



Philip Tryon, Chair, Place 3
Julie Leonard, Vice-Chair, Place 1
Tasha Green, Place 2
Prince J. Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, September 08, 2021 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

EXECUTIVE SESSION

The Planning and Zoning Commission will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Manor RV Park, LLC v. City of Manor, ET AL

OPEN SESSION

The Planning and Zoning Commission will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

PUBLIC HEARING

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

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

Applicant: Jackson Walker, LLP Owner: Manor RV Park, LLC

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 Planning and Zoning Commission Minutes of August 11, 2021, Regular Session.**

REGULAR AGENDA

- 4.** **Consideration, discussion, and possible action on a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2).**

Applicant: Carlson, Brigance & Doering, Inc.

Owner: Estate of Mary Ruth Arnold Holley

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

Applicant: Jackson Walker, LLP

Owner: Manor RV Park, LLC

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

Applicant: Kimley-Horn & Associates

Owner: West Elgin Development Corp.

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

Applicant: Professional StruCIVIL Engineers, Inc.

Owner: Timmermann Properties, Inc.

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, September 3, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This property is in the process of being annexed into the city. This zoning has been filed to run concurrent with the annexation so process so when the City Council finalizes the annexation of the land into the city limits, they would also approve permanent zoning. The applicant is requesting SF-2 for the entirety of the property which is minimum 60' wide single-family lots.

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

- Letter of Intent
- Rezoning Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2).

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



August 13, 2021

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

RE: Holley-Smith Tracts

Re-Zoning Application Letter of Intent

Dear Mr. Dunlop,

On behalf of the owner, Carlson, Brigance & Doering, Inc. respectfully submits this application for a re-zoning of the Holley and Smith properties. The collective properties are a total of 136.90 acres of land currently in the ETJ of the City of Manor. A separate petition for annexation has already been submitted for these respective tracts and is scheduled for processing at the next City of Manor City Council meeting. This request for re-zoning is to enter into the City of Manor city limits as a SF-2 zoned development.

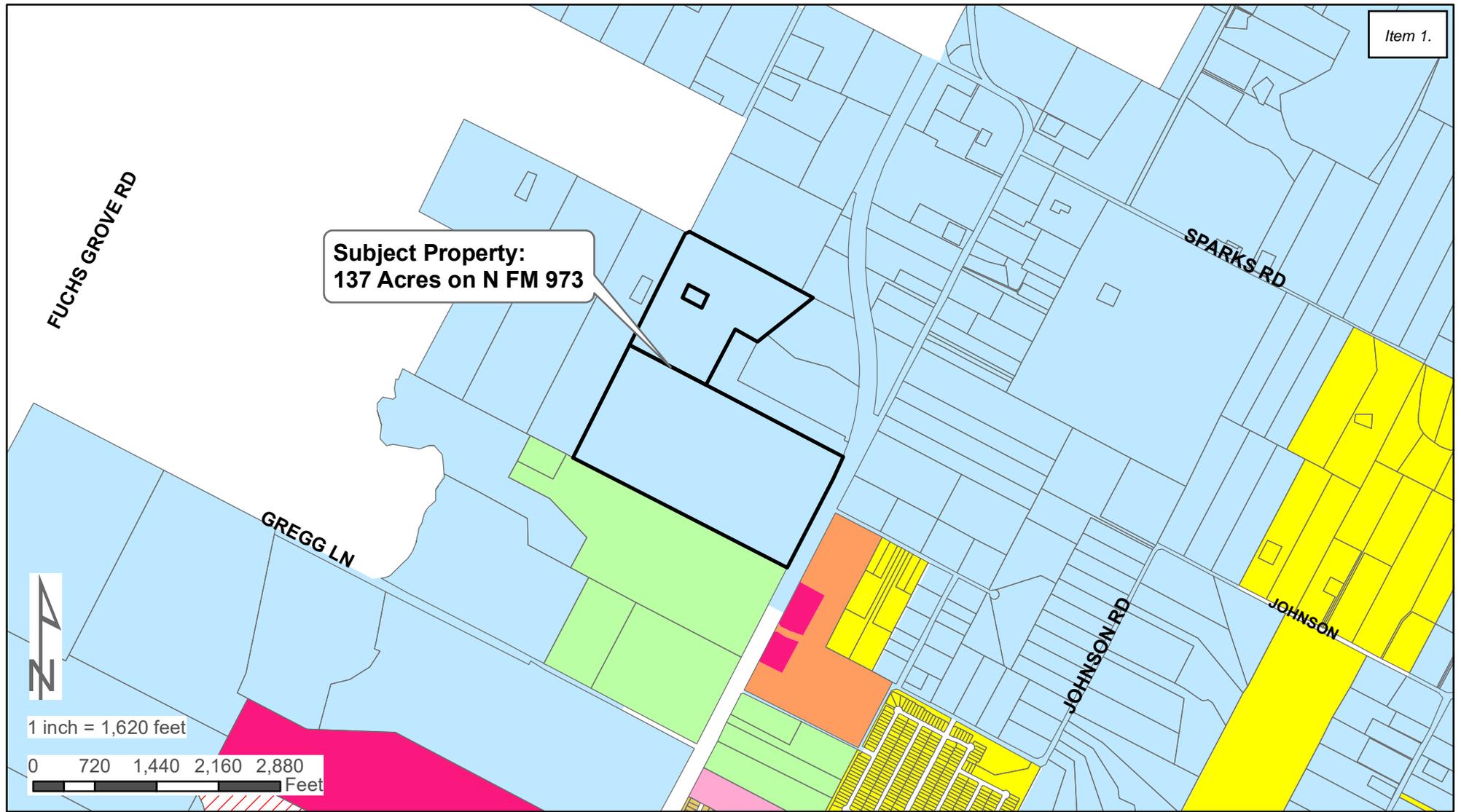
The property under consideration is located immediately adjacent to the Manor ISD Senior High School and Athletic Complex. The other surrounding land uses are residential in scope either within the Manor city limits or further ETJ. The request for SF-2 zoning is compatible with these surrounding land uses as it would present a transitional development of single-family residential into the more rural residential development in the city's ETJ.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this application.

Respectfully,

Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Senior Planner



Proposed Zoning: SF-2 Single Family Standard

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



August 19, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1360-ZO

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 137 acres +/- near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2).

***Applicant:* Carlson, Brigance & Doering, Inc.**

***Owner:* Estate of Mary Ruth Arnold Holley**

The Planning and Zoning Commission will meet at 6:30PM on September 8, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on September 15, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Robert & Lindsey Smith
15801 Anderson Road
Manor, Texas 78653

Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602

Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660

Don & Jimmy Bayer
1334 County Road 405
Lexington, Texas 78947

Kenneth & Joyce Sprinkles
15777 Anderson Road
Manor, Texas 78653

Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653

Geraldine & Edward Wolf
2868 County Road 267
Cameron, Texas 76520

Mary Ruth Holley
PO Box 1209
Manor, Texas 78653

Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 78754

Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753

Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691

Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653

John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746

Manor Independent School District
PO Box 359
Manor, Texas 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: Jackson Walker, LLP

Owner: Manor RV Park, LLC

BACKGROUND/SUMMARY:

This property is in the process of being annexed into the city and along with their annexation they have filed this rezoning request. This property has a vest (grandfathered) use as an RV Park with the County and under State regulations they are still permitted that entitlement. If the zoning is approved, their use of the property as an RV Park, if developed, would be a non-conforming use that if discontinued for a 90-day period could not be resumed.

