRON ROD W/CAP STAMPED "WATERLOO"
- ▲ FOUND MAG NAIL W/WASHER STAMPED MANOR CEMETERY S/W CORNER
- ▲CHAP" FOUND MAG NAIL WITH CAP STAMPED "CHAPARRAL"
- SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
- △ CALCULATED POINT
- DENOTES SAME REFERENCE



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Legacy\Performance Capital\10659-00-The Junction\06\_Survey\04\_Final\Drawings\Plat\10659-00-The Junction Plat.dwg, 10/10/2023, 8:26 AM, Garret Neumann



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, May 4, 2023

Omar Rodriguez  
BGE Inc  
7330 San Pedro Avenue Suite 202  
San Antonio TX 78069  
orodriguez@bgeinc.com

Permit Number 2023-P-1532-SF  
Job Address: The Junction Short Form Final Plat, , LA.

Dear Omar Rodriguez,

The first submittal of the The Junction Short Form Final Plat (*Short Form Final Plat*) submitted by BGE Inc and received on October 12, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

**Engineer Review**

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Scale the vicinity map to 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ~~2. Provide Identification and location of the proposed uses and reservations for all lots within the subdivision. (Include a note/call out for the proposed use).~~
- ~~3. Provide documentation that the water available is in adequate supply from Manville. (Documentation from Manville that they are serving this area).~~
- ~~4. Are any new streets being proposed? If so provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. If it's internal/private streets this comment is N/A.~~
- ~~5. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- ~~6. No easements are needed to be dedicated to the city, everything inside the lot will be privately maintained and owned. This refers to the Drainage and sewer easement, however, note 4 is still applicable.~~
- ~~7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. As per Manor Code of Ordinances Chapter 14 Section 14.02.007.~~
- ~~8. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Include in the legend.~~
- ~~9. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable. The area is within the floodplain.~~

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,



Tyler Shows  
Staff Engineer  
GBA



10/25/2023

**City of Manor Development Services**  
**Notification for a Subdivision Short Form Plat**

Project Name: The Junction Short Form Final Plat  
Case Number: 2023-P-1532-SF  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Junction Subdivision located at the intersection of La Grange St. and Murray Ave., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***  
***Owner: Junction Development, LLC***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

PORRAS SIMON U JR & LILLIE  
PO BOX 406  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

SUAREZ JOSE JR  
501 N LOCKHART ST  
MANOR, TX 78653

ARELLANO LORENZO  
21007 VERNA ST  
MANOR, TX 78653

MONTES LUIS CARLOS PONCE &  
XOCHITL AIDHE REYES-PONCE  
305 E BROWNING ST  
MANOR, TX 78653

LEAVITT LUMBER COMPANY INC  
395 SOUTH 300 EAST  
PO BOX 96  
KAMAS, UT 84036

KREUZER CHANEL J &  
JOEL ANDREW KREUZER  
301 BROWNING ST  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

BENITES MELITON LOPEZ  
509 N LOCKHART  
MANOR, TX 78653

SUAREZ LUIS & YOLANDA M  
8604 SHOWERS DR  
ELGIN, TX 78621

BAKER RICHARD & HOLLY M  
PO BOX 1246  
MANOR, TX 78653

CASTILLO GEORGE A & ROSALIE  
PO BOX 733  
MANOR, TX 78653

MANOR UNITED METHODIST CHURCH  
MARY NELL CARLSON  
PO BOX J  
MANOR, TX 78653

DYE VALERIE ANN  
PO BOX 410  
MANOR, TX 78653

DYE MICHAEL E  
1318 SHOTGUN CT  
PFLUGERVILLE, TX 78660

PENA ARACELI U & JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

PENA ARACELI U & SAMUEL R DIAZ &  
JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

