



Julie Leonard, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Felix Paiz, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, January 11, 2023 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

- 1.** Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).
Applicant: Jiwon Jung
Owner: Buildblock
- 2.** Conduct a public hearing on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).
Applicant: Jiwon Jung
Owner: Buildblock
- 3.** Conduct a public hearing on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).
Applicant: Jiwon Jung
Owner: Buildblock

- 4.** Conduct a public hearing on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).
Applicant: Mahoney Engineering
Owner: River City Partners Ltd.
- 5.** Conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.
Applicant: I.T Gonzalez Engineers
Owner: Gerald Jaimes
- 6.** Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.
Applicant: ALM Engineering
Owner: Greenview Manor Commons SW LP

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.

- 7.** Consideration, discussion, and possible action to approve the minutes of December 14, 2022, P&Z Commission Regular Meeting.

REGULAR AGENDA

- 8.** Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).
Applicant: Jiwon Jung
Owner: Buildblock
- 9.** Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).
Applicant: Jiwon Jung
Owner: Buildblock
- 10.** Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).
Applicant: Jiwon Jung
Owner: Buildblock

- 11.** Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).
Applicant: Mahoney Engineering
Owner: River City Partners Ltd.
- 12.** Consideration, discussion, and possible action on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.
Applicant: I.T Gonzalez Engineers
Owner: Gerald Jaimes
- 13.** Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.
Applicant: ALM Engineering
Owner: Greenview Manor Commons SW LP
- 14.** Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for 203 West Murray Ave.
- 15.** Consideration, discussion, and possible action on a 2023 Subdivision Calendar.
- 16.** Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Chairperson to serve a 1-year term.
- 17.** Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Vice-Chair to serve a 1-year term.

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, January 6, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 101 W Boyce St, Manor, TX 78653

Property ID: 238627

Legal Description: LOT 4-5 BLK 43 MANOR TOWN OF

The property owner seeks to rezone the 0.264-acre lot located at 101 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

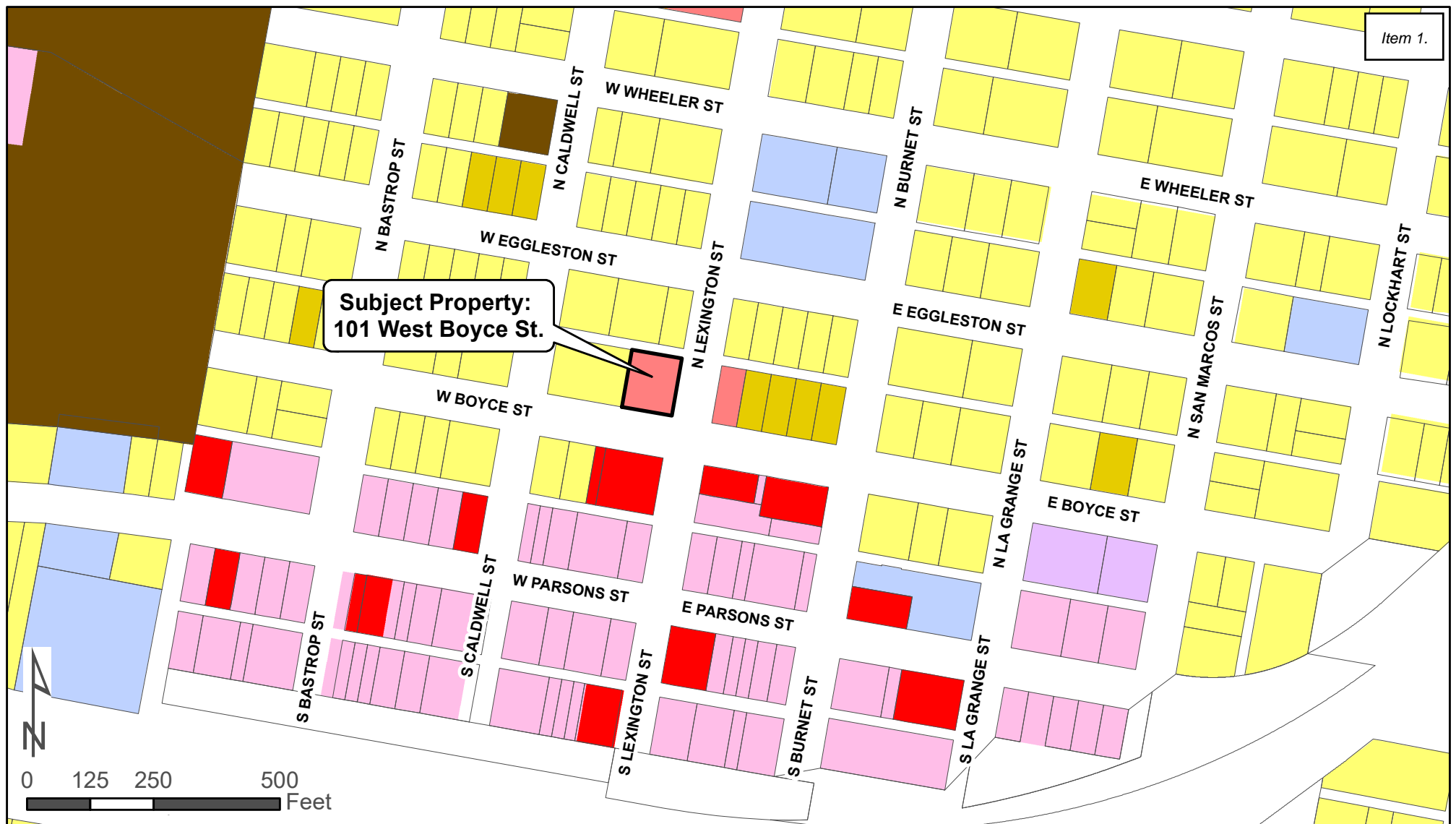
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an NB(Neighborhood Business) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
101 W Boyce St,
Manor, TX 78653



Current:
Neighborhood Business (NB)

Proposed:
Downtown Business (DB)



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

101 W Boyce

Aerial Image

Legend

- 101 W Boyce Item 1.
- City of Manor City Hall
- Feature 1
- Feature 2



101 W Boyce St

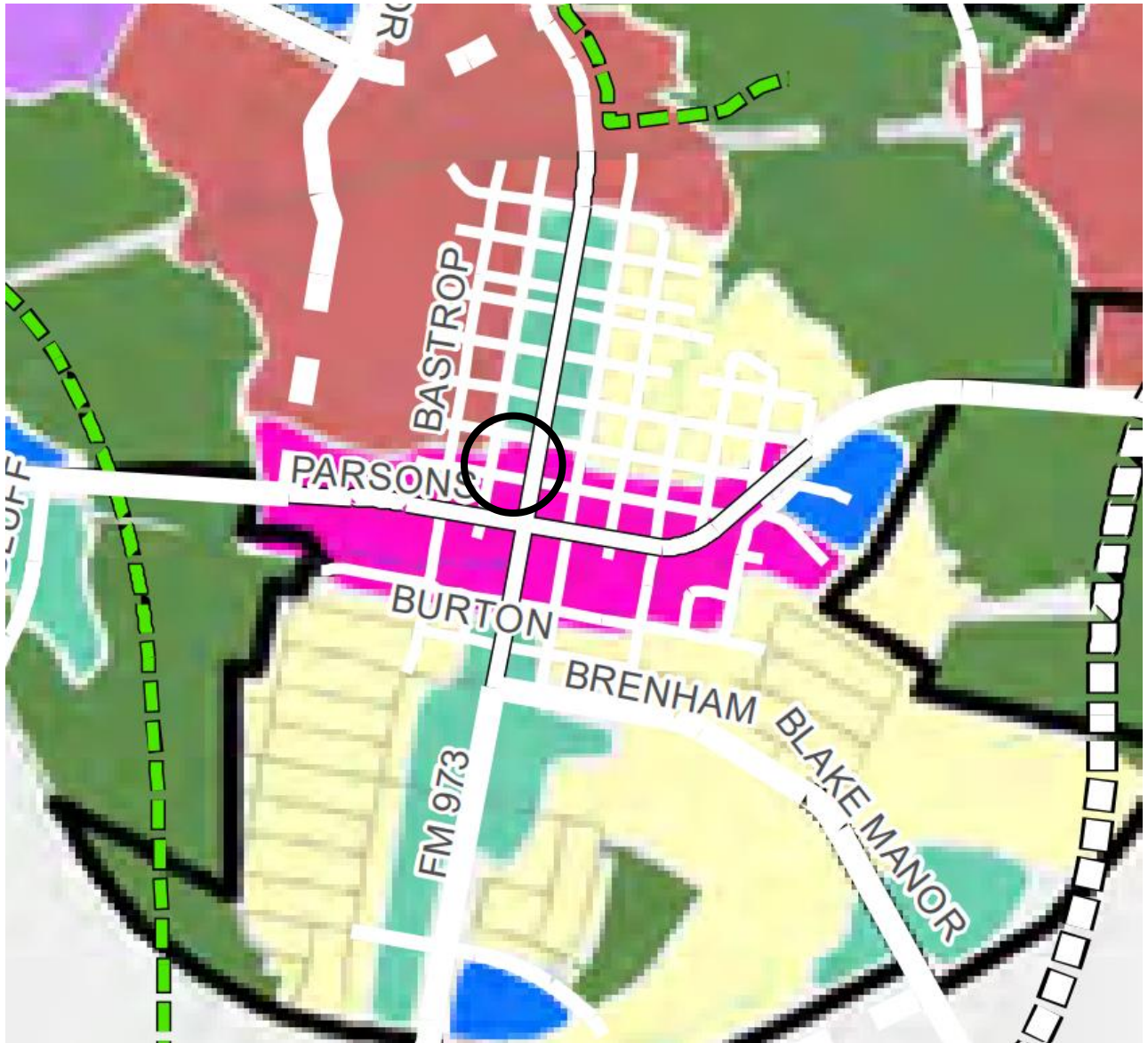
City of Manor City Hall

Bright Beginnings Learning Center

TNT Barbershop

Iwayne's Caribbean Kitchen

Las Salsas Bar & Grill



DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

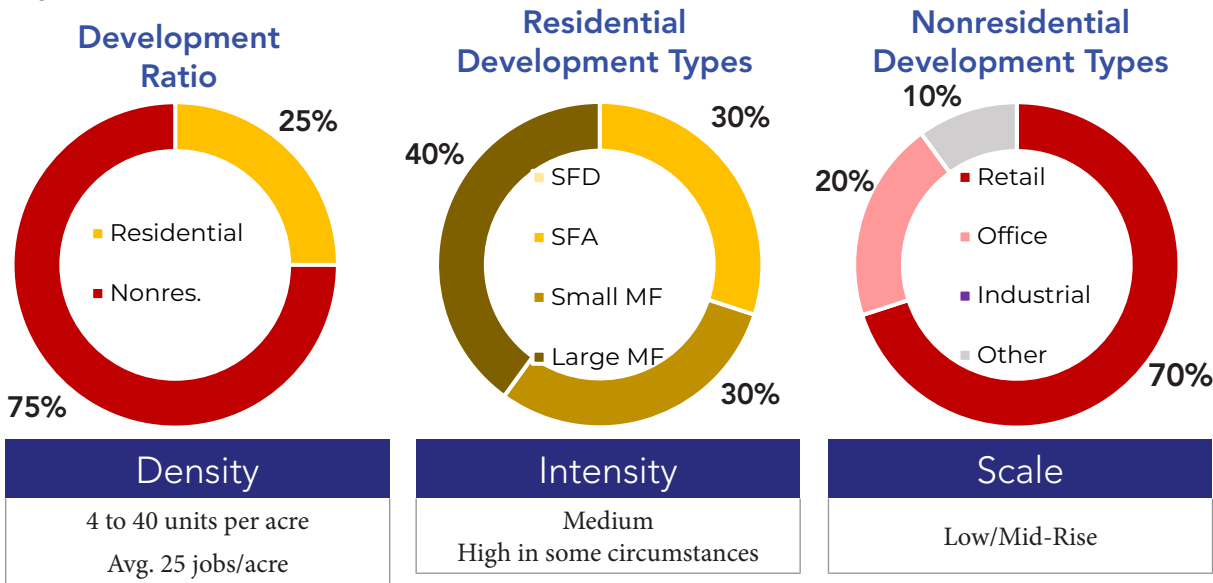
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 101 W Boyce Rezoning NB to DB
Case Number: 2022-P-1494-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 101 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Jesse & Julia Rocha
PO Box 1002
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia
PO Box 11
Manor TX 78653

Bradley G & Paula B Bowen
18109 Whitewater CV
Round Rock TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor TX 78653

**Jose Soto & Maribella, Cortez
Gonzalez, Jaimes**
14845 Bois Darc LN
Manor TX 78653

Sepeco
PO Box 170309
Austin TX 78717

Build Block Inc
2700 E 2nd St
Los Angeles CA 90033

Jorge Moreno
4301 Jan St Unit B
Harlingen TX 78550

Davis Capital Investments LLC
PO Box 268
Manor TX 78653

Behzad Bahrami
PO Box 82653
Austin TX 78708

Tancor LLC
9009 Fairway Hill Dr
Austin TX 78750

2017 Manor LLC
203 W Parsons St
Manor TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor TX 78653

Ross Etux Nunn
PO Box 207
Manor TX 78653

Ramon E Jr Paiz
PO Box 280
Manor TX 78653

Juan Ojeda Mendez
104 E Eggleston St
Manor TX 78653

Moses Acosta
106 Eggleston St
Manor TX 78653

Miguel Angel & Gloria Alvarado
PO Box 294
Manor TX 78653

Jose Sabas Castillo
PO Box 1097
Manor TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor TX 78653

Claudie G & Sammie M Young
PO Box 145
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor TX 78653

Monica Ann Castillo
PO Box 1097
Manor TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle TX 78640

Helen Casas
PO BOX 223
Manor TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin TX 78702

Nora L & Jose A Jr Sanchez
PO Box 232
Manor TX 78653

Lillie M Nunn
PO Box 207
Manor TX 78653

Maria Rocha
207 W Boyce St
Manor TX 78653

William C Gault
PO Box 32
Manor TX 78653

**Colle Foster & Stephen Snyder
McDonnel**
103 W Eggleston St
Manor TX 78653

James T, Alexandra Lutz, Carrillo
14812 FM 973 N
Manor TX 78653

Michael E & Tabatha A Darilek
PO Box 976
Manor TX 78653

Virginia Z Cardenas
PO Box 243
Manor TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls TX 76308

120 East Boyce Street LLC
1004 Meriden Ln
Austin TX 78703

Rosalinda Rodriguez
105 W Eggleston
Manor TX 78653

**Las Salsas Bar and Grill Mexican
Restaurant LLC**
12012 Barker Hills Dr
Manor TX 78653

Emma Gildon
PO Box 872
Manor TX 78653

Ofelia Estrada
PO Box 108
Manor TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

Moein M Hassan
PO Box 140853
Austin TX 78714

Carmen Davila
205 W Eggleston
Manor TX 78653

James T Anderson
1601 W 38th St Ste 2
Austin TX 78731

Andersons Coffee Co. Inc.
1601 W 38th St Ste 2
Austin TX 78731

Glenissa & Torrey Overton
1135 Don Ann St
Austin TX 78721

Allen Matetzschk
207 E Eggleston
Manor TX 78653



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

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

- Letter of Intent
- Rezoning Map
- Aerial Image

- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB)

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 107 W Boyce St, Manor, TX 78653

Property ID: 238628

Legal Description: LOT 1-3 BLK 43 MANOR TOWN OF MH S#KBTXSNA/B344122

The property owner seeks to rezone the 0.396-acre lot located at 107 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1 zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

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I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
2700 E 2nd St
Los Angeles, CA 90033



Subject Property:
107 West Boyce St.

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

Item 2.


Current:
Single Family Suburban (SF-1)

Proposed:
Downtown Business (DB)





107 W Boyce
Aerial Image


Legend

 101 W Boyce

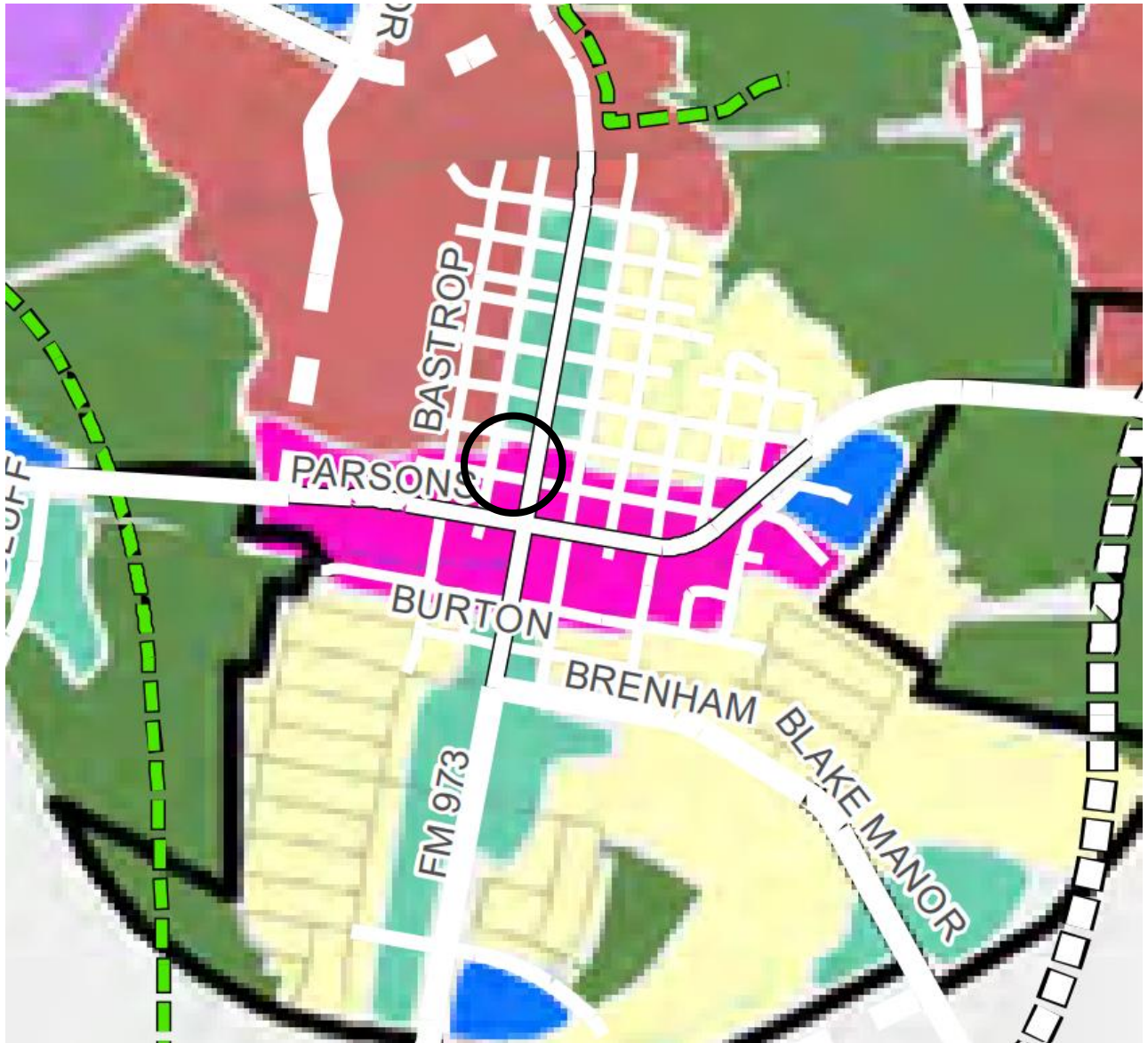
Item 2.