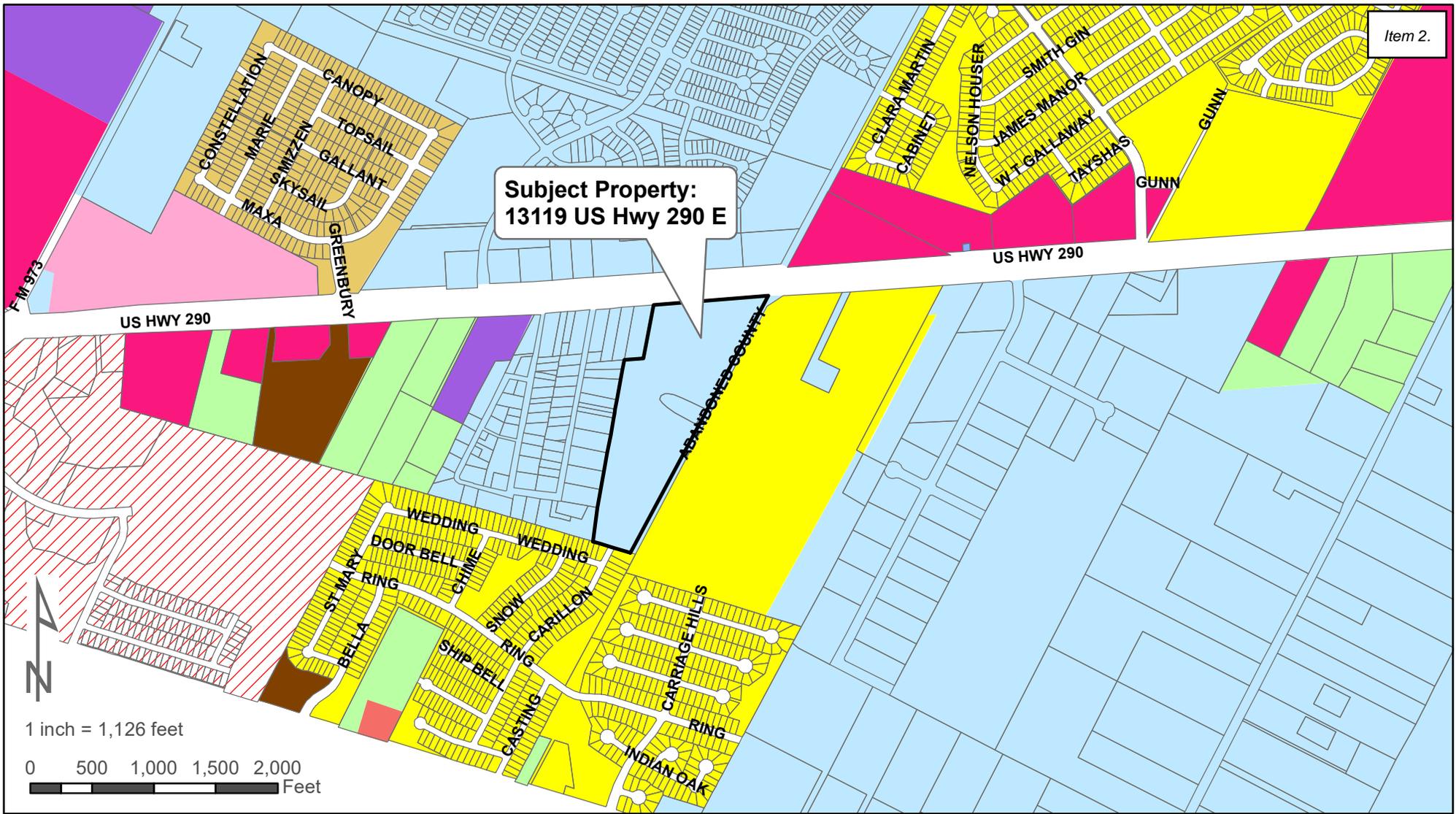
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Rezoning Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning request for 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2).

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



Proposed Zoning:

C-2 Medium Commercial

MF-2 Multi-Family 25

Zone			
	A - Agricultural		C-3 - Heavy Commercial
	SF-1 - Single Family Suburban		NB - Neighborhood Business
	SF-2 - Single Family Standard		DB - Downtown Business
	TF - Two Family		IN-1 - Light Industrial
	MF-1 - Multi-Family 15		IN-2 - Heavy Industrial
	MF-2 - Multi-Family 25		PUD - Planned Unit Development
			C-1 - Light Commercial
			C-2 - Medium Commercial
			ETJ



August 19, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1359-ZO

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 30.86 acres +/- at 13119 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* Jackson Walker, LLP**

***Owner:* Manor RV Park, LLC**

The Planning and Zoning Commission will meet at 6:30PM on September 8, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on September 15, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

PID 706103
Greystone Holdings, LLC
10016 37th Ave., Apt 1B
Corona, NY 11368-1812

PID 241013
Aguster Powell
c/o Albert Louise Hill
709 Delmar Avenue
Austin, TX 78752

PID 730652
David Valencia-Gonzales
13005 Carillon Way
Manor, TX 78653

PID 241021
Daniel Perez & Celia Enriquez-Felipe
Perez
12200 Johnson Road
Manor, TX 78653

PID 241012
Rafael Hernandez & Samira Cardona
13600 John F. Kennedy
Manor, TX 78653

PID 73061
Kelly Anne Baker
P.O. Box 10933
Austin, TX 78766

PID 241018
Hilaria Reyes
P.O. Box 169
Manor, TX 78653

PID 241009
Timothy W. Walker, Sr.
3006 Royster Avenue
Del Valle, TX 78617

PID 743335
Ginsel Family LTD
c/o Stan Ginsel
7111 Creighton Lane
Austin, TX 78723

PID 779648
Amy G. & Joseph Carlos Deleon
12915 Ceder St.
Manor, TX 78653

PID 241010, 241022
Faustino Canamero Cardero
12932 Wedding Drive
Manor, TX 78653

PID 730560
Christian Munn
12956 Wedding
Manor, TX. 78653

PID 241017
Frank D. Muniz Life Estate
501 N. Lockhart Street
Manor, TX 78653

PID 730554
Dionne I & Raleigh C. Upshur
13020 Wedding
Manor, TX 78653

PID 241028
Alberto O. & Juanita V. Fernandez, Sr.
6311 Capriola Drive
Austin, TX. 78745

PID 241027
Jose G & Soni Hernandez
12907 Ceder St.
Manor, TX 78653

PID 730555
Steven M. & Zhanna A. Albarracin
13016 Wedding Drive
Manor, TX 78653

PID 241019
Paul Lopez
12917 U.S. Hwy 290 East
Manor, TX. 78653

PID 241026
Lupe Hernandez
12907 Cedar St.
Manor, TX 78653

PID 730556
Juan Octavio Vazquez
13012 Wedding drive
Manor, TX 78653

PID 730562
Linda Y. Williams
12952 Wedding
Manor, TX. 78653

PID 241016
Anselma & San Juana Castro
12901 Ceder St.
Manor, TX 78653

PID 730557
Jose Dolores Lopez Sifuentes & Ma Del
Rosario Martinez Punte
13088 Wedding Drive
Manor, TX 78653