FLORES FRANCISCO JR &  
MARILU CALDERON URESTI  
9705 DALLUM DR  
AUSTIN, TX 78753

RANDIG WALTER D & LOIS K  
PO BOX 276  
MANOR, TX 78653

RANDIG WALTER  
21154 MELBER LN #1  
MANOR, TX 78653

DIAZ JUAN J  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

DIAZ SAMUEL  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

GONZALEZ LEOPOLDO  
107 RECTOR ST  
MANOR, TX 78653

MORENO DANIEL & RUPERTA &  
MIGUEL SAVALZA SOLANO  
505 NORTH BURNET ST  
MANOR, TX 78653

DOVER OLIVER H JR & DORIS  
101 E RECTOR ST  
MANOR, TX 78653

MONDRAGON LIZETH  
PO BOX 1185  
MANOR, TX 78653

FONSECA JOSE LUIS  
PO BOX 1081  
MANOR, TX 78653

BURSE NICHOLE ELIZABETH  
6431 BRIDGEWATER DR  
AUSTIN, TX 78723

PORTALES MARIA E  
710 BURNETT DR  
MANOR, TX 78653

MALDONADO ALICIA & VALDMAR  
707 BURNET ST  
MANOR, TX 78653

JONES ROBERT A & BRENDA F  
PO BOX 943  
MANOR, TX 78653

FORSYTHE WILLIAM & CAROLYN  
PO BOX 139  
MANOR, TX 78653

MEJIA MARTINIANO P & BLANCA E MEJIA  
PO BOX 1082  
MANOR, TX 78653

TUMLINSON RANDALL C &  
FRANCES ANN TUMLINSON  
PO BOX 414  
MANOR, TX 78653

WILLIAMS GARY M  
P O BOX 480  
MANOR, TX 78653

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653

BLUEBONNET ELECTRIC COOPERATIVE  
P O BOX 729  
BASTROP, TX 78602

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

KUSUM HOSPITALITY LLC  
11301 US HWY 290 E  
MANOR, TX 78653

COUPLAND STATE BANK  
PO BOX 616  
MCKINNEY, TX 75070

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

GLASS RETHANN  
17500B GLASS RD  
MANOR, TX 78653

SONIC DEVELOPMENT OF CENTRAL TEXAS  
AUSTIN SONIC  
PO BOX 17788  
AUSTIN, TX 78760

MKR PROPERTIES LLC SERIES 11211 US  
HWY 290  
5905 YORK BRIDGE CIR  
AUSTIN, TX 78749

MANOR VILLAGE CONDOMINIUMS LTD  
7500 W SLAUGHTER LN APT 8207  
AUSTIN, TX 78749



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

---

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.**

**BACKGROUND/SUMMARY:**

Last amended in July 2021, this amendment adds 1 sign face area to the North Elevation at the top of the building. The sign standards are not changing and remain at 36" maximum height and 16' maximum length.

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

- Coordinated Sign Plan

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.

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

---

# MEDICAL TOWERS

## SHADOWGLEN

**MASTER SIGN PLAN**

Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
 All Signs will be manufactured to accommodate 120 volt current unless otherwise Instructed by customer.

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 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL SIGNATURE and DATE 55



1 NORTH ISOMETRIC VIEW - FOR REFERENCE ONLY



2 SOUTH ISOMETRIC VIEW - FOR REFERENCE ONLY

Client: **D3Co**  
Location: **Shadowglen Medical Building**  
Sales: **IH** Designer: **MG**  
Date: **10.12.23**  
Path: **X/ESSM/D3CO/Shadowglen**  
File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

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APPROVAL, SIGNATURE and DATE 56