 City of Manor City Hall

 Feature 1

 Feature 2





DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

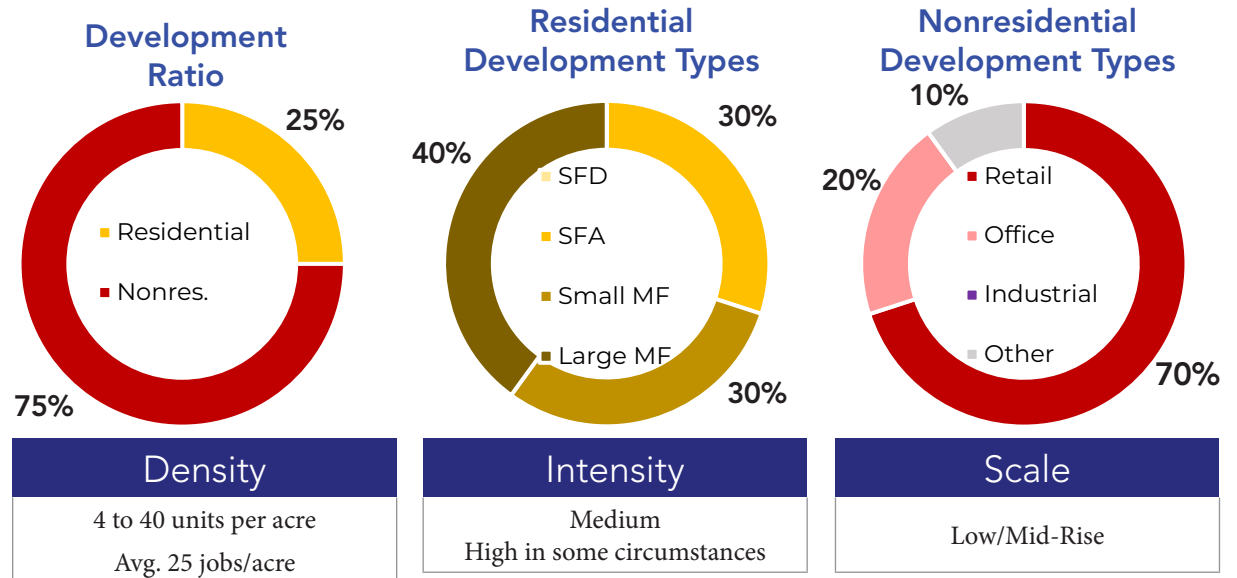
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Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
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Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
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Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
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Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 107 W Boyce Rezoning SF-1 to DB
 Case Number: 2022-P-1492-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 107 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Jesse & Julia Rocha
PO Box 1002
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia
PO Box 11
Manor TX 78653

Bradley G & Paula B Bowen
18109 Whitewater CV
Round Rock TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor TX 87653

**Jose Soto & Maribella, Cortez
Gonzalez, Jaimes**
14845 Bois Darc LN
Manor TX 78653

Sepeco
PO Box 170309
Austin TX 78717

Build Block Inc
2700 E 2nd St
Los Angeles CA 90033

Jorge Moreno
4301 Jan St Unit B
Harlingen TX 78550

Davis Capital Investments LLC
PO Box 268
Manor TX 78653

Behzad Bahrami
PO Box 82653
Austin TX 78708

Tancor LLC
9009 Fairway Hill Dr
Austin TX 78750

2017 Manor LLC
203 W Parsons St
Manor TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor TX 78653

Ross Etux Nunn
PO Box 207
Manor TX 78653

Ramon E Jr Paiz
PO Box 280
Manor TX 78653

Juan Ojeda Mendez
104 E Eggleston St
Manor TX 78653

Moses Acosta
106 Eggleston St
Manor TX 78653

Miguel Angel & Gloria Alvarado
PO Box 294
Manor TX 78653

Jose Sabas Castillo
PO Box 1097
Manor TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor TX 78653

Claudie G & Sammie M Young
PO Box 145
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor TX 78653

Monica Ann Castillo
PO Box 1097
Manor TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle TX 78640

Helen Casas
PO BOX 223
Manor TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin TX 78702

Nora L & Jose A Jr Sanchez
PO Box 232
Manor TX 78653

Lillie M Nunn
PO Box 207
Manor TX 78653

Maria Rocha
207 W Boyce St
Manor TX 78653

William C Gault
PO Box 32
Manor TX 78653

**Colle Foster & Stephen Snyder
McDonnel**
103 W Eggleston St
Manor TX 78653

James T, Alexandra Lutz, Carrillo
14812 FM 973 N
Manor TX 78653

Michael E & Tabatha A Darilek
PO Box 976
Manor TX 78653

Virginia Z Cardenas
PO Box 243
Manor TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls TX 76308

120 East Boyce Street LLC
1004 Meriden Ln
Austin TX 78703

Rosalinda Rodriguez
105 W Eggleston
Manor TX 78653

**Las Salsas Bar and Grill Mexican
Restaurant LLC**
12012 Barker Hills Dr
Manor TX 78653

Emma Gildon
PO Box 872
Manor TX 78653

Ofelia Estrada
PO Box 108
Manor TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

Moein M Hassan
PO Box 140853
Austin TX 78714

Carmen Davila
205 W Eggleston
Manor TX 78653

James T Anderson
1601 W 38th St Ste 2
Austin TX 78731

Andersons Coffee Co. Inc.
1601 W 38th St Ste 2
Austin TX 78731

Glenissa & Torrey Overton
1135 Don Ann St
Austin TX 78721

Allen Matetzschk
207 E Eggleston
Manor TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image

- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 108 W Boyce St, Manor, TX 78653

Property ID: 238660

Legal Description: W 1/2 OF LOT 18,19-20 BLK 29 MANOR TOWN OF

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

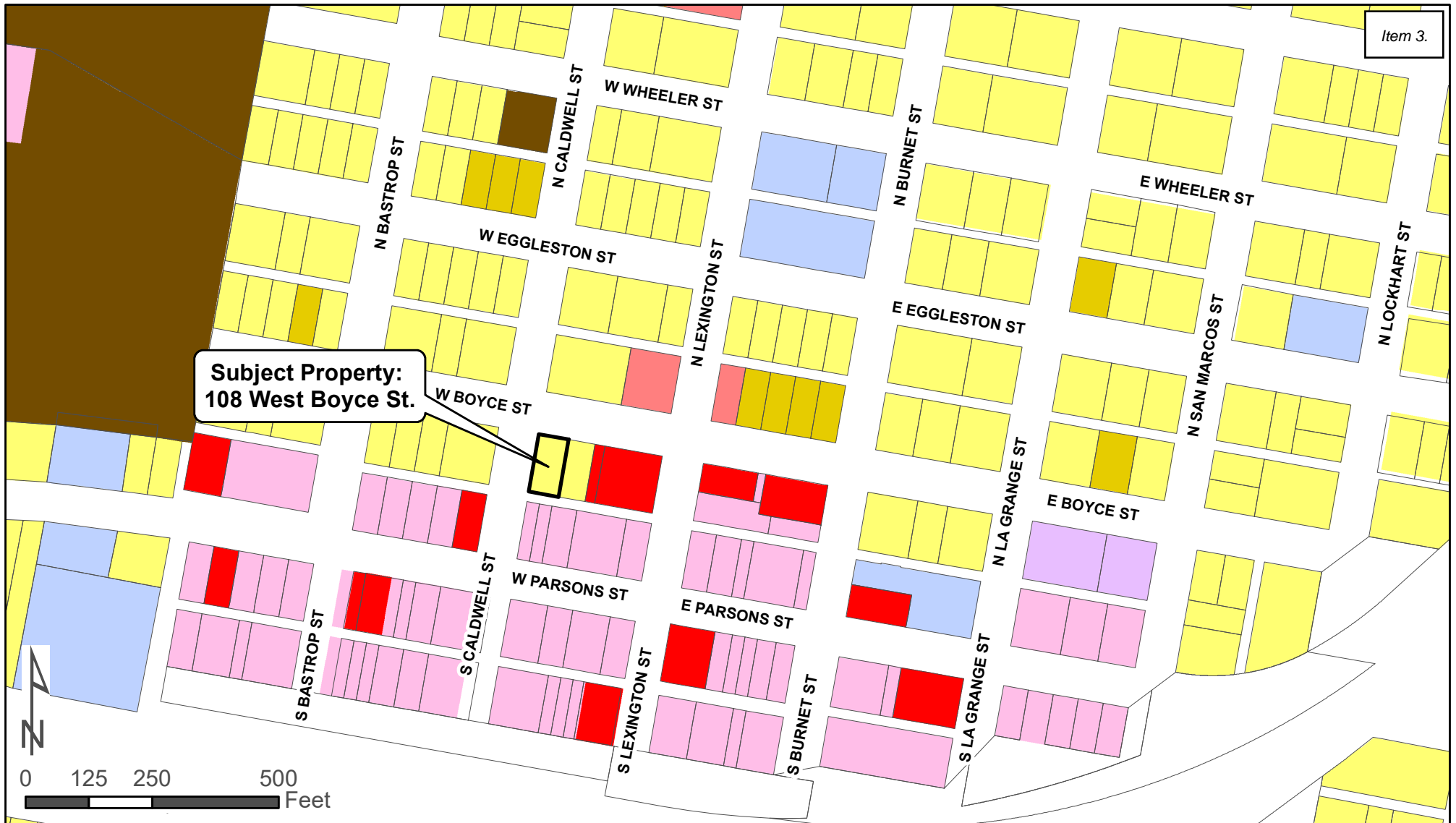
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
2700 E 2nd St
Los Angeles, CA 90033



Current:
Single Family Suburban (SF-1)

Proposed:
Downtown Business (DB)



Zone

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

108 W Boyce

Aerial Image

Legend

- 101 W Boyce *Item 3.*
- City of Manor City Hall
- Feature 1
- Feature 2

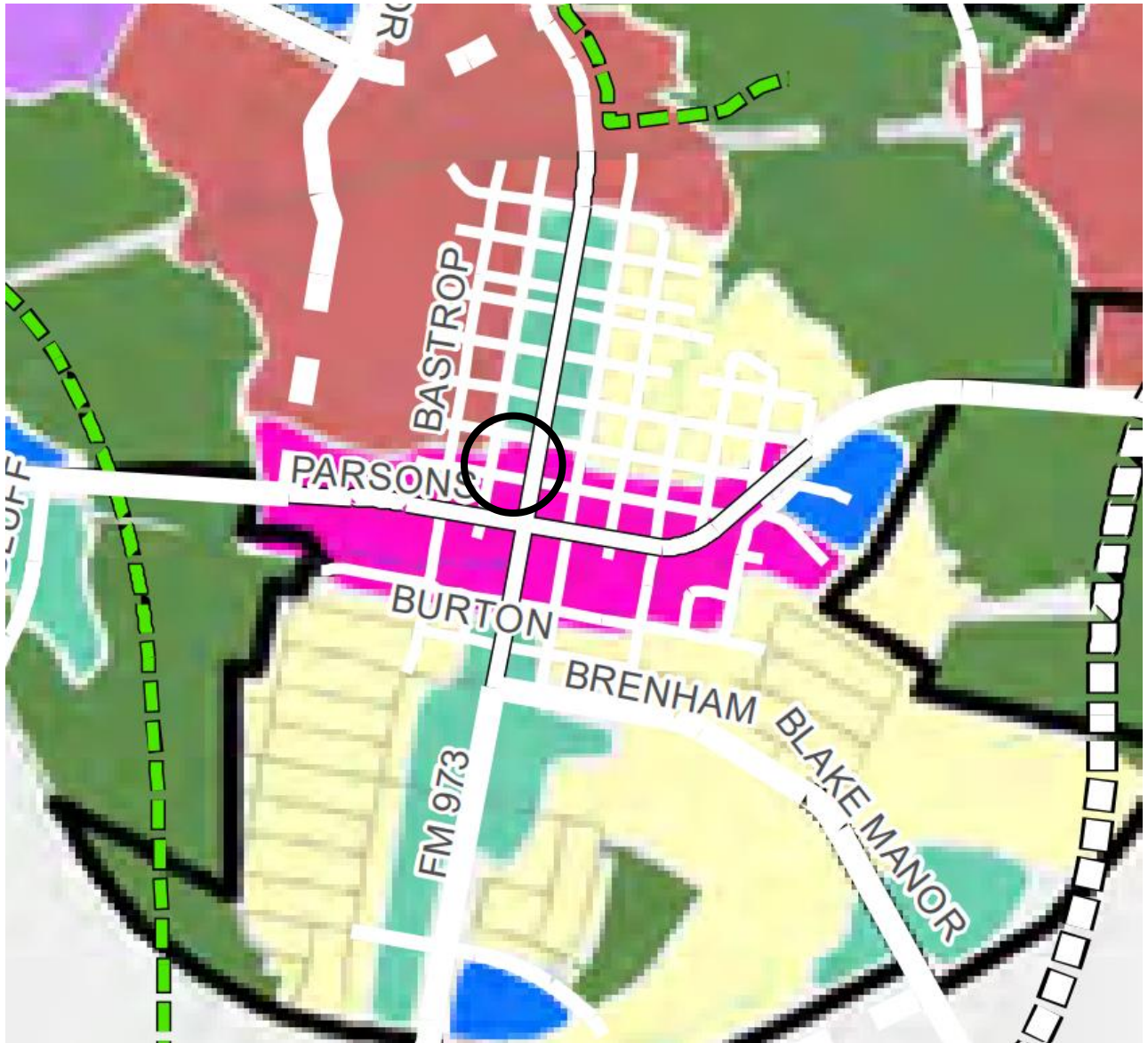
108 W Boyce St

Iwayne's Caribbean Kitchen

Bright Beginnings Learning Center

TNT Barbershop

Lillie Mae's Comfort Food



DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

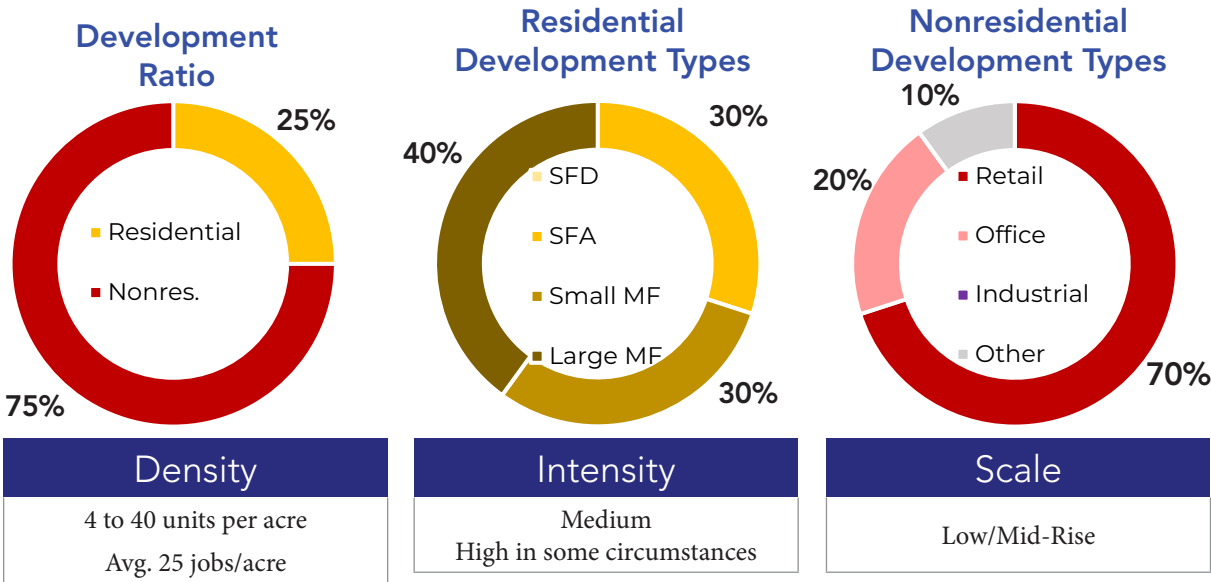
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 108 W Boyce Rezoning SF-1 to DB
 Case Number: 2022-P-1493-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 108 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Behzad Bahrami
PO Box 82653
Austin, TX 78708

Ramon E Jr Paiz
PO Box 280
Manor, TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor, TX 78653

Claudie G & Sammie M Young PO Box
145 Manor, TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor, TX 78653

Monica Ann Castillo
PO Box 1097
Manor, TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor, TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle, TX 78640

Helen Casas
PO BOX 223
Manor, TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin, TX 78702

Jiwon Jung
2700 E 2nd St
Los Angeles, CA 90033

Nora L & Jose A Jr Sanchez
PO Box 232
Manor, TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls, TX 76308

Maria Rocha
207 W Boyce St
Manor, TX 78653

Jesse & Julia Rocha
PO Box 1002
Manor, TX 78653

Alfredo, Contreras Renteria, Aurelia
PO Box 11
Manor, TX 78653

Bradley G & Paula B Bowen
18109 Whitewater CV
Round Rock, TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor, TX 78653

Jose Soto & Maribella, Cortez Gonzalez, Jaimes
14845 Bois Darc LN
Manor, TX 78653

Sepeco
PO Box 170309
Austin, TX 78717

2017 Manor LLC
203 W Parsons St
Manor, TX 78653

2017 Manor LLC
203 W Parsons St
Manor, TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor, TX 78653

Jorge Moreno
4301 Jan St Unit B
Harlingen, TX 78550

Davis Capital Investments LLC
PO Box 268
Manor, TX 78653

William C Gault
PO Box 32
Manor, TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

120 East Boyce Street LLC
1004 Meriden Ln
Austin, TX 78703

Michael E & Tabatha A Darilek
PO Box 976
Manor, TX 78653

Virginia Z Cardenas
PO Box 243
Manor, TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor, TX 78653

Lundgren Edwin O Estate
507 Arbors CIR
Elgin, TX 78621

Lopez Mar Lift Estate
208 West Parsons
Manor, TX 78653

L&L Investment Enterprises LLC
302 E 32nd St
Austin, TX 78705

Ringo Ming-Ling, Yu ChiSun, Wu
707 Knollwood Dr
Austin, TX 78746

Aurelio Jr Ponce
200 W Parsons St
Manor, TX 78653

Billy C Duett
Po Box 562
Manor, TX 78653

Maqil Inc
PO Box 399
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

Applicant: Mahoney Engineering

Owner: River City Partners Ltd.