PID 730563
City of Manor
105 E. Eggleston Street
Manor, TX. 78653

PID 241015
Pablo R. & Ana M. Mijares
17005 John Michael Drive
Manor, TX 78653

PID 730558
Lorena Gomez
13004 Wedding Drive
Manor, TX 78653

PID 730650
Justin Lee Powell
12937 Carillon Way
Manor, TX. 78653

PID 241014
Jessie & Barbara Robertson
10406 Leaning Willow Drive
Manor, TX 78658

PID 730559
Rene & Alejandra Arellano
13000 wedding Drive
Manor, TX 78653

PID 730649
Joe & Susie Aros
12933 Carillon Way
Manor, TX. 78654

PID 730648
 Brandon Parry
 12929 Carillon Way
 Manor, TX. 787653

PID 730578
 Juan J Orellana & Paola M Reyes
 12949 Wedding Drive
 Manor, TX. 78653

PID 756012
 Presidential Glen LTD.
 Attn: Pete Dwyer
 9900 U.S. Hwy 290 East
 Manor, TX. 78653

PID 730647
 Johnny C. & Marable Castro, Jr.
 12925 Carillon Way
 Manor, TX. 78653

PID 730577
 Yeri Daniel Ramirez Lira & Laura
 Lizbeth Galan Jaquez
 12945 Wedding Drive
 Manor, TX. 78653

PID 730648
 Brandon Parry
 12929 Carillon Way
 Manor, TX. 78653

PID 795916
 Carriage Hills Homeowners Association
 Inc.
 c/o Realmanage
 P.O. Box 700128
 Dallas, TX. 75370

PID 730646
 Pablo & Andrea Montes
 12921 Carillon Way
 Manor, TX. 78653

PID 795917
 Riga R. Reyes
 13201 Pine Needle Street
 Manor, TX. 78653

PID 730615
 Ivy & Phinga Ta Vu
 7906 Issac Pryor Drive
 Austin, TX. 78749

PID 795915
 Rita Cedillo Lopez
 13204 Pine Needle Street
 Manor, TX. 78653

PID 730614
 Sheryl A. McGlory
 13013 Wedding Drive
 Manor, TX. 78653

PID 795914
 Moise Kwane & Nicole Reed
 13208 Pine Needle Street
 Manor, TX. 78653

PID 730613
 Marietta T. Russell
 13009 Wedding Drive
 Manor, TX. 78653

PID 795913
 Cain Espinosa
 13212 Pine Needle Street
 Manor, TX. 78653

PID 730610
 Lynn & Carlene Sanders
 20625 Adobe Trail
 Lago Vista, TX. 78645

PID 795912
 Jorge Morales
 13216 Pine Needle Street
 Manor, TX. 78653

PID 730612
 Michelle L. Schreiber
 12933 Snow Lane
 Manor, TX. 78653

PID 756006
 Lion Capital LLC
 433 W. North Loop
 Houston, TX. 77008

PID 730611
 Renato Luna & Maria D. Carmen
 Pedraza
 12929 Snow Lane
 Manor, TX. 78653

PID 756005
 IBC Partners LTD
 9900 U.S. Hwy 290 East
 Manor, TX. 78653



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
AUGUST 11, 2021**

PRESENT:

Philip Tryon, Chair, Place 3 (Absent)

COMMISSIONERS:

Julie Leonard, Vice Chair, Place 1
Tasha Green, Place 2
Prince John Chavis, Place 4
Grant E. loveless, Place 5
Cecil Meyer, Place 6
Lakesha Small, Place 7 (Absent)

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, City Engineer
Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Leonard at 6:33 p.m. on Wednesday, August 11, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

1. **Public Hearing:** Conduct a public hearing on a rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2). *Applicant: BGE, Inc. Owner: DR Horton.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

The discussion was held regarding the proposed Medium Commercial Zoning.

Bill Pohl with Pohl Partners, 10800 Pecan Park Blvd, Suite 125, Austin, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

Ed Wolf, 2868 CR 267, Cameron, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

Jennie Braasch with Pohl Partners, 10800 Pecan Park Blvd, Suite 125, Austin, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

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

There was no further discussion.

Motion to close carried 5-0

2. **Public Hearing:** Conduct a public hearing on a rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2). *Applicant: ADM Group. Owner: Manor Independent School District.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

The discussion was held regarding traffic flow, road conditions, future TxDOT development plans, and development time frames.

Commissioner Loveless expressed his concerns regarding traffic and requested to see recommendations from TxDOT once they are available.

Commissioner Green expressed her concerns regarding traffic and the increased risk of accidents with injuries or fatalities as the result of the rise in traffic.

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

There was no further discussion.

Motion to close carried 5-0

3. **Public Hearing:** Conduct a public hearing on a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2). *Applicant: Claycomb Associates. Owner: Manor Independent School District.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request and the areas on campus that would benefit from the approval of this item.

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

There was no further discussion.

Motion to close carried 5-0

4. **Public Hearing:** Conduct a public hearing on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3). *Applicant: CLGann, LC. Owner: LEKCAM Communications, LLC.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop stated that the applicant for this item withdrew the request.

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

There was no further discussion.

Motion to close carried 5-0

5. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX. *Applicant: Kimley-Horn and Associates. Owner: 2020 Adelante, LLC.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the Preliminary Plat for the Cottages at Manor Subdivision. Director Dunlop answered questions about the history and location of the non-discretionary preliminary plat.

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

There was no further discussion.

Motion to close carried 5-0

6. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. *Applicant: Kimley-Horn and Associates. Owner: FM 973 Building Hope, LLC.*

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the proposed Preliminary Plat for the Compass Rose Academy Subdivision.

Stephanie Ward, 13915 Sun Crest Rd., Manor, Texas, submitted a speaker card in opposition of this item and requested to speak. Ms. Ward expressed her concerns regarding the rapid new development in Manor, her frustration with traffic flow as a result of the growth, and her confusion regarding the exact order in which changes would occur to correct the problems that arise as a result of the growth.

Commissioner Green address Ms. Ward's concerns ensuring her that the city would be working with TxDOT to assist with any issues as they arrived. She encouraged everyone to contact TxDOT directly with emails and phone calls about any questions or concerns so the appropriate party will be aware of the community's concerns and hardships.

Vice Chair Leonard informed the audience of the Comprehensive Plan that the City is currently working on.

Commissioner Chavis informed the audience of the Comprehensive Plan Advisory Committee meetings that were currently being held and encouraged them to attend the next meeting scheduled for August 12, 2021, at 6:30 p.m. for more information about what the committee is discussing for the future of Manor.

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

There was no further discussion.

Motion to close carried 5-0

7. **Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.**

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

Vice Chair Leonard opened the public hearing.

Development Services Director Dunlop discussed the Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision.

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

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

8. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of July 14, 2021, Regular Session.**

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to approve the consent agenda.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

- 9. Consideration, discussion, and possible action on a rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2). Applicant: BGE, Inc. Owner: DR Horton.**

The City staff recommended that the P&Z Commission approve the rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

Jennie Braasch with Pohl Partners, 10800 Pecan Park Blvd, Suite 125, Austin, Texas, submitted a speaker card in support of this item. Ms. Braasch stated that she represents the landowner who is still under contract with the applicant and developer and the purpose of the rezoning request is to be able to come into compliance with TxDOT's requirements for access points.