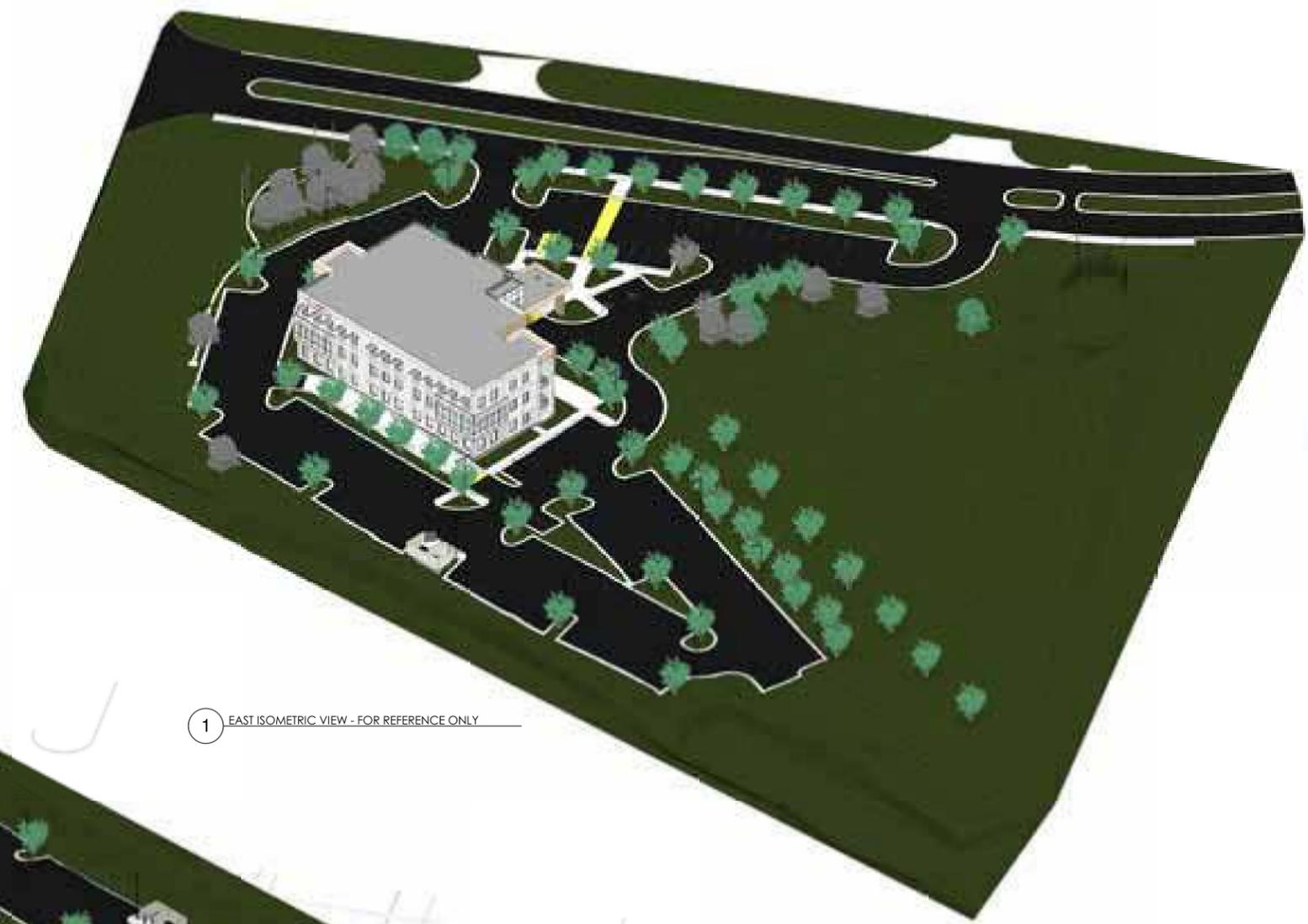
**Client: Perardi Development**  
**Location: Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: Perardi - Shadowglen MSP

**Color Schedule & Notes:**

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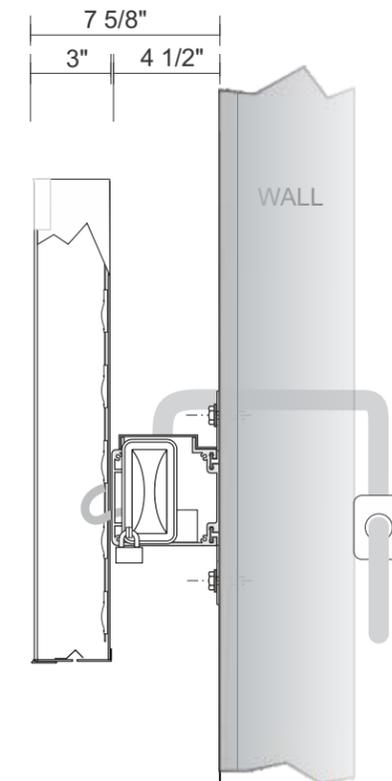
**APPROVAL, SIGNATURE and DATE** 57