BACKGROUND/SUMMARY:

This property is where M&M Auto Repair used to be. It was purchased by Riata Ford and they are looking to move or expand a portion of their business into this location and are requesting the same zoning category as their current dealership property. C-1 permits Minor Automotive Repair while C-2 permits Minor and Major Automotive Repair as well as Automobile Sales.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Auto Repair Definitions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



Mahoney Engineering
8201 South Congress Avenue
Austin, Texas 78745

Letter of Intent

December 8, 2022

Attention: Scott Dunlop, Director of Development Services

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

**Reference: Letter of Intent
Rezoning Determination**

10905 E HYW 290
Manor, Texas 78653

Dear Mr. Dunlop,

On behalf of Leif Johnson Ford, Mahoney Engineering is requesting to rezone a property located at 10905 East Highway 290, Manor, Texas 78653. According to TCAD, the Parcel ID Number is 0237591301. The property is currently zoned Light Commercial (C-1). Mahoney Engineering proposes the entire property be rezoned to Medium Commercial (C-2).

There is currently an Automotive Repair (Major) Facility located on the 0.68-Acre site that has existed since 2010 named M&M Diesel and Auto. Before this, the earliest legible google earth image is from January of 1995 and shows the current structures were existing in 1995 and being used as a gas station and potential automotive repair. New ownership would like to keep the existing use of Automotive Repair (Major); therefore, the property needs to be rezoned to comply with the permitted uses per zoning requirements. Currently the property to the south and west of the subject property is zoned C-2, the property to the east is zoned Institutional-Small (I-1), and properties to the north, across US Highway 290, are zoned C-1. Hence, the zoning change will not alter the character of the area and will not impair the use of the adjacent properties, due to no change in the current use.

We look forward to receiving your support for Council approval to rezone the property, Parcel # 0237591301, from current zoning of C-1 to a future zoning of C-2.

Sincerely,

MAHONEY ENGINEERING

Tyler Boykin, P.E.

Associate

(737) 270-7310

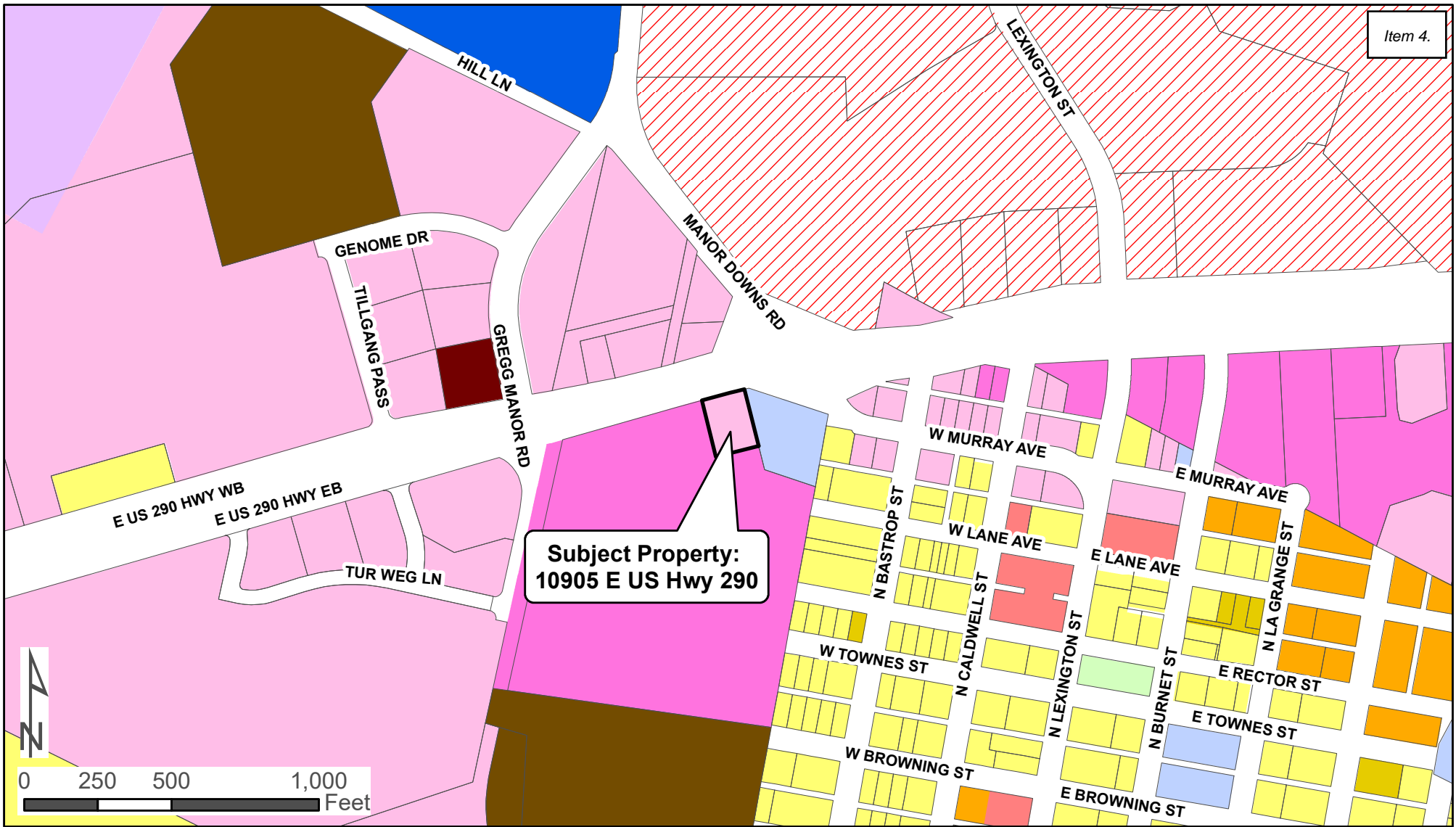
tboykin@mahoneyeng.com

Bryce Dierschke

Engineer Associate

(737) 263-5562

bdierschke@mahoneyeng.com



Current:
Light Commercial (C-1)

Proposed:
Medium Commercial (C-2)

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

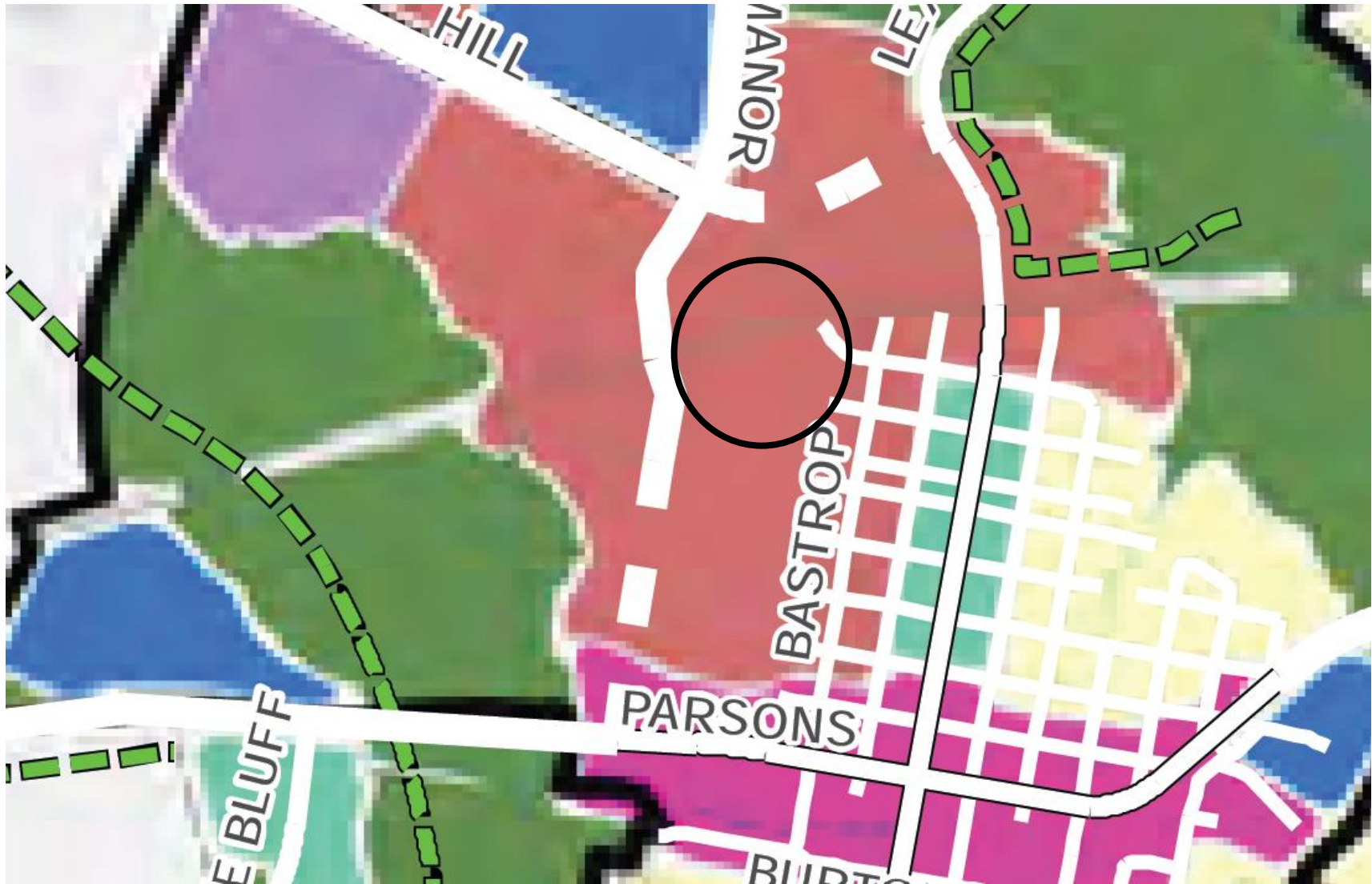
10905 E HWY 290

Aerial Image

Legend

- 101 W Boyd *Item 4.*
- City of Manor City Hall
- Feature 1
- Feature 2





COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

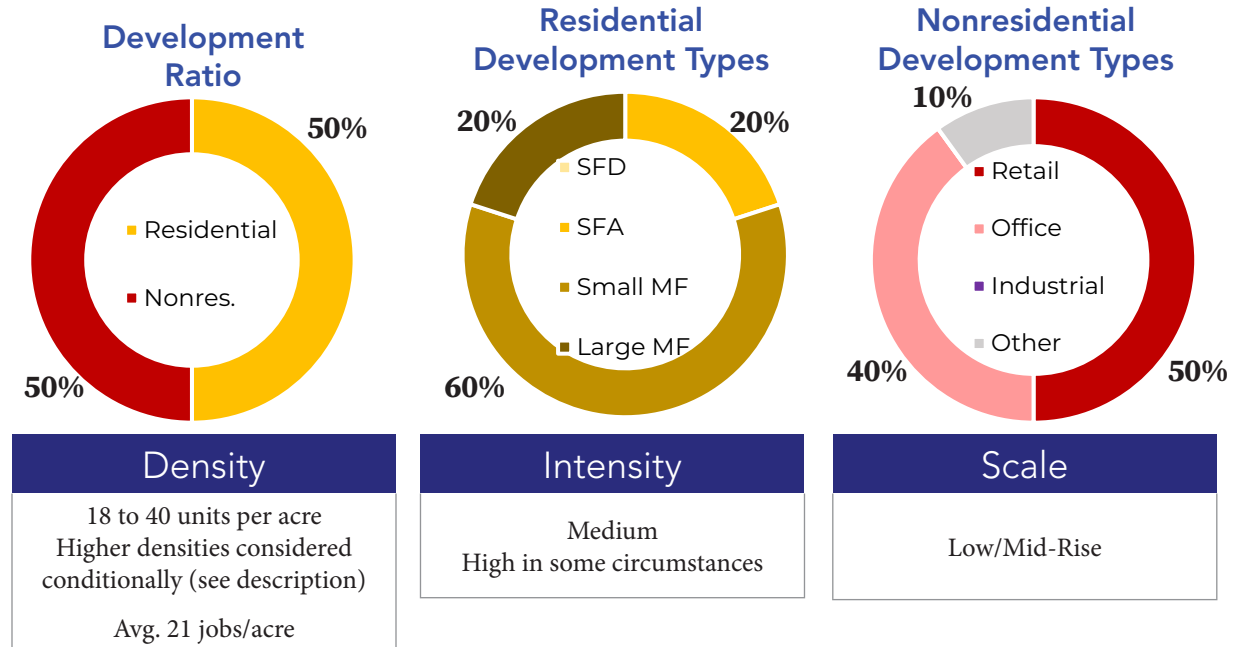
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

Automotive repair (major) means a business specializing in major repair of motor vehicles entirely within an enclosed building, including any use listed below, as well as any use not listed as minor vehicle servicing:

- (1) Auto glass, seat cover and muffler shop;
- (2) Auto painting or body rebuilding shop;
- (3) Tire retreading and capping;
- (4) Body, fender, clutch, transmission, differential, axle, spring and frame repairs;
- (5) Major overhauling of engines requiring removal therefrom of cylinder head or crankcase pan and any associated engine rebuilding;
- (6) Repair of radiator requiring removal from the vehicle;
- (7) Repair of truck, trailer, farm or industrial equipment, or other machinery/supplies; and
- (8) Brake work, other than minor maintenance such as disc pad replacement and minor brake adjustment.

Automotive repair (minor) means a business specializing in minor, routine, periodic, preventive maintenance of a motor vehicle conducted entirely within an enclosed building, including the following:

- (1) Servicing of spark plugs, batteries, distributors and distributor parts and including minor engine tune-ups;
- (2) Tire servicing and flat repair but not recapping or regrooving;
- (3) Radiator cleaning and flushing (on vehicle);
- (4) Fuel pump, oil pump and related maintenance;
- (5) Minor servicing of carburetors;
- (6) Emergency wiring repairs;
- (7) Minor motor adjustment not involving removal of head or crankcase;
- (8) Quick oil and filter change;
- (9) Servicing hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat belts, windshield wipers, mirrors, and installation of vehicle accessories such as radios;
- (10) Lubrication, greasing and washing; and
- (11) Disc pad replacement and minor brake adjustment.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 10905 E US 290 Rezoning C-1 to C-2
 Case Number: 2022-P-1501-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 10905 E US 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

Applicant: Mahoney Engineering

Owner: River City Partners Ltd.

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

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

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

LLANO LAS ENTRADAS I LLC
1537 SINGLETON BLVD
DALLAS, TX 75212-5239

COTTONWOOD HOLDINGS LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

NINH LILIAN DOAN ETAL (1855929)
1411 DEXFORD DR
AUSTIN, TX 78753-1607

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

CASTELAN CARILU
20912 CAMERON RD
COUPLAND, TX 78615-4866

TURMAN THOMAS M (215726)
21609 UNION LEE CHURCH RD
MANOR, TX 78653-5329

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

LOZANO BENJAMIN KEEF (1945094)
8005 BRIARWOOD LN
AUSTIN, TX 78757-8111

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.