Ed Wolf, 2868 CR 267, Cameron, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

Bill Pohl with Pohl Partners, 10800 Pecan Park Blvd, Suite 125, Austin, Texas, submitted a speaker card in support of this item. Mr. Pohl answered questions from the Commission regarding the requirements being issued by TxDOT and Travis County as well as future plans of development to assist with traffic flow.

Development Services Director Dunlop discussed multijurisdictional traffic impact analysis, who has the most control over the requirements, and how that can impact the development of the project.

MOTION: Upon a motion made by Commissioner Myer and Seconded by Commissioner Loveless to approve the rezoning request.

There was no further discussion.

Motion to approve carried 5-0

- 10. Consideration, discussion, and possible action a rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2). Applicant: ADM Group. Owner: Manor Independent School District.**

The City staff recommended that the P&Z Commission approve the rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

Development Services Director Dunlop discussed the rezoning request and the appropriateness of the request for the change in current zoning.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to approve the rezoning request.

There was no further discussion.

Motion to approve carried 4-1 (Vice Chair Leonard voted against)

- 11. Consideration, discussion, and possible action on a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2). Applicant: Claycomb Associates. Owner: Manor Independent School District.**

The City staff recommended that the P&Z Commission approve a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

The discussion was held regarding the rezoning of item and the impact to traffic around the area.

MOTION: Upon a motion made by Commissioner Myer and Seconded by Commissioner Loveless to approve the rezoning request.

There was no further discussion.

Motion to approve carried 5-0

- 12. Consideration, discussion, and possible action on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3). Applicant: CLGann, LC. Owner: LEKCAM Communications, LLC.**

The City staff recommended that the P&Z Commission approve the motion of withdrawal by the applicant.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to approve the request for withdrawal.

There was no further discussion.

Motion to approve carried 5-0

13. Consideration, discussion, and possible action on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: 2020 Adelante, LLC.

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX

Jason Reece with Kimley-Horn and Associates, 10814 Jollyville Rd., Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

The discussion was held regarding the Preliminary Plat and the location of the development.

Development Services Director Dunlop discussed the traffic control devices planned for the area around Hill Lane.

MOTION: Upon a motion made by Commissioner Myer and Seconded by Commissioner Green to approve the Preliminary Plat.

There was no further discussion.

Motion to approve carried 5-0

14. Consideration, discussion, and possible action on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: FM 973 Building Hope, LLC.

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX

Brandon Hammann with Kimley-Horn, 10814 Jollyville Rd., Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

Development Services Director Dunlop discussed the traffic impact analysis.

The discussion was held regarding the traffic impact studies.

Commissioner Loveless stated that he would like to review the TIA studies once they are available. The discussion was held regarding the traffic impact studies.

Stephanie Ward, 13915 Sun Crest Rd., Manor, Texas, submitted a speaker card in opposition of this item. Ms. Ward questioned the general makeup of the traffic type the school would be generating and the impact this development would have on Sun Crest Road.

Development Services Director Dunlop discussed the expected traffic impact for the roads and neighborhoods around the school.

MOTION: Upon a motion made by Commissioner Loveless and Seconded by Commissioner Green to approve the rezoning request.

There was no further discussion.

Motion to approve carried 5-0

- 15. Consideration, discussion, and possible action on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

Development Services Director Dunlop discussed the Preliminary Plat and the planned development for this section of land.

MOTION: Upon a motion made by Commissioner Myer and Seconded by Commissioner Loveless to approve the rezoning request.

There was no further discussion.

Motion to approve carried 5-0

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

The City staff recommended that the P&Z Commission deny the Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX, based on Engineer's Comments.

Development Services Director Dunlop discussed the recommendation of denial stating that the plat needed changes and was not ready to be approved.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to deny the Short Form Final Plat for the Ryper Subdivision.

There was no further discussion.

Motion to deny carried 5-0

- 17. Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.**

The City staff recommended that the P&Z Commission approve the Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

Development Services Director Dunlop discussed the Final Plat and confirmed the plat was for the Mexican Food Market.

MOTION: Upon a motion made by Commissioner Myer and Seconded by Commissioner Green to approve the Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision.

There was no further discussion.

Motion to approve carried 5-0

- 18. Consideration, discussion, and possible action on a Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX. Applicant: Kimley-Horn and Associates, Inc. Owner: 706 Development Corporation.**

The City staff recommended that the P&Z Commission approve the Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX, with conditions.

Michaelann Durden with Kimley-Horn and Associates, 10814 Jollyville Rd. Bldg 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

Development Services Director Dunlop restated the recommendations and requirements needed to be in compliance with the development agreement with the city. These changes were made, and the plat is pending approval from the City's Engineer. The changes made were slight modifications to park land and adding plat notes.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to approve the Final Plat for the Lagos Subdivision Phases 4 & 5 with the conditions of added plat notes and Engineer recommended modifications to the park land area.

There was no further discussion.

Motion to approve carried 5-0

- 19. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Forestar (USA) Real Estate Group.**

The City staff recommended that the P&Z Commission conditionally approve the Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX, pending legal review and approval of the License Agreement.

Development Services Director Dunlop confirmed the Final Plat was in compliance with the development agreement with the city, however, it is still under legal review pending approval.

Alex Granados with Kimley-Horn, 10814 Jollyville Rd., Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item. Mr. Granados answered questions from Commissioners regarding Fire Department reviewed and approved access points.

The discussion was held regarding roadway and access points. Commissioner Meyer expressed his displeasure with the limited access points for this development.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to conditionally approve the Final Plat for the Manor Heights Phase 2 Section 1A pending legal approval for the licensing agreement.

There was no further discussion.

Motion to approve carried 4-1 (Commissioner Myer voted against)

- 20. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Forestar (USA) Real Estate Group.**

The City staff recommended that the P&Z Commission conditionally approve the Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX, pending legal review and approval of the license agreement.

Development Services Director Dunlop confirmed the Final Plat was in compliance with the development agreement with the city, however, it is still under legal review pending approval.

Alex Granados with Kimley-Horn, 10814 Jollyville Rd., Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item. but did not wish to speak; however, he was available to answer any questions.

The discussion was held regarding the points of access.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to conditionally approve the Final Plat for the Manor Heights Phase 2 Section 1B pending legal approval for the licensing agreement.

There was no further discussion.

Motion to approve carried 4-1 (Commissioner Meyer voted against)

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to adjourn the regular session of the P&Z Commission at 8:00 p.m. on Wednesday, August 11, 2021.

There was no further discussion.

Motion to approve carried 5-0

These minutes approved by the P&Z Commission on the 8th day of September 2021.

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Scott Dunlop
Interim City Manager
Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

- August 11, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the August 11, 2021, Regular Session.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This property is in the process of being annexed into the city. This zoning has been filed to run concurrent with the annexation so process so when the City Council finalizes the annexation of the land into the city limits, they would also approve permanent zoning. The applicant is requesting SF-2 for the entirety of the property which is minimum 60' wide single-family lots.

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

- Letter of Intent
- Rezoning Map

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2).

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



Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

August 13, 2021

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

RE: Holley-Smith Tracts

Re-Zoning Application Letter of Intent

Dear Mr. Dunlop,

On behalf of the owner, Carlson, Brigance & Doering, Inc. respectfully submits this application for a re-zoning of the Holley and Smith properties. The collective properties are a total of 136.90 acres of land currently in the ETJ of the City of Manor. A separate petition for annexation has already been submitted for these respective tracts and is scheduled for processing at the next City of Manor City Council meeting. This request for re-zoning is to enter into the City of Manor city limits as a SF-2 zoned development.