1 EAST ISOMETRIC VIEW - FOR REFERENCE ONLY



2 WEST ISOMETRIC VIEW - FOR REFERENCE ONLY



**FACE-LIT CHANNEL LETTER ON RCWY SIGN SPECS:**

**FACES:** #7328 WHITE ACRYLIC W/ FIRST SURFACE VINYL

**TRIMCAP:** 1" PAINTED

**RETURNS:** 3" DEEP .040 ALUMINUM RETURNS PAINTED

**BACKS:** 3MM ACM ALUM. - INSIDE PAINTED W/ L.E.F.

**ILLUMINATION:** WHITE L.E.D. INTERNAL BELOW 3000 KELVIN (PER CITY CODE)

**MOUNTING:** 4.5" X 7" RACEWAY PTM FASCIA (T.B.D)

**\_\_\_ Sqft**

**LETTER SECTION**

N.T.S.

(1) 20 AMP. 120V CIRCUIT REQUIRED

**5621 Central Texas Dr.  
San Marcos, TX 78666**  
**☎ 210-492-9436**  
**📠 210-492-9483**  
**Toll Free: 888-492-9436**

**State License TSCL 18330**  
 Regulated by the Texas Department of Licensing and Regulation  
 PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599  
 license.state.tx.us/complaints

USA TEXAS SIGN ASSOCIATION San Antonio Sign Association UL

Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: Perardi - Shadowglen MSP

**Color Schedule & Notes:**

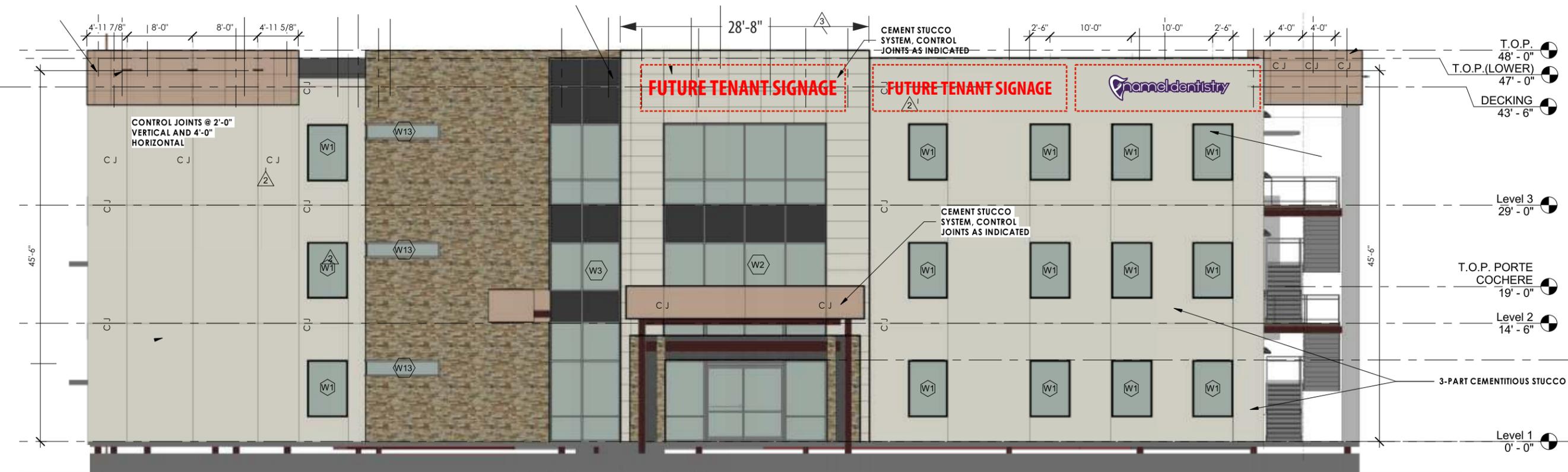
Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
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**★ Per city code illuminated signs must be turned off closing time or 10pm at the latest.**

APPROVAL, SIGNATURE and DATE 58

# NORTH ELEVATION



**5621 Central Texas Dr.  
San Marcos, TX 78666**  
**☎ 210-492-9436**  
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[license.state.tx.us/complaints](http://license.state.tx.us/complaints)

Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.17.22**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: PD Shadowglen - Exterior Sign Locations

### Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
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APPROVAL, SIGNATURE and DATE 59



# SOUTH ELEVATION

ES Item 6.