Applicant: I.T Gonzalez Engineers

Owner: Gerald Jaimes

BACKGROUND/SUMMARY:

This plat has been approved by our engineers but is filed with a variance that is at the Commission's discretion for approval. The variance is from Ch. 10, Exh. A, Art. III, Section 45(b)(9) that requires lots in our ETJ to have a minimum of 60' of width on a public ROW. This lot was created with a 29.59' width. However, the lot was created prior to the effective date (Nov. 4, 2020 – Ordinance 590) of the 60' requirement so had it been platted at the time of its creation (August 17, 2018 – SWD 2018133195) it would have been permitted. For this reason, staff supports approval of the variance request.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Plat
- Engineer Comments
- Conformance Letter
- SWD 2018133195
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

IT GONZALEZ ENGINEERS

www.itgonzalezengineers.com

January 23, 2022

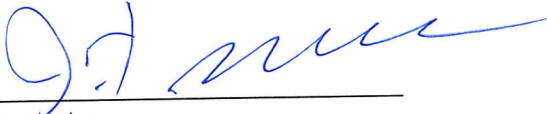
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Project: Proposed 1.30-acre Subdivision in Manor ETJ- Deed Record 2020169543, TCAD Property ID 910655

Dear Sir/Madam:

Our Clients, the Jaimes's, desire to subdivide their 1.30-acre tract into a legal lot. In order to do so, they would need a variance from Ordinance 590, Section 11. This Ordinance requires that lot frontage at road/street be 60 ft width. The 1.30-acre tract of land was bought in its current configuration with a 29.59 ft width fronting on Ballerstedt Rd, prior to the effective date of Ordinance 590, requiring a 60 ft width.

Thank you Kindly.



Sincerely

I T Gonzalez, PE, RPLS

itgonz@swbell.net

BUENA VIDA SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

(xxx)

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IRF

IRS

P.U.E.

.....

BOUNDARY LINE

ADJACENT PROPERTY LINE

PER RECORD

IRON ROD FOUND

IRON ROD SET

IRON ROD FOUND

IRON ROD SET

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

FUTURE SIDEWALK BY OWNER

PROPOSED EASEMENT LINE

RIGHT-OF-WAY DEDICATION BY PLAT

P.U.E.

OPRTC

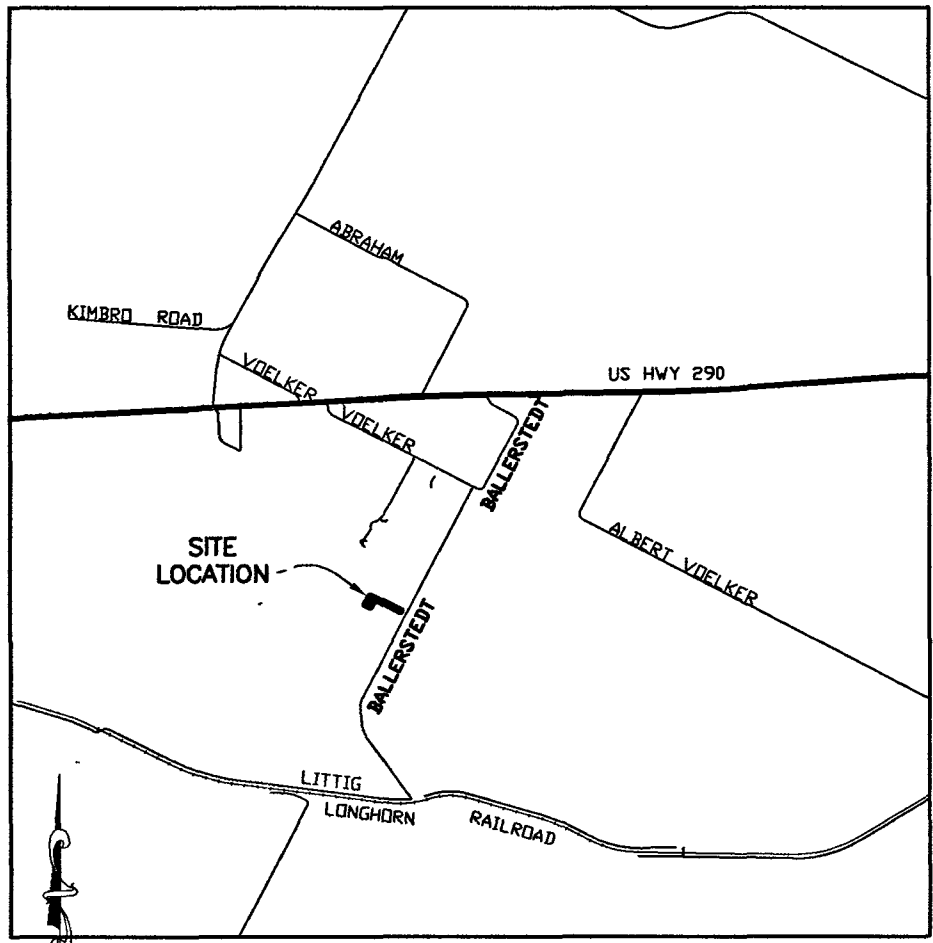
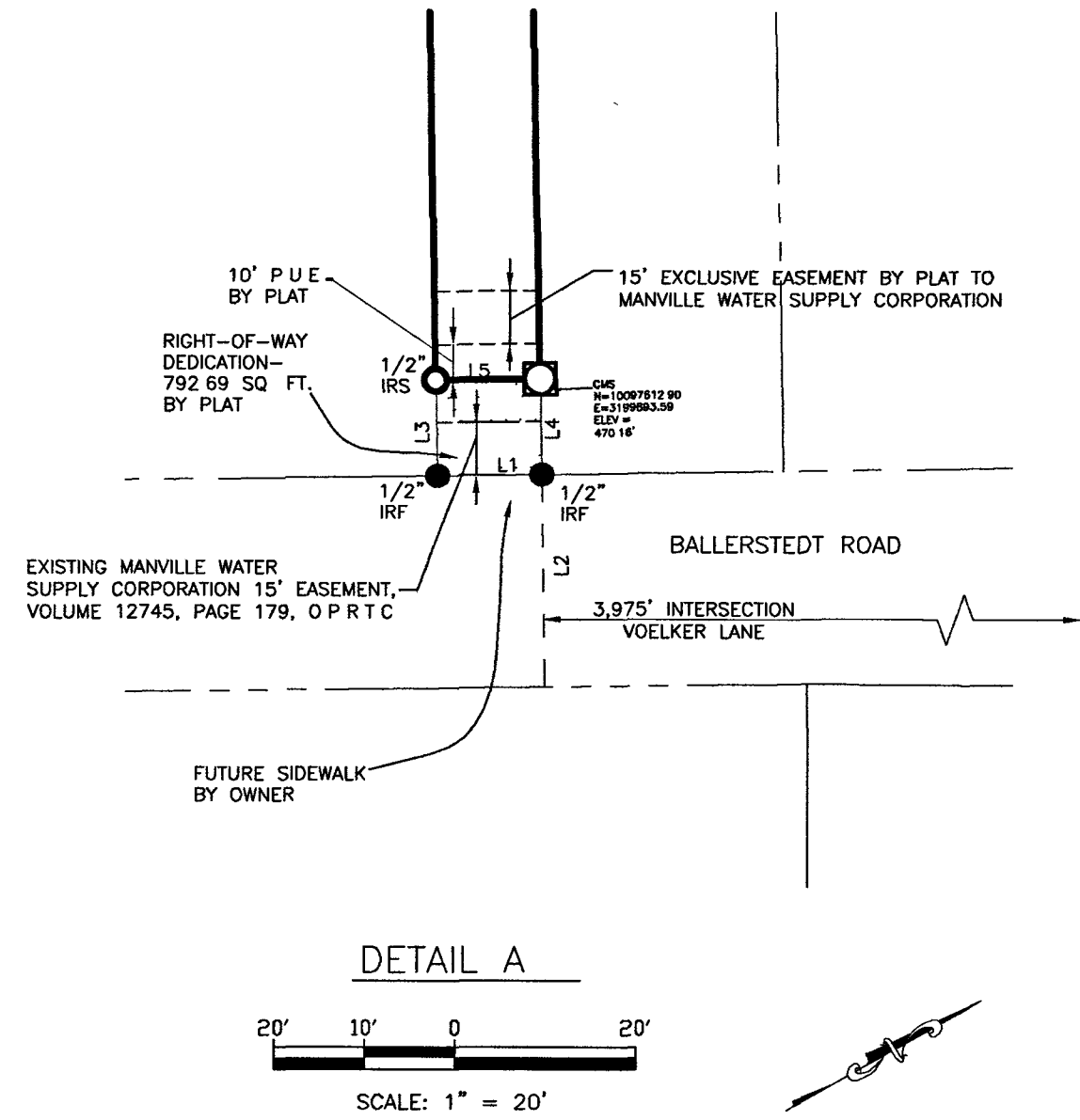
CONCRETE MONUMENT SET (CMS)

PUBLIC UTILITY EASEMENT

OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

LOT SIZE			LAND USE
LOT No.	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S27°18'50"W	29.39'
(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
L5	S27°18'50"W	29.38'



Manville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which do not conflict with Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage, and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said driveway shall be sleeved at Grantor's expense. Grantor shall not construct any obstruction on the easement property, and any improvement made by Grantor must comply with all applicable municipal or other governmental ordinances, codes, and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.

© 2022 I T GONZALEZ ENGINEERS

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANDOR ROAD AUSTIN, TEXAS 78723
TEL: (512) 447-7400



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, July 20, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor Road
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1453-SF
Job Address: 12334 Ballerstedt Road, Elgin, TX.

Dear Bill Graham,

The first submittal of the Buena Vida Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on November 03, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Project is within the City's extra-territorial jurisdiction. For projects located within the City's extraterritorial jurisdiction, one extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (3).
2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).
3. 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.
4. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.
5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

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.
Lead AES
GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR JULY 20, 2022 CITY OF MANOR REVIEW COMMENTS

PROJECT: Buena Vida Subdivision

LOCATION: 12234 Ballerstedt Road, Elgin, TX

PERMIT #: 2022-P-1453-SF

REVIEW ENGINEER: Pauline Gray, P.E.

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 11-02-2022

Engineer Review

1. Project is within the City's extra-territorial jurisdiction. For projects located within the City's extraterritorial jurisdiction, one extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (3).

Noted. Travis County is reviewing the subdivision.

2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).

The correct Chairperson and Mayor are now shown on the plat.

3. 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.

The plat is rotated to the state plane coordinate system and northern easting coordinates shown at 4 property corners.

4. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

Manville WSC has provided an approval letter for a 15' exclusive water easement. This letter is included as part of this submittal.

5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

Noted. Travis County is reviewing the subdivision.

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.

Noted.

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.

Noted.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, November 30, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor Road
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1453-SF
Job Address: 12334 Ballerstedt Road, Elgin

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on November 03, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



TRV

2018133195

4 PGS

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 17, 2018

Grantor: Carlos Sanchez, Maria Sanchez, and Benjamin Vences

Grantor's Mailing Address: 12326 Ballerstedt Rd Elgin, Texas 78621

Grantee: Ava Juliet Sanchez, a single person

Grantee's Mailing Address: 12326 Ballerstedt Rd Elgin, Texas 78621

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

The Property is located in Travis County, Texas, and is more particularly described in Exhibit "A" attached to this document and incorporated by reference.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

CARLOS SANCHEZ

Carlos Sanchez

Maria Sanchez

Maria Sanchez

Benjamin Vences

Benjamin Vences

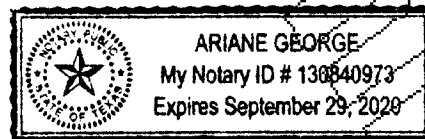
NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP using information provided by third parties. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Carlos Sanchez.


W.

Notary Public, State of Texas

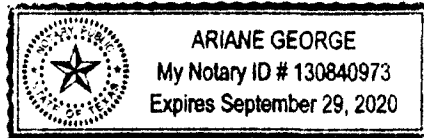


State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Maria Sanchez.

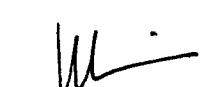


Notary Public, State of Texas

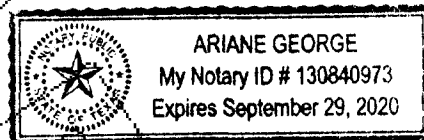


State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Benjamin Vences.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Ava Juliet Sanchez
12326 Ballerstedt Rd
Elgin, Texas 78621

EXHIBIT "A"

BEING A 1.300 ACRE TRACT OF LAND SITUATED IN THE A. C. CALDWELL SURVEY, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO SONYA ARELLANO, AS RECORDED IN INSTRUMENT NO. 2013065009, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN INSTRUMENT NO. 2003133150, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID ARELLANO TRACT AND THE MOST EASTERLY SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ADOLFO RODRIGUEZ AND WIFE, VICKI RODRIGUEZ, AS RECORDED IN INSTRUMENT NO. 2012177398, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF BALLERSTEDT ROAD (66 FOOT RIGHT-OF-WAY);

THENCE SOUTH 29° 35' 00" WEST, A DISTANCE OF 29.59 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD SET;

THENCE NORTH 60° 22' 15" WEST, DEPARTING SAID NORTHWEST LINE, A DISTANCE OF 719.72 FEET TO A 1/2-INCH IRON ROD SET;

THENCE SOUTH 30° 03' 14" WEST, A DISTANCE OF 225.00 FEET TO A 1/2-INCH IRON ROD SET ON THE COMMON LINE OF AFORESAID ARELLANO TRACT AND LOT 1, OF BAUER SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201300175, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 60° 25' 00" WEST, A DISTANCE OF 140.00 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 60° 25' 00" WEST - 0.39 OF ONE FOOT, SAID IRON ROD SET BEING THE WEST CORNER OF SAID ARELLANO TRACT AND THE NORTH CORNER OF SAID LOT 1, AND BEING ON THE MOST NORTHWESTERLY SOUTHEAST LINE OF AFORESAID RODRIGUEZ TRACT;

THENCE NORTH 30° 03' 14" EAST, A DISTANCE OF 254.01 FEET ALONG THE COMMON LINE OF SAID ARELLANO AND RODRIGUEZ TRACTS TO A SET 60D NAIL FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 25° 11' 16" WEST - 0.69 OF ONE FOOT, SAID 60D NAIL BEING THE NORTH CORNER OF SAID ARELLANO TRACT;

THENCE SOUTH 60° 25' 00" EAST, A DISTANCE OF 859.48 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 56,645 SQUARE FEET OR 1.300 ACRES OF LAND.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 21, 2018 12 32 PM

2018133195

WILLIAMSJ: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum- At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



December 21, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Buena Vida Short Form Final Plat
Case Number: 2022-P-1453-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Buena Vida Subdivision located at 12234 Ballerstedt Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12234 Ballerstedt Road, Manor, TX.

Applicant: I.T Gonzalez Engineers

Owner: Gerald Jaimes

Variance Request: 29.59 feet lot width at public right-of-way

Code Requirement: 60.00 feet lot width at public right-of-way (Ch. 10, Ex. A, Art. III, Sec 45(b) (9))

The Planning and Zoning Commission will meet at 6:30PM on January 11, 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 Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

BUENA VIDA SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

(xxx)

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IRF

IRS

P.U.E.

.....

BOUNDARY LINE

ADJACENT PROPERTY LINE

PER RECORD

IRON ROD FOUND

IRON ROD SET

IRON ROD FOUND

IRON ROD SET

PUBLIC UTILITY EASEMENT

FUTURE SIDEWALK BY OWNER

PROPOSED EASEMENT LINE

⊙

P.U.E.