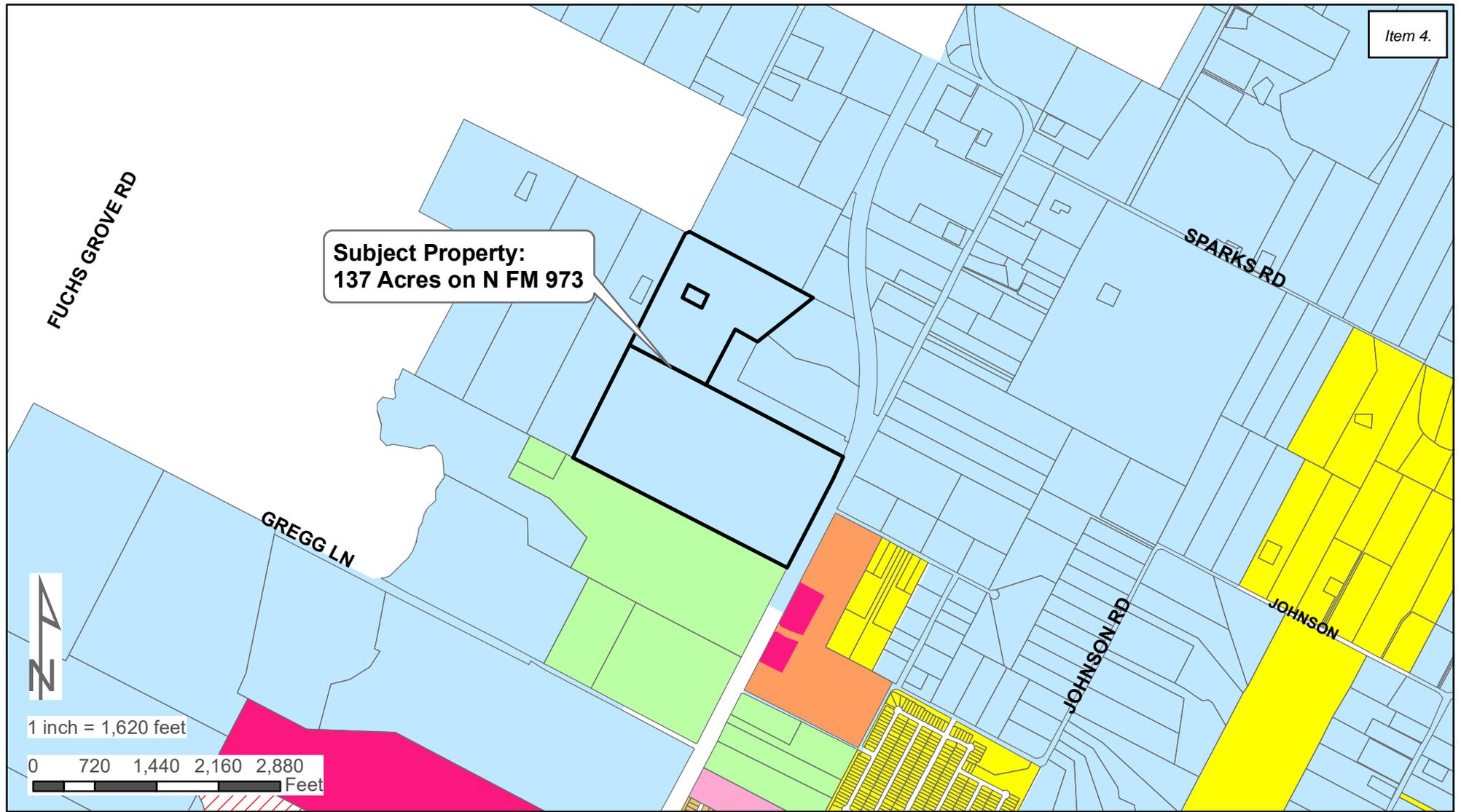
The property under consideration is located immediately adjacent to the Manor ISD Senior High School and Athletic Complex. The other surrounding land uses are residential in scope either within the Manor city limits or further ETJ. The request for SF-2 zoning is compatible with these surrounding land uses as it would present a transitional development of single-family residential into the more rural residential development in the city's ETJ.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this application.

Respectfully,

Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Senior Planner



Proposed Zoning: SF-2 Single Family Standard

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This property is in the process of being annexed into the city and along with their annexation they have filed this rezoning request. This property has a vest (grandfathered) use as an RV Park with the County and under State regulations they are still permitted that entitlement. If the zoning is approved, their use of the property as an RV Park, if developed, would be a non-conforming use that if discontinued for a 90-day period could not be resumed.

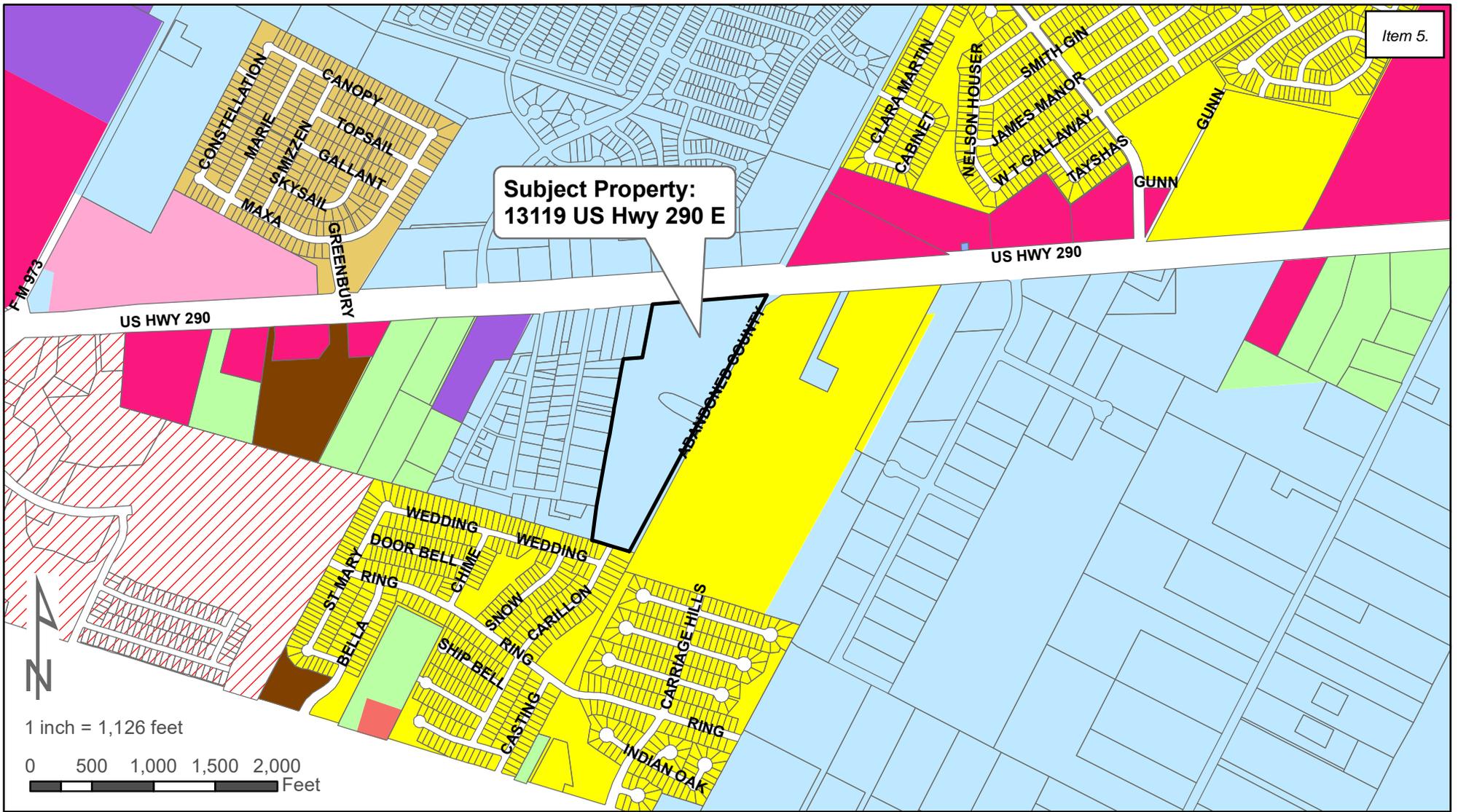
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Rezoning Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a rezoning request for 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2).