**EXECUTIVE SIGNS**.com

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San Marcos, TX 78666**  
**📞 210-492-9436**  
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**Toll Free: 888-492-9436**

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[license.state.tx.us/complaints](http://license.state.tx.us/complaints)



Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**

Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**  
 File: **Perardi - Shadowglen MSP**

**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
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**APPROVAL, SIGNATURE and DATE**

60



# EAST ELEVATION



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license.state.tx.us/complaints



Client: **Perardi Development**  
Location: **Shadowglen Medical Building**

Sales: **IH** Designer: **MG**

Date: **06.28.21**

Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**

File: **Perardi - Shadowglen MSP**

**Color Schedule & Notes:**

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APPROVAL, SIGNATURE and DATE

# WEST ELEVATION



ES Item 6.

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[license.state.tx.us/complaints](http://license.state.tx.us/complaints)  


**Client: Perardi Development**  
**Location: Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: Perardi - Shadowglen MSP

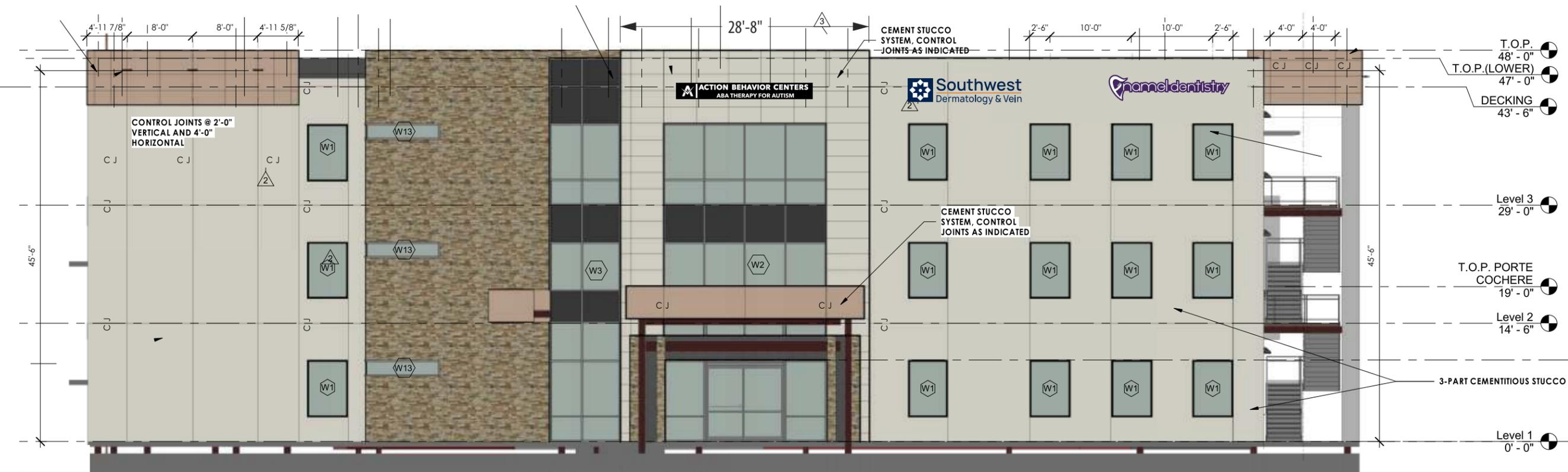
**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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**APPROVAL, SIGNATURE and DATE** 62

# NORTH ELEVATION



**5621 Central Texas Dr.  
San Marcos, TX 78666**  
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**📠 210-492-9483**  
**Toll Free: 888-492-9436**

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[license.state.tx.us/complaints](http://license.state.tx.us/complaints)

Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

### Color Schedule & Notes:

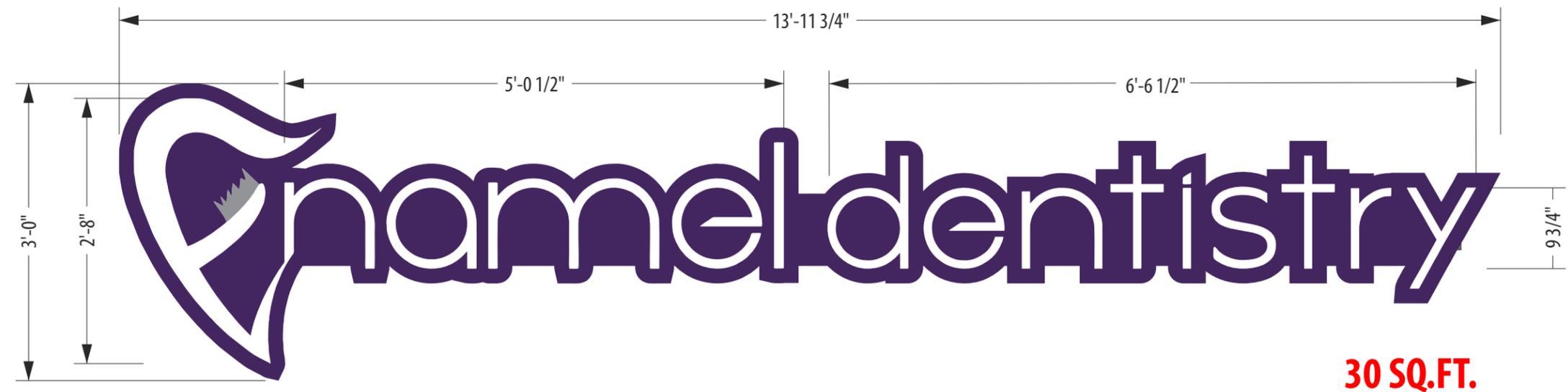


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 Each sign must have:  
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 2. Junction box installed within 6 feet of sign  
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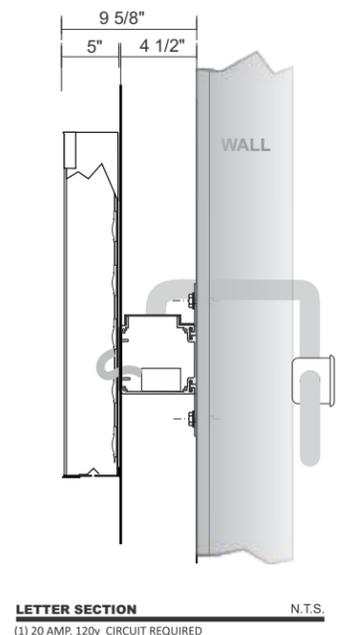
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APPROVAL, SIGNATURE and DATE 63

# NORTH ELEVATION

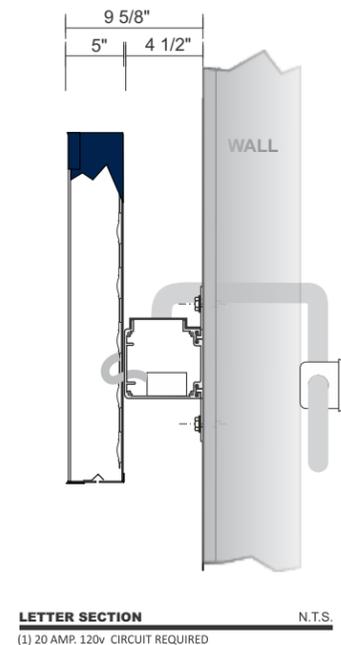


**30 SQ.FT.**



OPAQUE WHITE VINYL

**32 SQ.FT.**



**33 SQ.FT.**



5621 Central Texas Dr.  
San Marcos, TX 78666  
**O 210-492-9436**  
**F 210-492-9483**  
**Toll Free: 888-492-9436**

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Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

### Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL, SIGNATURE and DATE

64

# SOUTH ELEVATION

ES Item 6.

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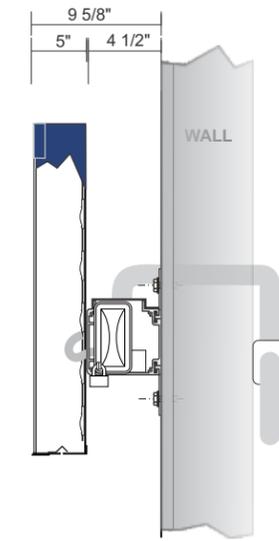
**APPROVAL, SIGNATURE and DATE** 65