OPRTC

CONCRETE MONUMENT SET (CMS)

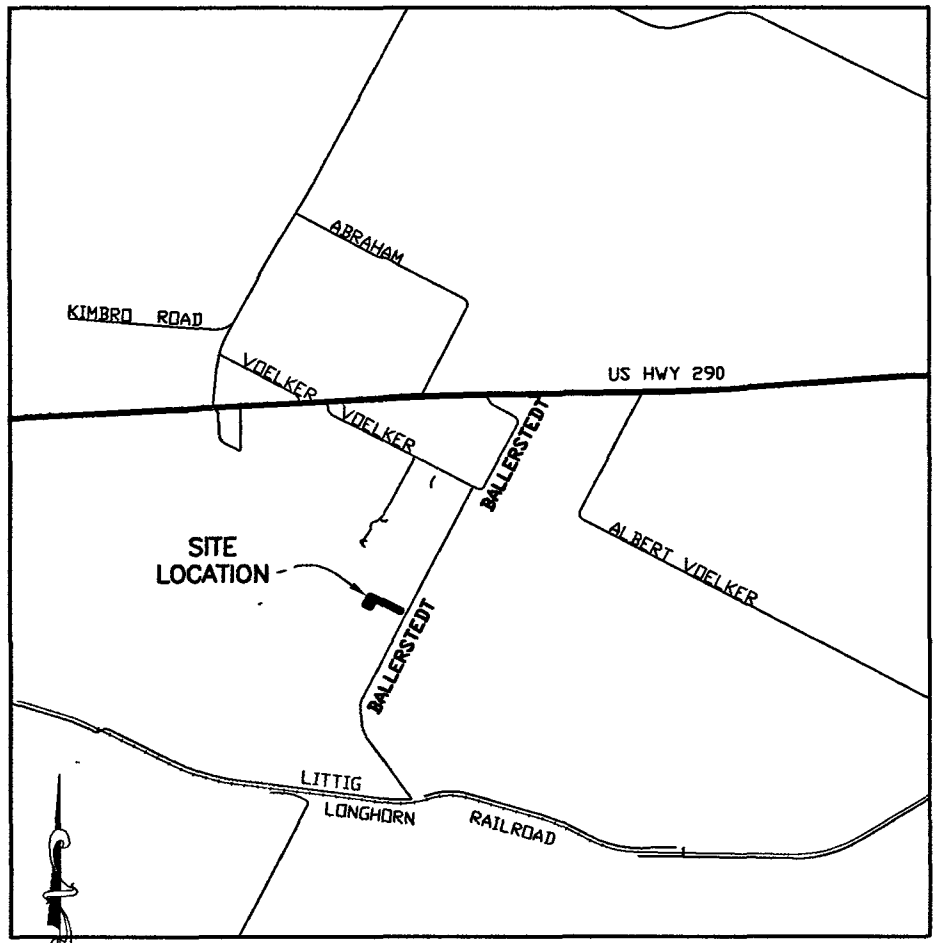
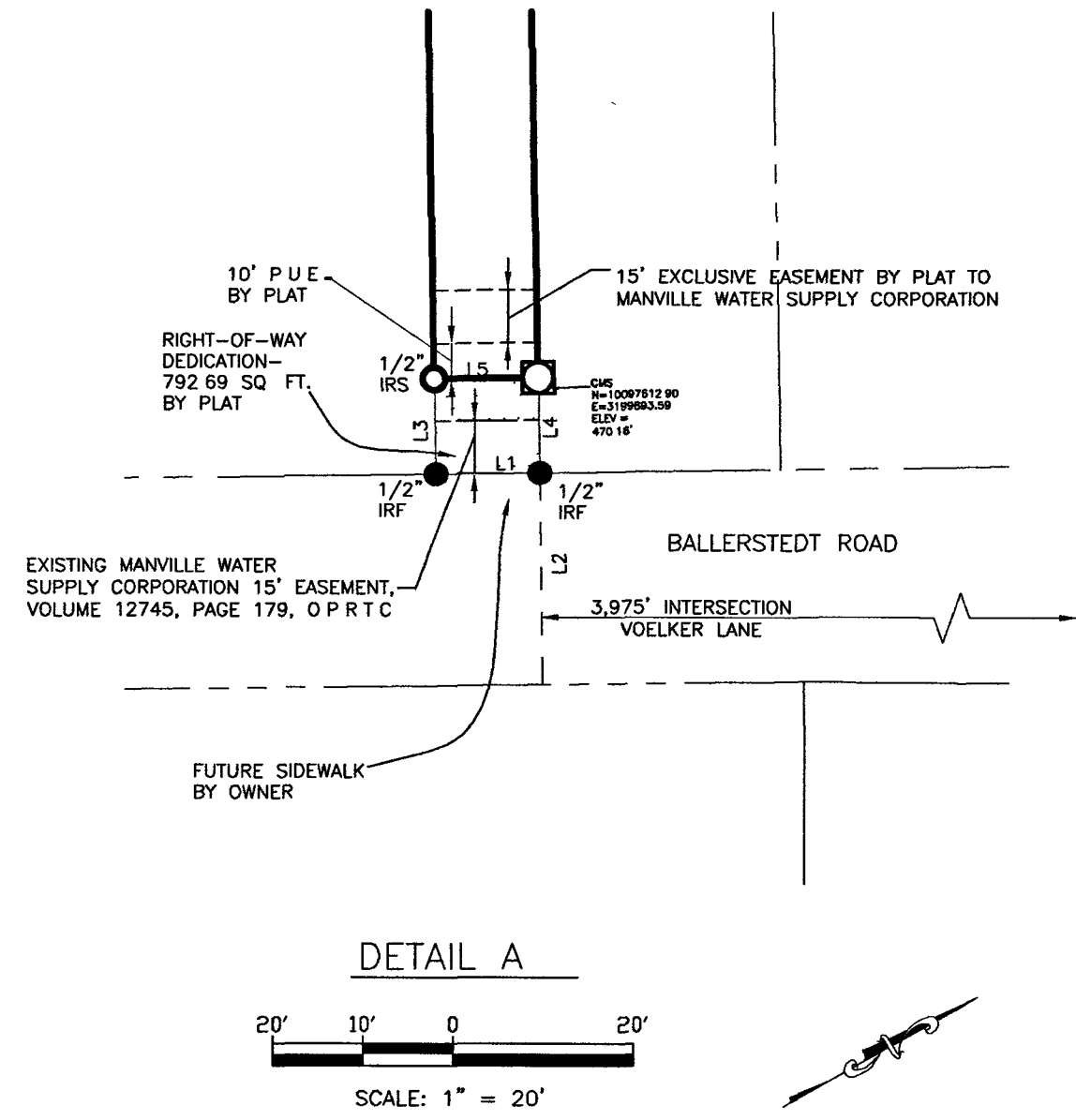
PUBLIC UTILITY EASEMENT

OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

RIGHT-OF-WAY DEDICATION BY PLAT

LOT SIZE			LAND USE
LOT No.	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
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(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
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Manville W.S.C. Easement by Plat

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In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.

ITG

**IT Gonzalez
Engineers**

SURVEYING FIRM REGISTRATION NO. 100573-0

ENGINEERING FIRM REGISTRATION NO. F-3216

3501 MANDOR ROAD AUSTIN, TEXAS 78723

TEL: (512) 447-7400

GRIER H JR & THOMAS L RAGGIO
3841 NORMANDY
DALLAS, TX 75205-2106

SCHOLL FLP
5205 BACKTRAIL DR
AUSTIN, TX 78731-2668

THOMAS STEWART
12351 BALLERSTEDT RD
ELGIN, TX 78621-4126

KELLY AUSLEY-FLORES JOE R FLORES
2353 BALLERSTEDT RD
ELGIN, TX 78621-4126

ADOLFO & VICKI RODRIGUEZ
11428 CARNELIAN DR
AUSTIN, TX 78739-4381

RUBEN SANCHEZ
12326 BALLERSTEDT RD
ELGIN, TX 78621-4188

SAMUEL & ARACELI PENA DIAZ
7702 MULLEN DR
AUSTIN, TX 78757-1347

ROBERT II & CARMEN A JACKSON
12362 BALLERSTEDT RD
ELGIN, TX 78621-4188

CARLOS R & EVELYN J HERNANDEZ
12320 BALLERSTEDT RD
ELGIN, TX 78621-4188

BARTON & LINDA C BAUER
12312 BALLERSTEDT
ELGIN, TX 78621-4188



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

Applicant: ALM Engineering

Owner: Greenview Manor Commons SW LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. They are dividing out 1 lot of a larger lot to create a commercial pad site. Valvoline has filed a site development plan for the lot.

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

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

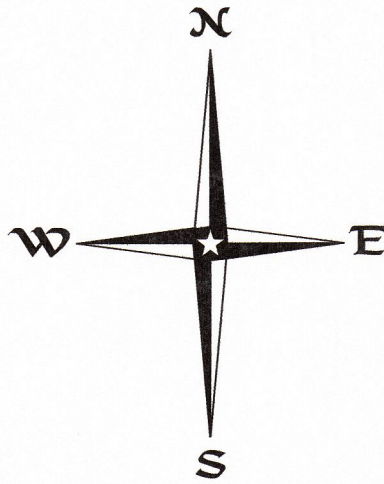
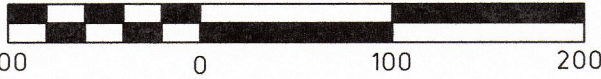
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

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

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System
(4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances
shown hereon are surface values.

SCALE: 1"= 100'



Legend

- ⊗ 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ▲ MAG Nail Found with washer "JPH"
- △ 60D Nail Found
- ◇ Capped Iron Rod Found as noted
- ✱ Cotton Gin Spindle Found
- ⊗ MAG Nail Set with washer
- ⊗ Cut "X" Found
- Existing or Proposed 6' Concrete Sidewalk
(Record Bearing and Distance)

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A

(261.36 Acres)
13100 FM 973 INC
Document No. 2022099322

NUMBERED COURSES	RECORD COURSES
L1 N 87°13'18" E - 53.68'	(N 87°12'40" E - 53.77')
L2 S 02°47'27" E - 296.95'	(S 02°47'01" E - 296.99')
L3 N 87°16'22" E - 150.03'	(N 87°12'59" E - 150.00')
L4 N 02°48'47" W - 23.82'	(N 02°47'01" W - 23.64')
L5 N 87°16'11" E - 100.22'	(N 87°15'45" E - 100.18')
L6 N 67°28'16" W - 182.10'	(N 67°28'16" W - 182.10')
L7 N 29°46'29" W - 120.88'	(N 29°45'19" W - 120.65')
L8 N 87°14'49" E - 437.57'	(N 87°12'45" E - 437.54')
L9 N 02°47'21" W - 234.15'	(N 02°47'01" W - 234.11')
L10 N 71°09'13" W - 179.49'	
L11 N 16°40'52" W - 28.00'	
L12 N 01°54'17" W - 69.96'	
L13 N 87°16'22" E - 23.74'	

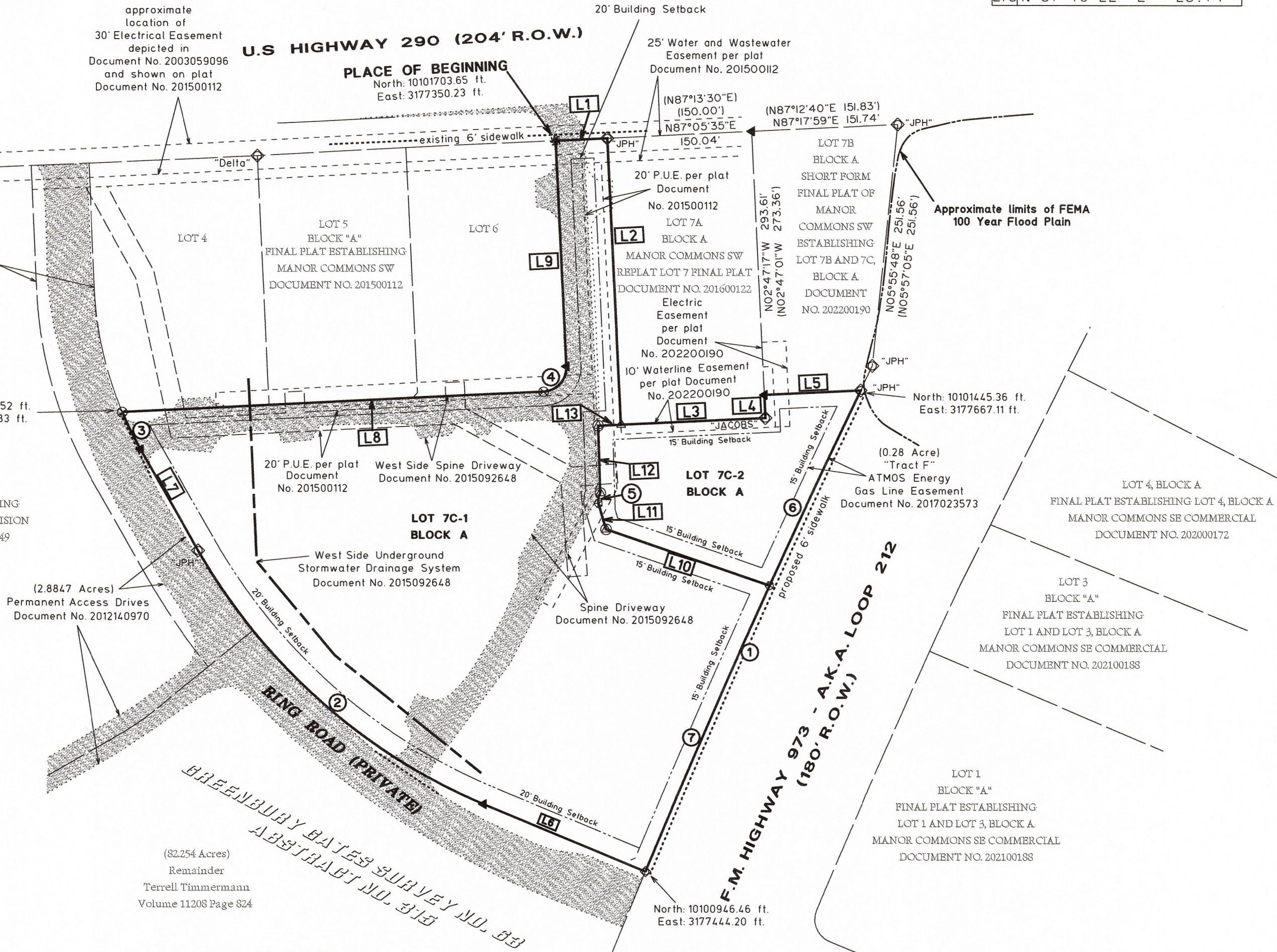
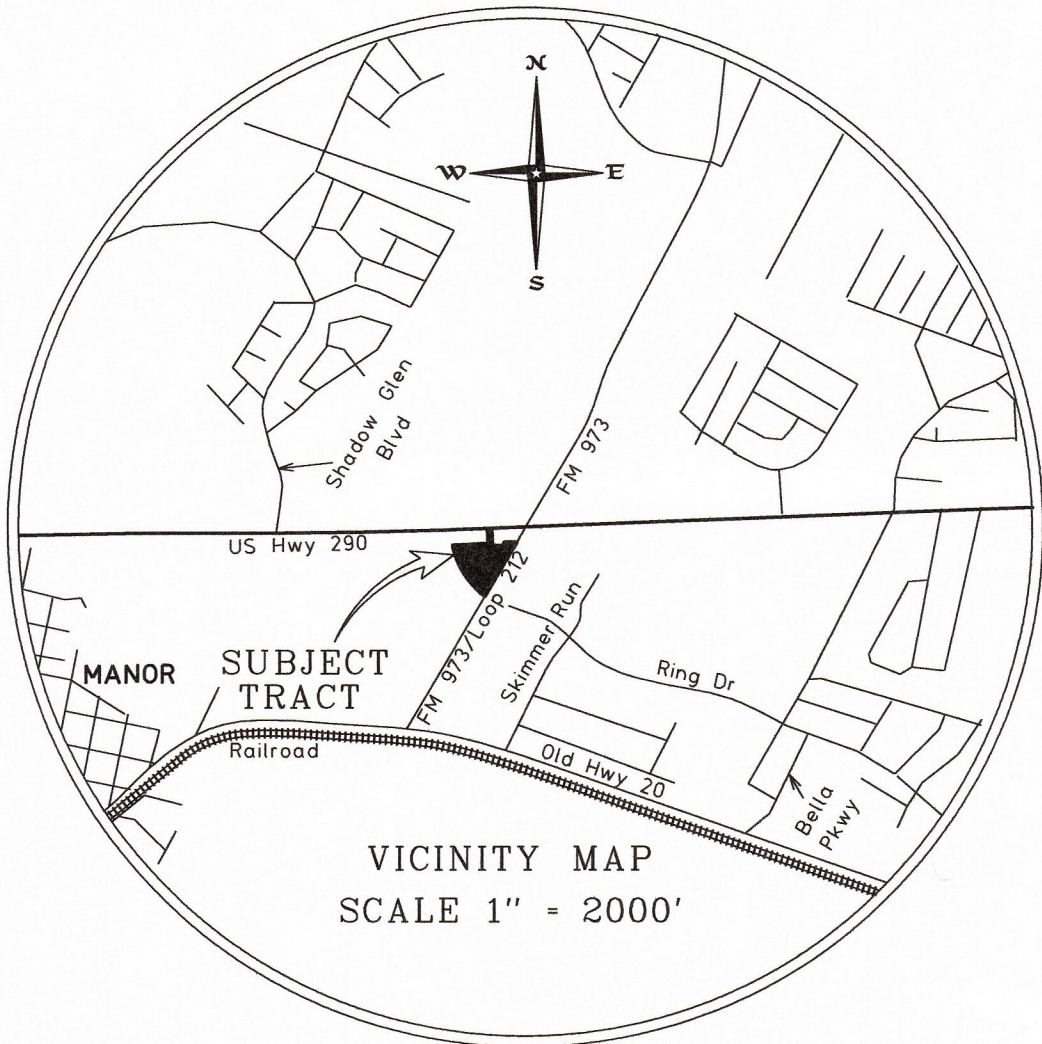
OWNER/SUBDIVIDER: Greenview Manor Commons SW LP
PO Box 162304
Austin, Texas 78716

ENGINEER: ALM ENGINEERING, INC.
925 S Capital of TX Hwy., Ste. B220
West Lake Hills, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

LOT SUMMARY

Total Number of Lots = 2
Lot 7C-1 = 4.737 Acres = 206,341 Square Feet
Lot 7C-2 = 0.780 Acre = 33,997 Square Feet
Total Area = 240,339 Square Feet = 5.517 Acres
Lots 7B-1 and 7B-2 Commercial Use
Linear Feet of New Streets: None



CURVE DATA

- | | | | | | | |
|--|--|---|---|---|---|---|
| ①
Δ= 3°06'12" (3°06'13")
R= 10090.00' (10090.00')
T= 273.31'
C= 546.43' (546.49')
A= 546.49' (546.56')
CB= S24°04'35"W (S24°04'17"W) | ②
Δ= 37°15'02" (37°15'59")
R= 620.00' (620.00')
T= 208.96'
C= 396.03' (396.19')
A= 403.09' (403.26')
CB= N48°24'28"W (N48°23'18"W) | ③
Δ= 6°38'41" (6°38'34")
R= 370.00' (370.00')
T= 21.48'
C= 42.89' (42.87')
A= 42.91' (42.90')
CB= N26°13'02"W (N26°26'03"W) | ④
Δ= 90°03'06" (90°00'54")
R= 25.00' (25.00')
T= 25.02'
C= 35.37' (35.36')
A= 39.29' (39.28')
CB= N42°07'20"E (N42°12'59"E) | ⑤
Δ= 42°51'33"
R= 15.00'
T= 5.89'
C= 10.96'
A= 11.22'
CB= N10°43'54"E | ⑥
Δ= 1°16'04"
R= 10090.00'
T= 111.62'
C= 223.23'
A= 223.24'
CB= S24°59'39"W | ⑦
Δ= 1°50'08"
R= 10090.00'
T= 161.64'
C= 323.24'
A= 323.26'
CB= S23°26'33"W |
|--|--|---|---|---|---|---|

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hcaustin.com
Texas Licensed Surveying Firm Registration No. 10050700
A 919002 PAGE 1 OF 2

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS * KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Manor Commons SW LP, owner of 5.517 acres of land out of the Greenbury Gates Survey No.63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being all of Lot 7C, Block A, Short Form Final plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, an addition to the City of Manor and recorded under Document No. 202200190 of the Official Public Records of Travis County, Texas, same being a portion of that certain tract of land as conveyed to Greenview Manor Commons SW LP, a Texas limited partnership by Special Warranty Deed recorded in Document No. 2015139479 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 5.157 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as **SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A** and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 20____.