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

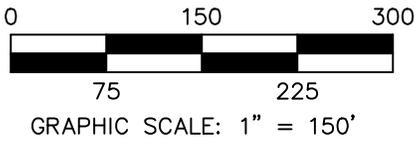


Proposed Zoning:

C-2 Medium Commercial

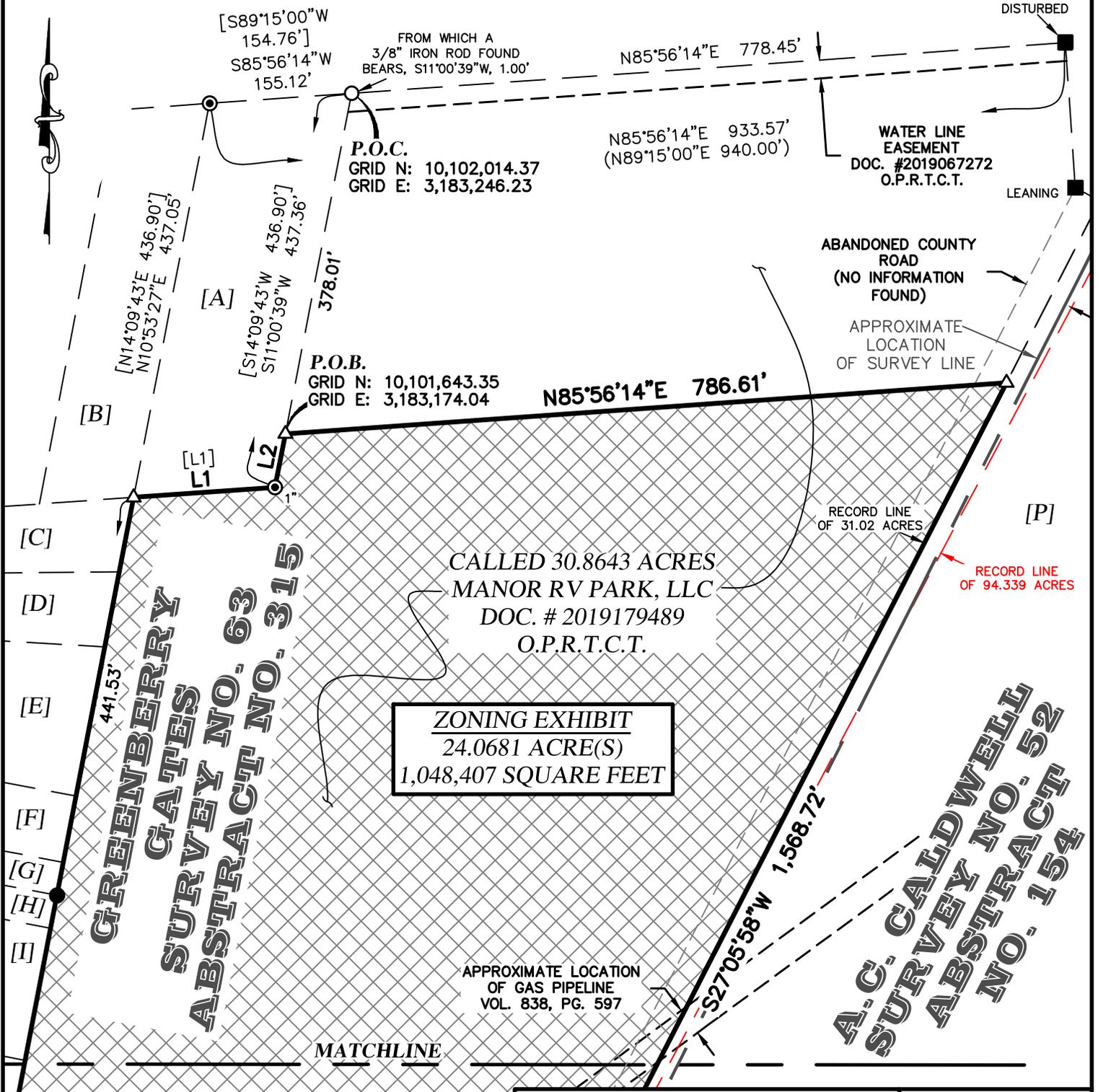
MF-2 Multi-Family 25

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



U.S. HIGHWAY 290 EAST (240' R.O.W.)

Item 5.



**24.0681 ACRES
ZONING EXHIBIT
City of Manor,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/18/2021
Project:	00835
Scale:	1" = 150'
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR 32
Sheet:	

Item 5.

MATCHLINE

APPROXIMATE LOCATION
OF GAS PIPELINE
VOL. 838, PG. 597

CALLED 30.8643 ACRES
MANOR RV PARK, LLC
DOC. # 2019179489
O.P.R.T.C.T.

ZONING EXHIBIT
24.0681 ACRE(S)
1,048,407 SQUARE FEET

**A.C. CALDWELL
SURVEY NO. 52
ABSTRACT NO. 154**

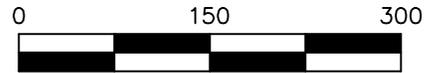
**GREENBERRY
GATES
SURVEY NO. 63
ABSTRACT NO. 315**

[P]
CALLED 94.339 ACRES
GINSEL FAMILY, LTD.
DOC. # 2006248015
O.P.R.T.C.T.
DESCRIBED IN
METES & BOUNDS
IN DOC. # 2004055639
O.P.R.T.C.T.
AND
VOL. 3120, PG. 698
D.R.T.C.T.