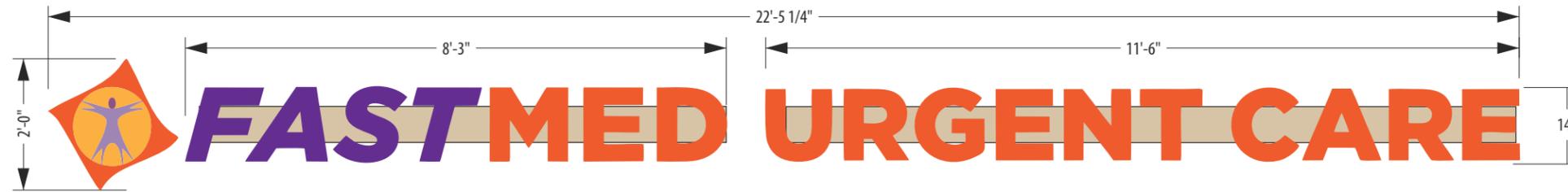
# SOUTH ELEVATION



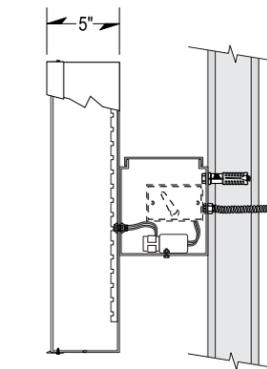
**43.3 SQ.FT.**



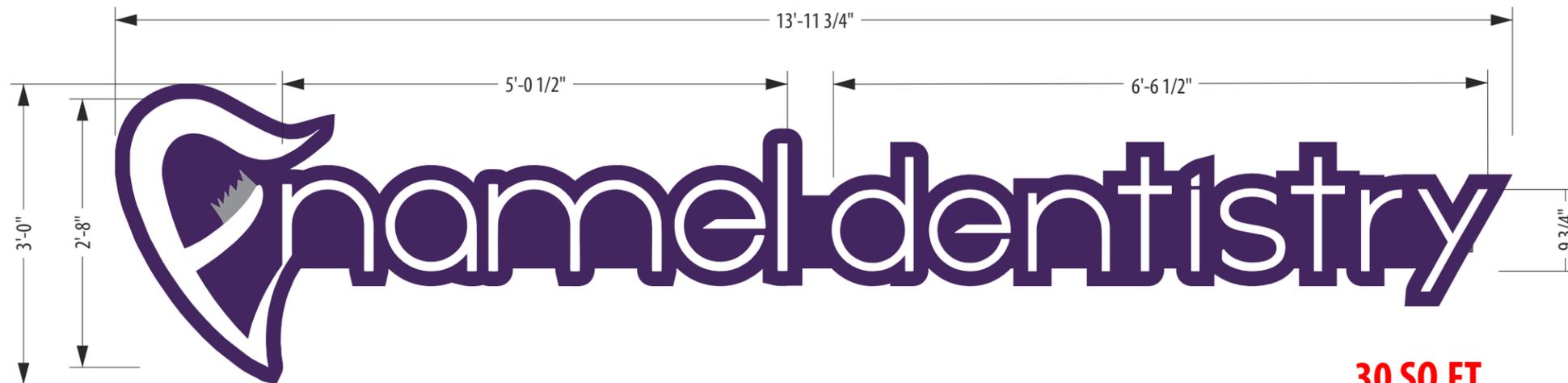
LETTER SECTION N.T.S.  
(1) 20 AMP, 120V CIRCUIT REQUIRED



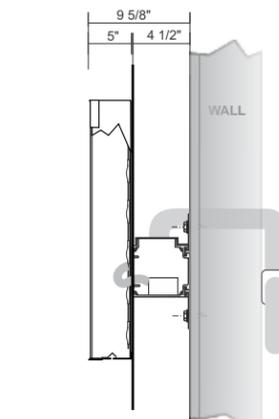
**45 Sqft**



LETTER SECTION N.T.S.  
(1) 20 AMP, 120V CIRCUIT REQUIRED



**30 SQ.FT.**



LETTER SECTION N.T.S.  
(1) 20 AMP, 120V CIRCUIT REQUIRED



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APPROVAL, SIGNATURE and DATE

# WEST ELEVATION



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**APPROVAL, SIGNATURE and DATE** 67