Barth Timmermann, President
Greenview Manor Commons SW LP
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

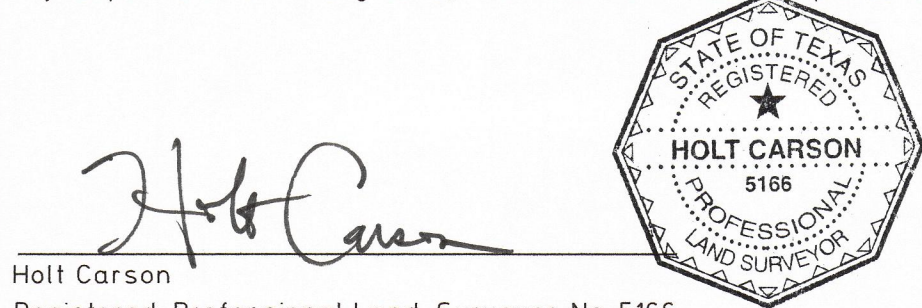
Printed Name _____

Commission Expires _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, Registered Professional Land Surveyor No. 5166, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my my supervision on the ground. The field work was completed on August 24, 2022.



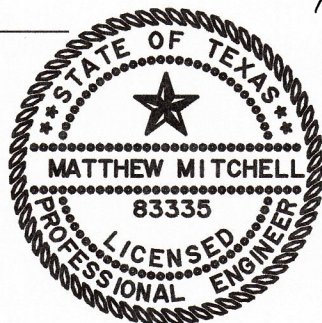
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Matthew Mitchell, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Manor, Texas and is not inundated by the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48453C0485J, dated August 18, 2014 and revised to reflect Letter of Map Revision (LOMR 19-06-2660P), effective June 1, 2020.

Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
925 S Capital of TX Hwy, Suite B220
West Lake Hills, Texas 78746
(512) 431-9600



12/8/2022
Date

SHORT FORM FINAL PLAT OF MANOR COMMONS SW
ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW
ESTABLISHING LOT 7B AND 7C, BLOCK A

PLAT NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owners or assigns shall maintain all drainage easements on private property.
- 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 8.) Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
- 9.) This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor commons SW, recorded in Document No. 201500112; and Short Form Final Plat of Manor Commons Establishing Lot 7B & 7C, Block A, recorded in Document No. 202200190, all of the Official Public Records of Travis County, Texas.
- 10.) This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Document No. 2012140970, the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Document No. 2015092648 and as supplemented br instrument recorded in Document No. 2016084509, all of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 5.517 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO.63, ABSTRACT NO.315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 7C, BLOCK A, SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202200190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO GREENVIEW MANOR COMMONS SW, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015139479 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a cotton spindle found in the South right-of-way line of U.S. Highway at the Northeast corner of Lot 6, Block A, Final Plat Establishing Manor Commons SW, a subdivision in Travis County, Texas according to the map of Plat there of recorded in Document No. 201500112 of the Official Public Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 7C, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202200190 of the Official Public Records of Travis County, Texas and being the most Northerly Northwest corner and the PLACE OF BEGINNING of the herein described tract;
THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said Lot 7C, N 87 deg. 13'18" E 53.68 ft. to a 1/2" iron rod found with a plastic cap imprinted "JPH Land Surveying" found at the Northwest corner of Lot 7A, Block A, Manor Commons SW Replat Lot 7 Final Plat, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600122, of the Official Public Records of Travis County, Texas;
THENCE leaving the South right-of-way line of U.S. Highway 290 with an East line of said Lot 7C and with the West line of said Lot 7A, S 02 deg. 47' 27" E 296.95 ft. to a 60D nail found at the Southwest corner of said Lot 7A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the South line of said Lot 7A and with a North line of said Lot 7C, N 87 deg. 16' 33" E 150.03 ft. to a 1/2" iron rod with a plastic cap imprinted "Jacobs Prop. Cor" found at the Southeast corner of said Lot 7A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the East line of said Lot 7A and with a westerly line of said Lot 7C, N 02 deg. 48' 47" W 297.00 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in concrete at the Southwest corner of Lot 7B, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the South line of said Lot 7B and with a North line of said Lot 7C, N 87 deg. 16'11" E 100.22 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found in the curving West right-of-way line of F.M. 973 at the Southeast corner of said Lot 7B, same being the most Easterly corner of said Lot 7C and being the most Easterly corner of the herein described tract;
THENCE with the West right-of-way line of F.M. 973 and with the East line of said Lot 7C, along a curve to the left, with a radius of 10,090.00 ft. for an arc length of 546.49 ft. and which chord bears, S 24 deg. 04'35" W 546.43 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the most Southerly corner of said Lot 7C, same being in the Northeast line of an access road locally known as Ring Road and being the most Southerly corner of the herein described tract;
THENCE along the Southwest line of said Lot 7C and the Northeast line of said access drive known as Ring Road the following four (4) courses:
1.) N 67 deg. 28'10" W 182.10 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in a concrete wing wall at a point of curvature;
2.) along a curve to the right with a radius of 620.00 ft. at an arc distance of 302.47 ft. passing an angle corner of Lot 7, Final Plat Establishing Manor Commons SW, continuing for a total arc length of 403.09 ft. and which chord bears, N 48 deg. 24'28" W 396.03 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at a point of tangency;
3.) N 29 deg. 46'29" W 120.88 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at a point of curvature;
4.) Along a curve to the right with a radius of 370.00 ft. for an arc length of 42.91 ft. and which chord bears, N 26 deg. 13'02" W 42.89 ft. to a cut "X" found in concrete at the Southwest corner of Lot 4, Block A, Final Plat Establishing Manor Commons SW, same being the most westerly corner of said Lot 7C and being the most westerly corner of the herein described tract;
THENCE with the South line of Lot 4, Lot 5, and Lot 6, Block A Final Plat Establishing Manor Commons SW and with a North line of said Lot 7C, N 87 deg. 14'49" E 437.57 ft. to a cut "X" found in concrete at the Southerly Southeast corner of said Lot 6;
THENCE along a curve to the left with a radius of 25.00 ft. for an arc length of 39.29 ft. and which chord bears N 42 deg. 07'20" E 35.37 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at the Easterly Southeast of said Lot 6;
THENCE with the East line of said Lot 6 and with a West line of said Lot 7C, N 02 deg. 47'21" W 234.15 ft. to the PLACE OF BEGINNING and containing 5.517 acres of land.

CITY OF MANOR PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the _____ day of _____, 20____, A.D.

Approved:

Julie Leonard, Chairperson

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

This subdivision is located within the City of Manor as of this date, December 7, 2022.

CITY OF MANOR CITY COUNCIL APPROVAL:

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the _____ day of _____, 20____, A.D.

Approved:

Honorable Dr. Christopher Harvey, Mayor

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Rebecca Guerrero, 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____, A.D., at ____ o'clock ____ M. and duly recorded on the _____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hcaiastin.com
Texas Licensed Surveying Firm Registration No. 10050700
A 1123078 PAGE 2 OF 2



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 5, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF, , LA.

Dear Matthew Mitchell,

The first submittal of the Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat (*Short Form Final Plat*) submitted by ALM ENGINEERING, INC. and received on December 08, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The street name Ring Road should be corrected to say Ring Drive.
2. The ROW width of FM 973 should be provided. The City of Manor will not accept varies for a ROW on plats.
3. Note number 9 should be removed from the Notes section of the plat and be placed near the City signature blocks. Also, a date should be provided not just the month and year.

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

12/5/2022 11:16:41 AM
Manor Commons SW Lot 7C-1 & 7C-2 Short Form
Final Plat
2022-P-1487-SF
Page 2
Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 5, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF, , LA.

Dear Matthew Mitchell,

The first submittal of the Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat (*Short Form Final Plat*) submitted by ALM ENGINEERING, INC. and received on November 14, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The street name Ring Road should be corrected to say Ring Drive. **The private roadway Ring Road was dedicated per plat 201500112 and the public roadway Ring Drive was dedicated per plat 201900077, this is how the roads are currently annotated.**
2. The ROW width of FM 973 should be provided. The City of Manor will not accept varies for a ROW on plats. **The right-of-way width has been noted**
3. Note number 9 should be removed from the Notes section of the plat and be placed near the City signature blocks. Also, a date should be provided not just the month and year. **Note has been moved and complete date added**

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,

12/5/2022 11:16:41 AM
Manor Commons SW Lot 7C-1 & 7C-2 Short Form
Final Plat
2022-P-1487-SF
Page 2
Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 19, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF,

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on December 08, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



12/21/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat
 Case Number: 2022-P-1487-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor Commons SW Subdivision located at the intersection of US HWY 290 and F.M. 973 in Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

Applicant: ALM Engineering

Owner: Greenview Manor Commons SW LP

The Planning and Zoning Commission will meet at 6:30PM on January 11, 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 Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

WAL-MART REAL ESTATE BUSINESS TRUST
MS 0555
PO BOX 8050
BENTONVILLE AR 72712-8055

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMOND CA 91770-3711

13100 FM 973 INC
10095 US Highway 290 E
Manor TX 78653-0539

HAZA REALTY LP
4415 HIGHWAY 6
SUGAR LAND TX 77478-4476

SURFVIEW MANOR LLC
19 BAY VISTA DR
MILL VALLEY CA 94941-1604

GREENVIEW MANOR COMMONS SW LP
PO BOX 162304
AUSTIN TX 78716-2304

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN TX 78765-4784

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN
501 VALE ST
AUSTIN TX 78746-5732

AJT REAL ESTATE LLC
2501 LOU HOLLOW PL
CEDAR PARK TX USA 78613-3107

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of December 14, 2022, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

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

- December 14, 2022, 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 December 14, 2022, P&Z Commission Regular Meeting.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
DECEMBER 14, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Felix Paiz, Place 4
Jennifer Wissmann, Place 5 (Absent)
Cecil Meyer, Place 6

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, City Engineer
Mandy Miller, Permit Technician

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 Leonard at 6:37 p.m. on Wednesday, December 14, 2022, 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 Monarch Ranch. Mr. Battaile read a portion of the city code relating to Parkland Dedication. He expressed his opposition to the city accepting in lieu fees instead of land for the parkland dedication responsibility of the developers.

PUBLIC HEARING

- 1. Conduct a public hearing on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.** Applicant: Pacheco Koch Consulting Engineering. Owner: Lone Star Electric.

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

Chair Leonard opened the public hearing.

No one signed up to speak on this item.

Director Dunlop gave background information on this item. He stated this property was currently located in our ETJ near Manor Commercial Park.

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

There was no further discussion.

Motion to Close carried 6-0

- 2. Conduct a public hearing on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.** Applicant: Kimley-Horn. Owner: Las Entradas Development Corporation.

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

Chair Leonard opened the public hearing.

No one signed up to speak on this item.

Director Dunlop detailed the splitting of this lot for sale by the owner. He explained there would be a replat of some of the adjacent property at a later time.

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

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

Director Dunlop informed the Commission that the email comments that were obtained from the Commissioners for the November 30th P&Z Commission Meeting were provided to City Council. The Comprehensive Plan Consultant gave their presentation which was the same as the presentation given to the P&Z Commission on November 9, 2022. The Comprehensive plan will go before the Council at their next meeting for approval.

Director Dunlop suggested the Commissioners email him directly with any other comments needing to go to Council. He stated that the Manor 2050 Comprehensive Plan was available online at www.Manor2050.com

Director Dunlop confirmed for the Commissioners that editing corrections have been taken care of regarding typo error on the Comprehensive Plan Documents.

- 3. Consideration, discussion, and possible action to approve the P&Z Commission minutes for: - November 9, 2022, P&Z Commission Regular Session
- November 30, 2022, P&Z Commission Called Special Session**

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Hardeman to approve the Consent Agenda.

There was no further discussion.

Motion to Close carried 6-0

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX. Applicant: Pacheco Koch Consulting Engineering. Owner: Lone Star Electric.**

City Staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.

Director Dunlop answered questions from the Commissioners about the location of the property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Paiz to approve the Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision.

There was no further discussion.

Motion to Close carried 6-0

5. Consideration, discussion, and possible action on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn. Owner: Las Entradas Development Corporation.

City Staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Director Dunlop gave a summary of the Short Form Final Plat. He described the sale of this property and it's potential commercial development. Director Dunlop explained no information has been filed with the city in regard to the types of commercial development that is planned.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to approve the Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

There was no further discussion.

Motion to Close carried 6-0

6. Consideration, discussion, and possible action on a Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX. Applicant: Drenner Group. Owner: Ashton Grey Development.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in favor of this item. He stated that he would like to see final development plans for the park. He expressed a desire for 20 parking spaces, lights, picnic tables, and 2 ping-pong tables.

Charlie Dorsaneo with the Drenner Group gave a presentation to the P&Z Commission. (See attached). Mr. Dorsaneo reminded the Commission of the location for this development located in the ETJ with plans to annexation. He stated he felt that this development was in line with the City's proposed Comprehensive Plan. He detailed the amenities and roadway improvements planned. He did clarify the development would be providing both parkland and in lieu fees. Mr. Dorsaneo pointed out the changes that were made to the development that was requested by the Commission.

Mr. Dorsaneo answered questions from the commissioners regarding the single family detached homes.

Discussion was held by the Commissioners regarding the throughfare routes and roadway layout for the area in and around this development. Amenity items were also discussed including the layout of the trail system. The Commissioners expressed their continued concerns regarding the safety of the children due to the visibility of Park B stating the location was too tucked away and out of sight. Lighting for the park was discussed.

Mr. Dorsaneo answered questions regarding the layout of the park. He stated a list of items has been created but the layout of the park is still in planning stages.

City Staff recommended that the Planning and Zoning Commission approve the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

MOTION: Upon a motion made by Commissioner Butler and seconded by Vice Chair Small to approve the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX, with the condition of two (2) table tennis tables.

There was no further discussion.

Motion to Close carried 5-1 – Commissioner Meyer opposed

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to adjourn the Regular Session of the P&Z Commission at 9:11 p.m. on Wednesday December 14, 2022.

There was no further discussion.

Motion to Approve carried 6-0

These minutes approved by the Planning and Zoning Commission on the 11th day of January 2023. *(Recording Archived)*

APPROVED:

LaKesha Small
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

Newhaven PUD

Gregg Lane

Planning & Zoning Commission – December 14, 2022

2022-P-1480-ZO (Final PUD) – *Item 6*

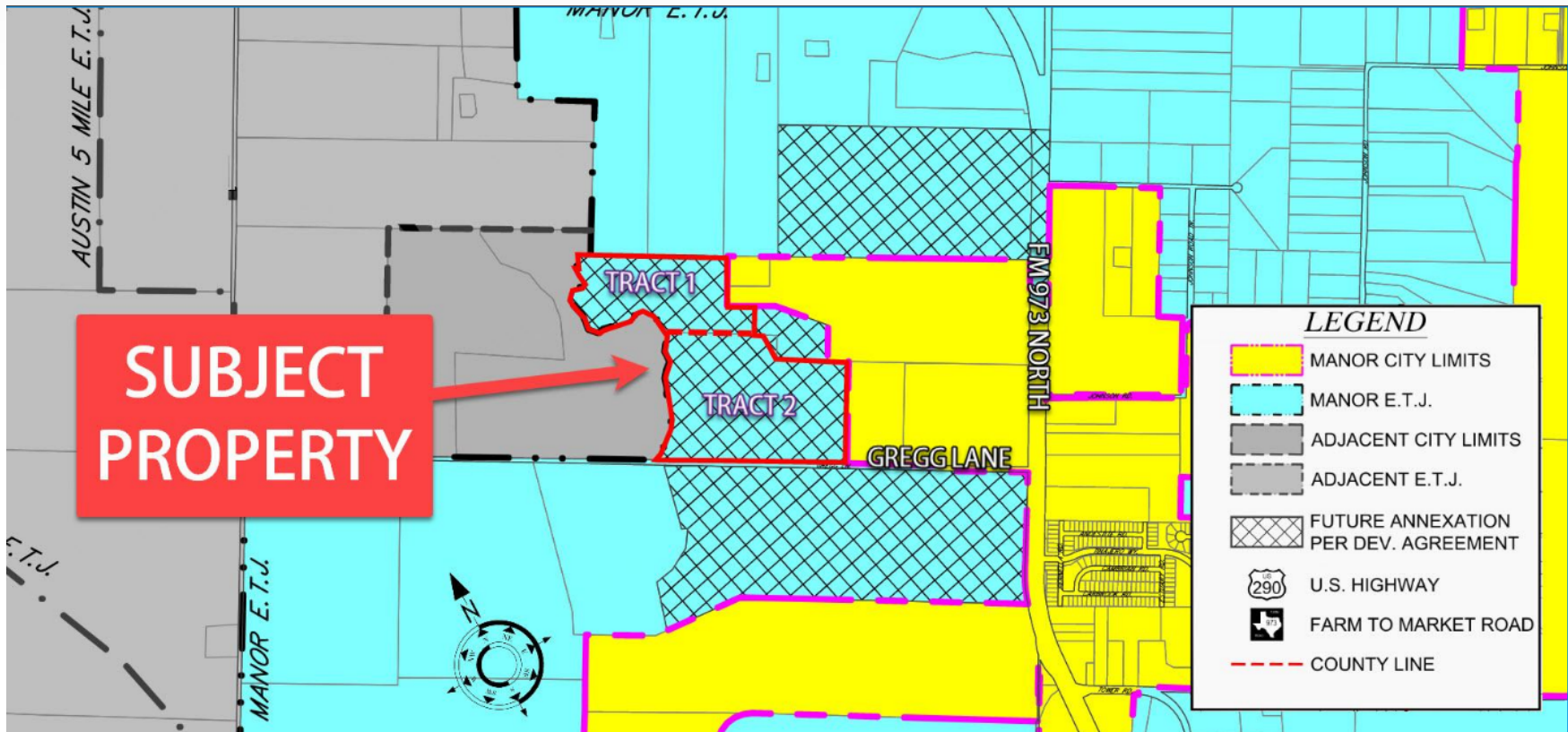
Site Aerial



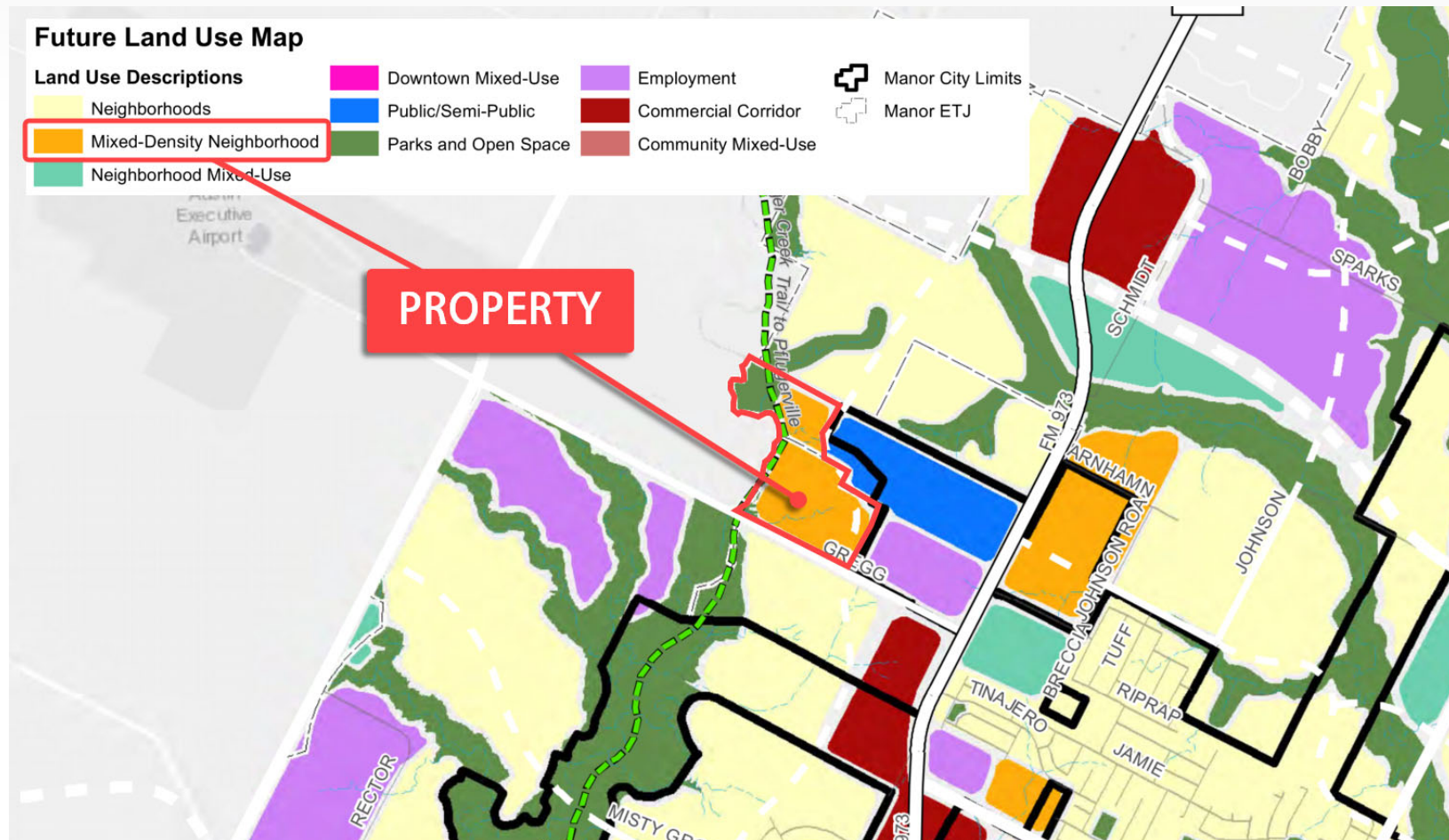
Site Aerial - Existing



City Limits Map



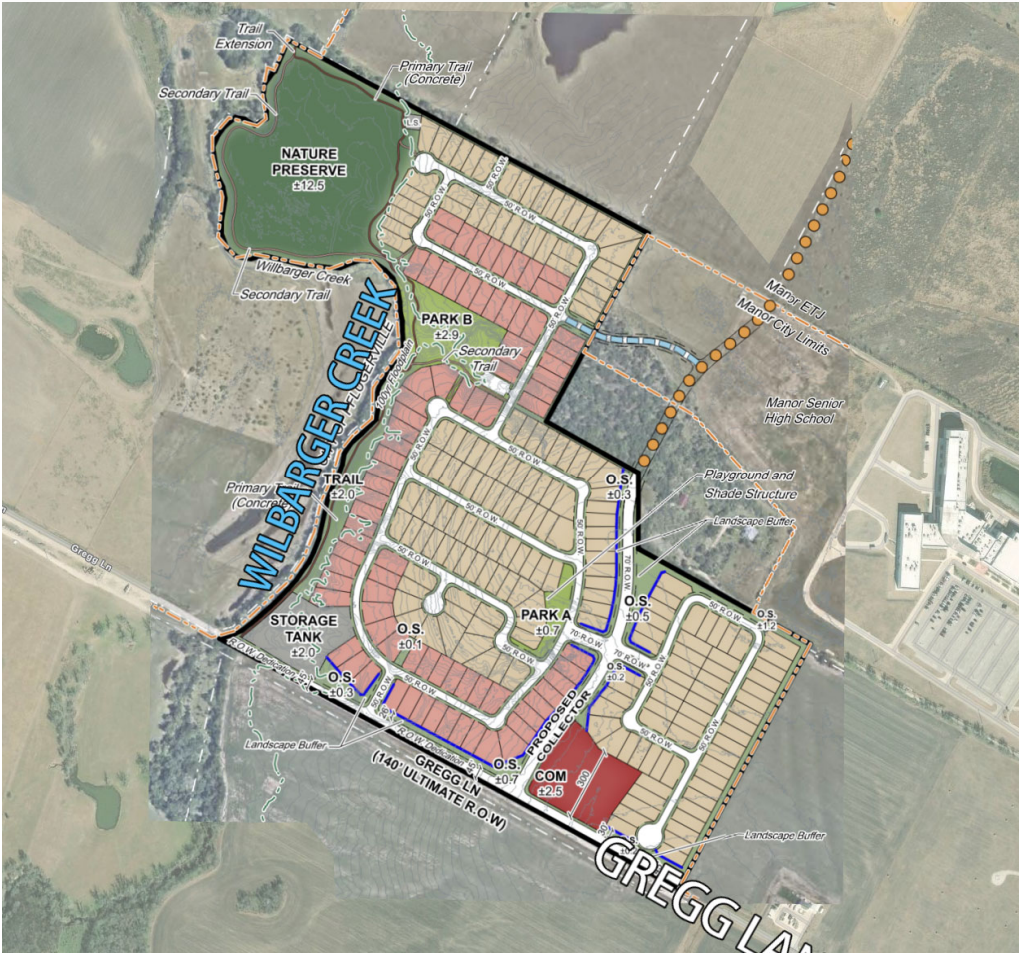
City of Manor Comprehensive Plan *(Not yet adopted)*



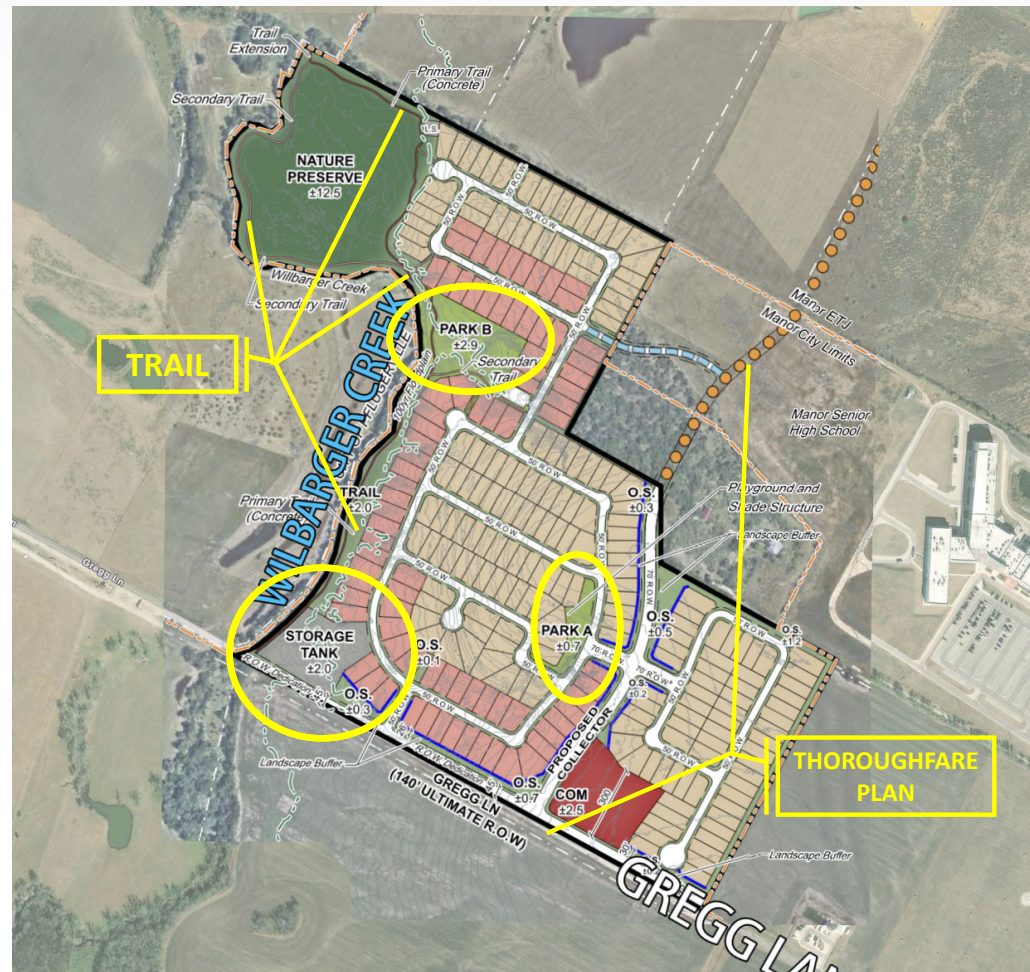
Planned Unit Development (PUD)

- Mix of Uses:
 - Single Family Residential – mix of 50' & 60' lots
 - Commercial
 - Utility (future water tower)
- Landscaping:
 - Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
 - Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
 - Collector Road : 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet
- Parkland:
 - Fee-in-lieu
 - Creek-side trail
 - 2 amenitized parks
- Utility Lot:
 - Dedication of 2.0 acres to City of Manor for Water Storage

Site Aerial - Proposed



Proposal Highlights



Nature Preserve and Trail

- 5,300 linear feet of trail,
- Connected to and consistent with trail to south, stubbed out to connect to north
- Concrete trail and park bench amenities along trail



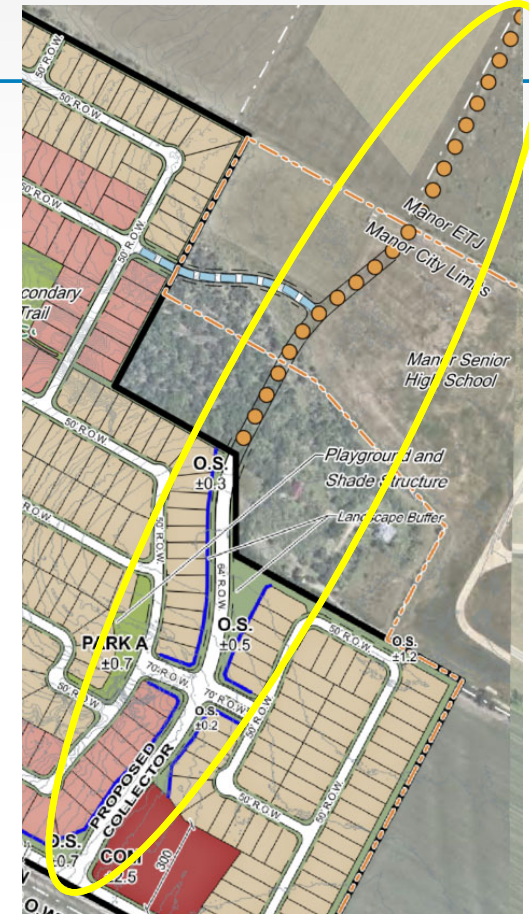
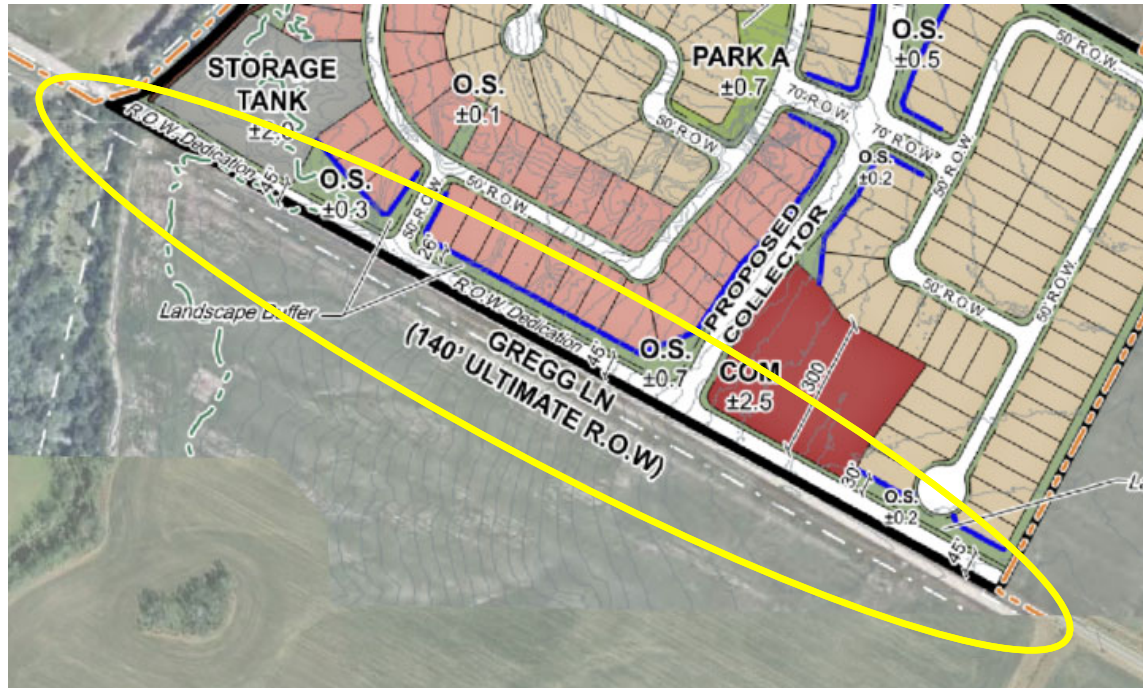
Interior Parks

- Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables
- Complementary to parkland dedication fee
- Off-Street Parking