[J]
[K]
[L]
[M]
[N]

BLOCK "D"
46 | 47 | 48 | 49 | 50 | 51 | 52
WEDDING DRIVE
(50' R.O.W.)
CARILLON WAY
(50' R.O.W.)
BLOCK "I"
19 | 20 | 21 | 22

SEE
DETAIL "B"



GRAPHIC SCALE: 1" = 150'



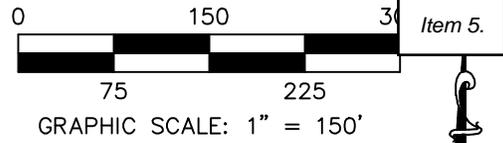
24.0681 ACRES ZONING EXHIBIT City of Manor, Travis County, Texas



A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/18/2021
Project:	00835
Scale:	1" = 150'
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR 33
Sheet:	2



**U.S. HIGHWAY 290 EAST
(240' R.O.W.)**

(N89°15'00"E 940.00')
(N85°56'14"E 933.57')

P.O.B.
GRID N: 10,102,014.37
GRID E: 3,183,246.23
FROM WHICH A
3/8" IRON ROD FOUND
BEARS, S11°00'39"W, 1.00'

**WATER LINE
EASEMENT
DOC. #2019067272
O.P.R.T.C.T.**

DISTURBED

(L1)
L1

DISTURBED

(L2)
L2

LEANING

N85°56'14"E 778.45'

ZONING EXHIBIT
6.7962 ACRE(S)
296,043 SQUARE FEET

APPROXIMATE
LOCATION
OF SURVEY LINE

**ABANDONED COUNTY
ROAD
(NO INFORMATION
FOUND)**

RECORD LINE
OF 31.02 ACRES
(DOC. NO. 1999148737
O.P.R.T.C.T.)

RECORD LINE
OF 94.339 ACRES

CALLED 30.8643 ACRES
MANOR RV PARK, LLC
DOC. # 2019179489
O.P.R.T.C.T.

[C]

**A.C. CALDWELL
SURVEY NO. 52
ABSTRACT
NO. 154**

[S89°15'00"W
154.76']
S85°56'14"W
155.12'

[B]

[A]

[N14°09'43"E
N11°00'39"E
N11°00'39"E 378.01'
436.90']
437.36'

59.35'

S85°56'14"W 786.61'

**GREENBERRY
GATES
SURVEY NO. 63
ABSTRACT NO. 315**

**6.7962 ACRES
ZONING EXHIBIT
City of Manor,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/18/2021
Project:	00835
Scale:	1" = 150'
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR 34
Sheet:	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Presidential Heights Subdivision Phase 6, one hundred twenty-seven (127) lots on 25.26 acres, more or less, and being located near the intersection of Jamie Drive and Shooter McGavin Drive, Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: West Elgin Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineer. It is the final phase of Presidential Heights and of the 127 lots 126 are single family lots.

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

- Plat
- Engineer Comments
- Conformance Letter

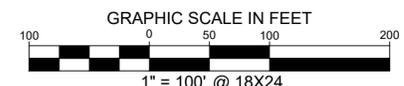
STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Final Plat for Presidential Heights Subdivision Phase 6, one hundred twenty-seven (127) lots on 25.26 acres, more or less, and being located near the intersection of Jamie Drive and Shooter McGavin Drive, Manor, TX.

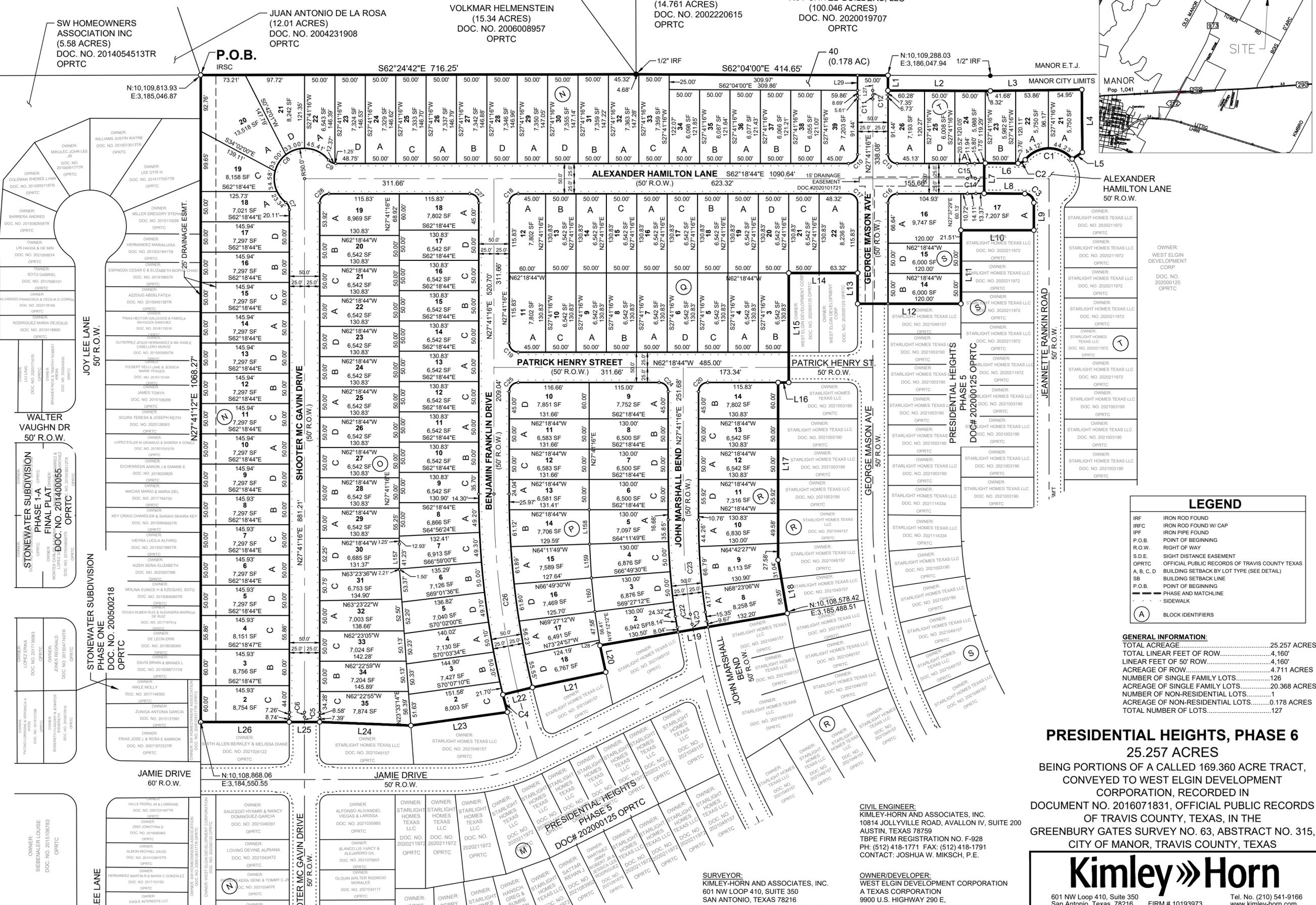
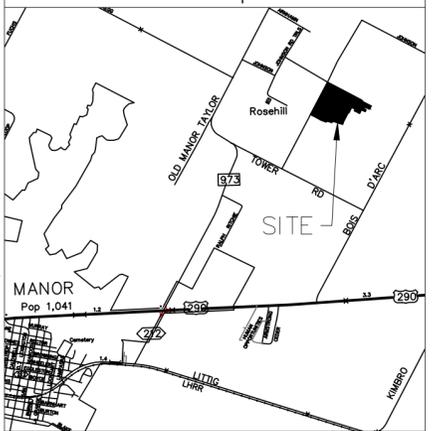
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

LOT SUMMARY TABLE PHASE 6					
TYPE	A	B	C	D	TOTAL
PHASE 6	48	26	28	24	126

MINIMUM LOT WIDTH	60 FT	50 FT	TOTAL
PHASE 6	5	121	126



VICINITY MAP SCALE: 1" = 3500'



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
A, B, C, D	BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
SB	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
- - -	PHASE AND MATCHLINE
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS

GENERAL INFORMATION:	
TOTAL ACREAGE.....	25.257 ACRES
TOTAL LINEAR FEET OF ROW.....	4,160'
LINEAR FEET OF 50' ROW.....	4,160'
ACREAGE OF ROW.....	4.711 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	126
ACREAGE OF SINGLE FAMILY LOTS.....	20.368 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	1
ACREAGE OF NON-RESIDENTIAL LOTS.....	0.178 ACRES
TOTAL NUMBER OF LOTS.....	127

PRESIDENTIAL HEIGHTS, PHASE 6
25.257 ACRES
 BEING PORTIONS OF A CALLED 169.360 ACRE TRACT,
 CONVEYED TO WEST ELGIN DEVELOPMENT
 CORPORATION, RECORDED IN
 DOCUMENT NO. 2016071831, OFFICIAL PUBLIC RECORDS
 OF TRAVIS COUNTY, TEXAS, IN THE
 GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315,
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SALBY	JGM	7/21/2021	069244523	1 OF 3

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JOHN G. MOSEIER, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
 WEST ELGIN DEVELOPMENT CORPORATION
 A TEXAS CORPORATION
 9900 U.S. HIGHWAY 290 E,
 MANOR, TEXAS 78653
 PH: (512) 327-7415
 CONTACT: DANNY BURNETT

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



Texas Engineering Firm #4242

Date: Wednesday, May 19, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor, TX. 78653

Dear Hannah Terry,

The first submittal of the Presidential Heights Phase 6 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided.
2. The drainage easement should be labeled as a drainage easement not a proposed easement.
3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.
4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.
6. If construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Ordinance requirements.
7. A copy of the deed restrictions or covenants should be provided.

5/19/2021 9:09:14 AM
Presidential Heights Phase 6 Final Plat
2021-P-1330-FP
Page 2

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

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday May 19, 2021

Travis Barber
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
travis.barber@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential
Heights Phase 6 Final Plat,
Manor, TX. 78653

Dear Travis Barber,

The first submittal of the Presidential Heights Phase 6 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on April 28, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided.
OWNER NAMES ADDED TO ALL PROPERTIES WITHIN 300' OF THE SUBDIVISION BOUNDARY AND VIEWPORT HAS BEEN ADJUSTED.
2. The drainage easement should be labeled as a drainage easement not a proposed easement.
LABEL AMENDED FROM "PROPOSED 25' DRAINAGE ESMT." TO "25' DRAINAGE ESMT."
3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.
NO FEMA FLOODPLAIN IS CONTAINED WITHIN THIS PLAT BOUNDARY AND THE ENGINEER'S CERTIFICATION HAS BEEN UPDATED.
4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
BEARINGS AND DISTANCES ADDED IN TABLE ON PAGE 3. N&E COORDINATES ADDED TO FOUR CORNERS OF PLAT.
5. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.
THIS PLAT IS NOT CONTAINED WITHIN FEMA
6. If construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Ordinance requirements.
ACKNOWLEDGED. A REVISED FISCAL ESTIMATE WILL BE PROVIDED BASED ON COMPLETED CONSTRUCTION PRIOR TO FINAL PLAT RECORDATION.
7. A copy of the deed restrictions or covenants should be provided.

A COPY OF THE DEED RESTRICTIONS RECORDED UNDER DOCUMENT NO. 2016167420 HAVE BEEN PROVIDED WITH THIS SUBMITTAL. PHASE 6 WILL BE ANNEXED INTO THE HOA ONCE SUBDIVISION CONSTRUCTION IMPROVEMENTS HAVE BEEN COMPLETED.

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

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

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

Thank you,



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



Texas Engineering Firm #4242

Date: Wednesday, June 30, 2021

Hannah Terry
 Kimley-Horn & Associates
 10814 Jollyville Rd BLDG IV, STE 200
 Austin TX 78759
 hana.terry@kimley-horn.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1330-FP
 Job Address: Presidential Heights Phase 6 Final Plat, Manor 78653

Dear Hannah Terry,

The subsequent submittal of the Presidential Heights Phase 6 Final Plat submitted by Kimley-Horn & Associates and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- 1. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided. Some of the lots in the adjacent phases have owners but no deed references. Please provide deed references of individual lot owners.**
- ~~2. The drainage easement should be labeled as a drainage easement not a proposed easement.~~
- ~~3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.~~
- ~~4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~5. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.~~
- 6. If construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Ordinance requirements.**
- ~~7. A copy of the deed restrictions or covenants should be provided.~~

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

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

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, August 12, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor 78653

Dear Hannah Terry,

We have conducted a review of the final plat for the above-referenced project, submitted by Hannah Terry and received by our office on July 22, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, August 12, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor 78653

Dear Hannah Terry,

We have conducted a review of the final plat for the above-referenced project, submitted by Hannah Terry and received by our office on July 22, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

- Plat
- Engineer Comments

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny based on engineer's comments a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.

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

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, TIMMERMAN PROPERTIES, INC., THE OWNER OF THE CALLED REMAINDER OF 12.67 ACRE TRACT OF LAND OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT 154 OF TRAVIS COUNTY, TEXAS, AND SAID TRACT BEING CONVEYED TO TIMMERMAN PROPERTIES, INC., BY A SPECIAL WARRANTY DEED, RECORDED IN VOLUME 11958, PAGE 567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RYPER SUBDIVISION FINAL PLAT OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE 8.834 ACRES OF LAND OUT OF THE SAID REMAINDER OF 12.67 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED.

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

TIMMERMAN PROPERTIES, INC.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, REX L. HACKETT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5573
DATE _____



ENGINEER'S CERTIFICATION

I, MIRZA T. BAIG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FORM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0485J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

MIRZA T. BAIG
REGISTERED PROFESSIONAL ENGINEER NO. 82577
DATE _____



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

APPROVED: _____ ATTEST: _____
PHILIP TRYON, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

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

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE JR., MAYOR _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., DULY RECORDED ON THE DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.
DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000767961.
- SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.



FILE: K:\17252\17252-0001-00 RYPER, LLC - NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG	
JOB NO: 17252-0001-00	DRAWN BY: TJS
DATE: August 17, 2021	CHECKED BY: RLH
SCALE: 1" = 100'	REVISED:

RYPER SUBDIVISION
FINAL PLAT



Texas Engineering Firm #4242

Date: Wednesday, August 4, 2021

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

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear PSCE Inc.,

The first submittal of the Ryper Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Professional StruCIVIL Engineers Inc and received on July 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

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

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

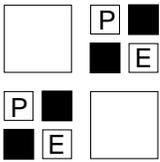
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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

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

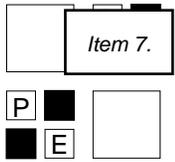
Thank you,



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



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL TRANSPORTATION

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

FORMAL RESPONSE LETTER U1

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

Engineer Review

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



Texas Engineering Firm #4242

Date: Thursday, September 2, 2021

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

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear PSCE Inc.,

The subsequent submittal of the Ryper Subdivision Short Form Final Plat submitted by Professional StruCIVIL Engineers Inc and received on July 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

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

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

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

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

Thank you,



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