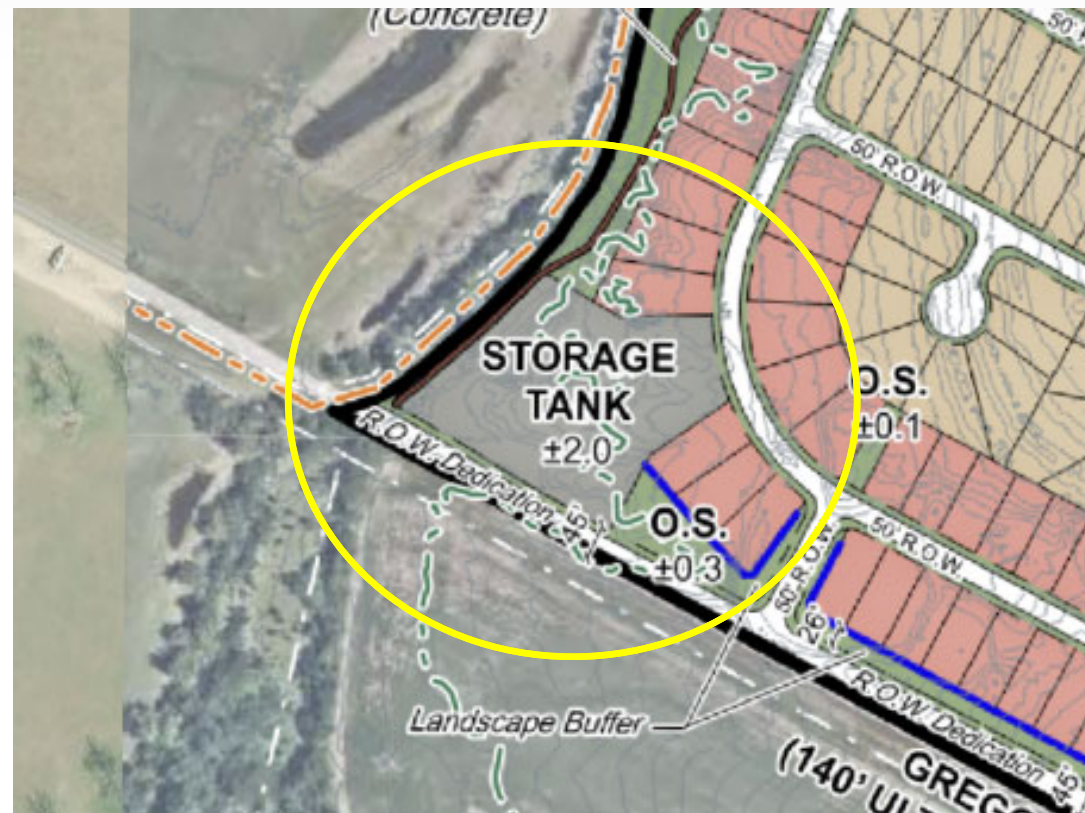


Streets and Right of Way

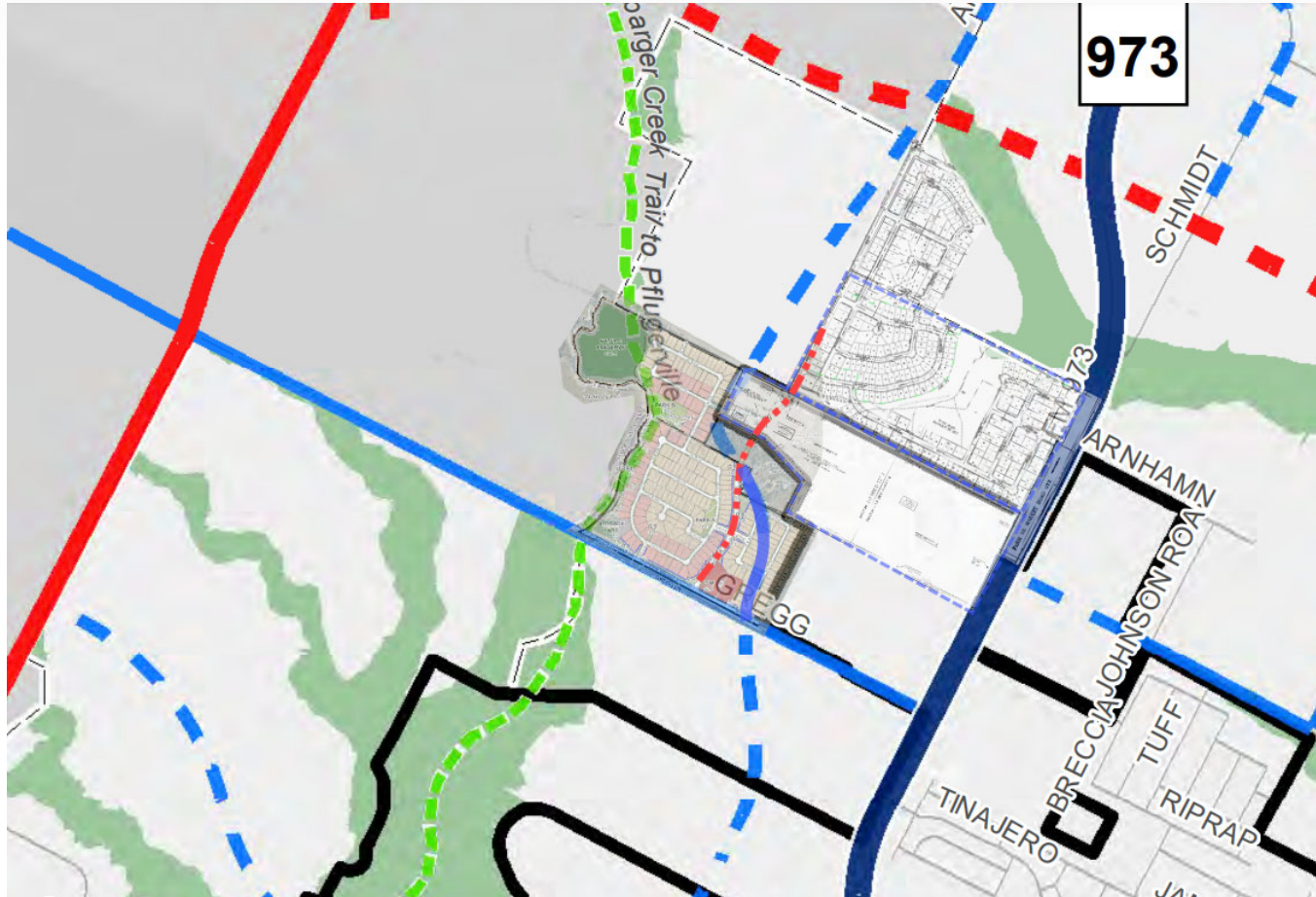
- In compliance with City's Thoroughfare Plan



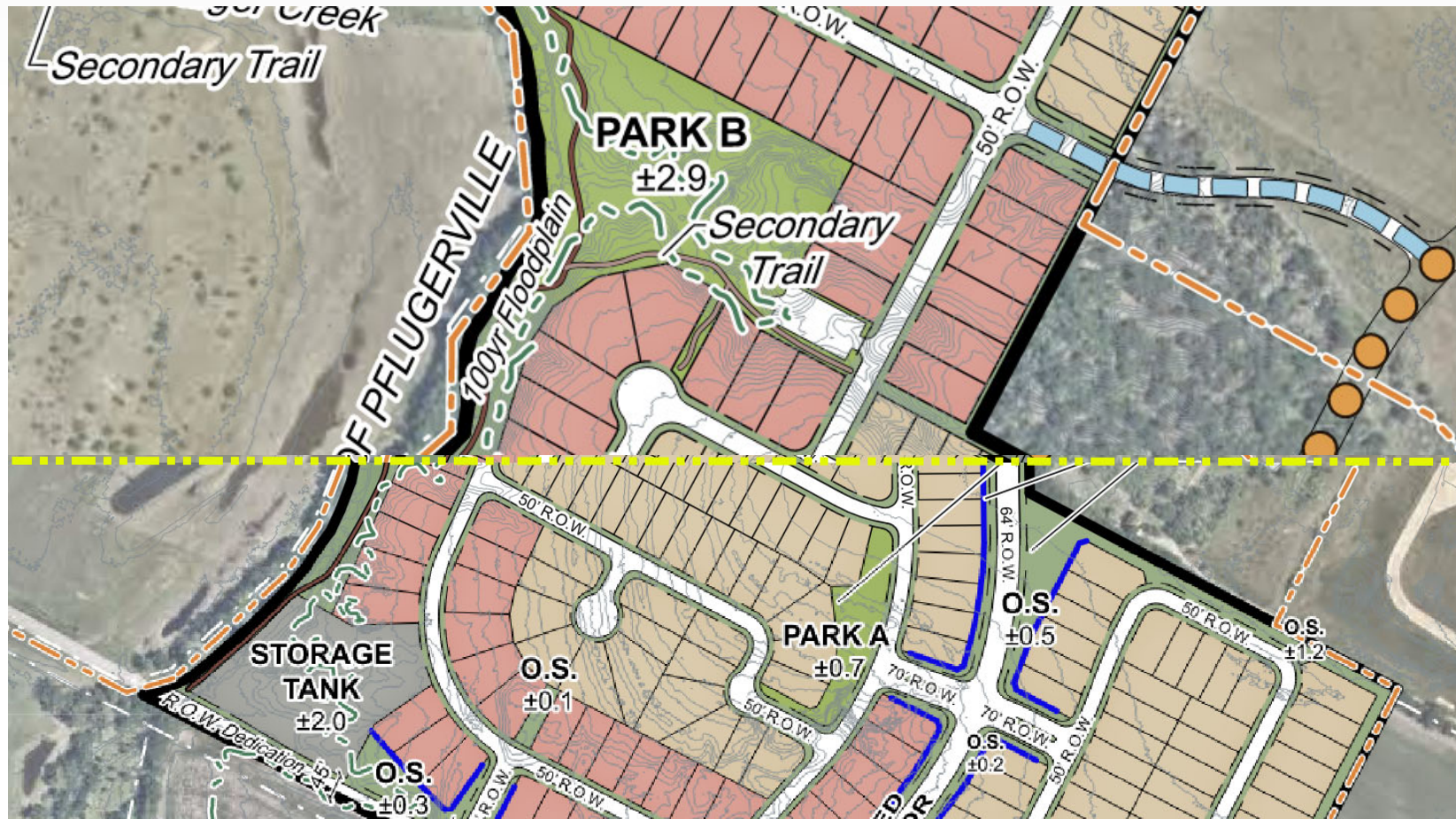
Water Storage Site



Thoroughfare Plan (*Not yet adopted*)



Commission Condition



City Council Conditions



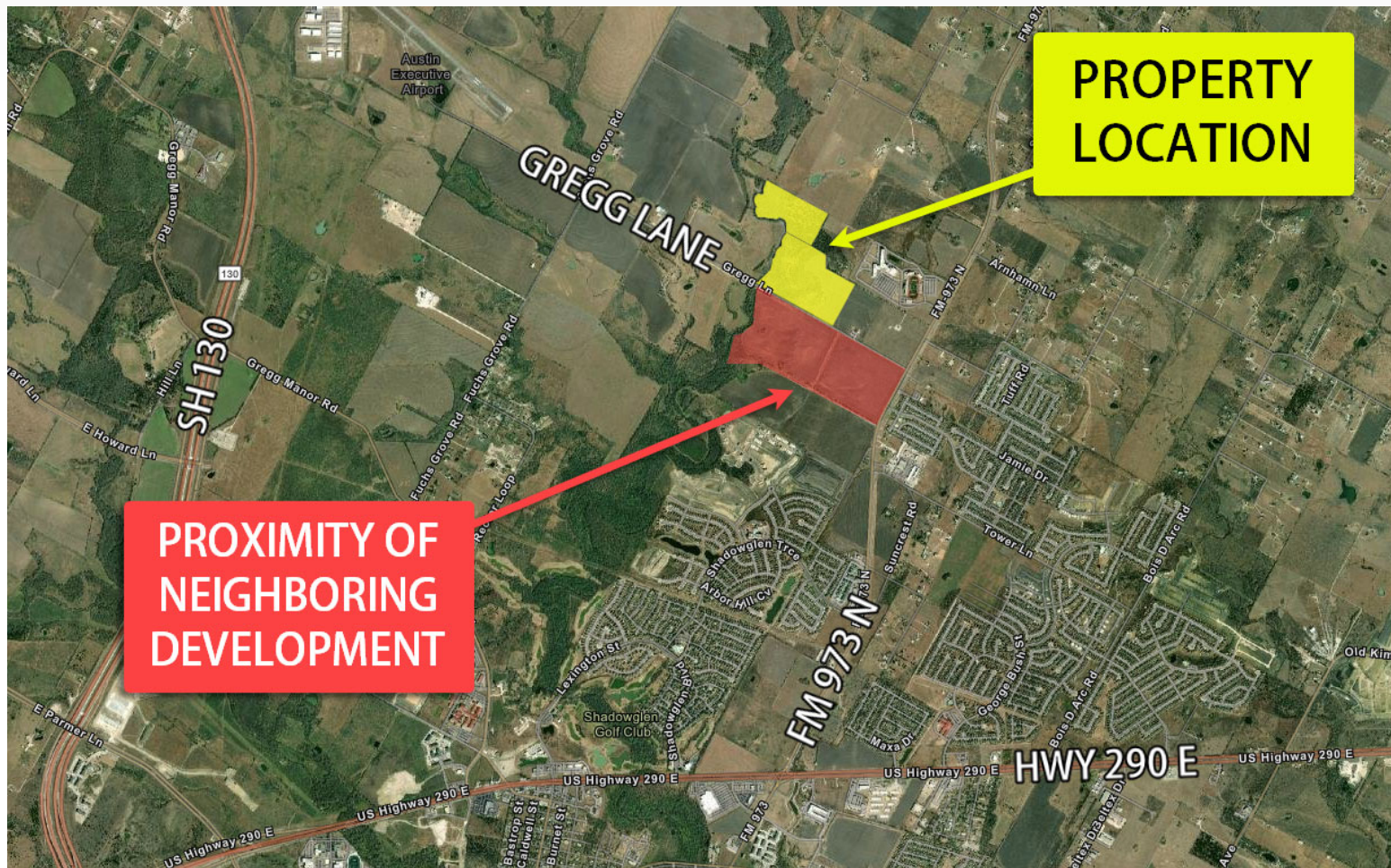
PARK B

1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. (1) Shade Structure
4. Benches (300' Approximate Spacing)
5. Trash Receptacles (300' Approximate Spacing)
6. 10-20 Parking Spaces
 - a. Screening Elements (Planting or Fencing) to reduce Light Pollution from Vehicles
7. Amenities (Teen)
 - a. Shade Trees
 - b. Passive Spaces for Social Interaction (2-person and 4-person Tables)
 - c. Charging Station (Solar)
 - d. Active Spaces for Sports Play
 - e. Active Play Equipment (Table Tennis, Corn Hole, Etc.)
 - f. Exercise Equipment
 - g. Volleyball Court
 - h. Recreation Sports Area

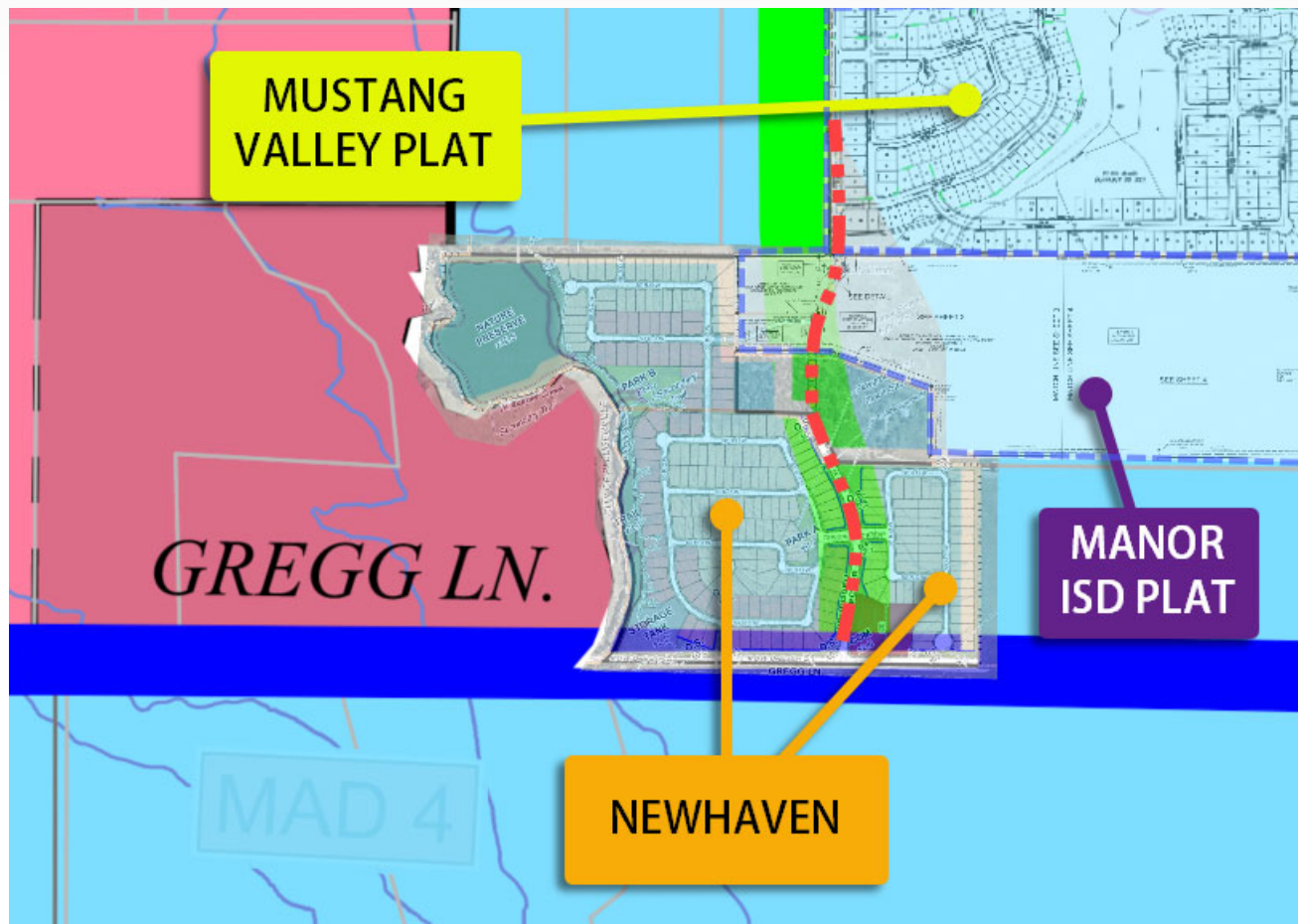
Request

Recommend to City Council approval of Final Planned Unit Development.

Site Aerial – Adjacent Development



Adjacent Developments Relative to Thoroughfare Plan





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezoning this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

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

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 101 W Boyce St, Manor, TX 78653

Property ID: 238627

Legal Description: LOT 4-5 BLK 43 MANOR TOWN OF

The property owner seeks to rezone the 0.264-acre lot located at 101 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

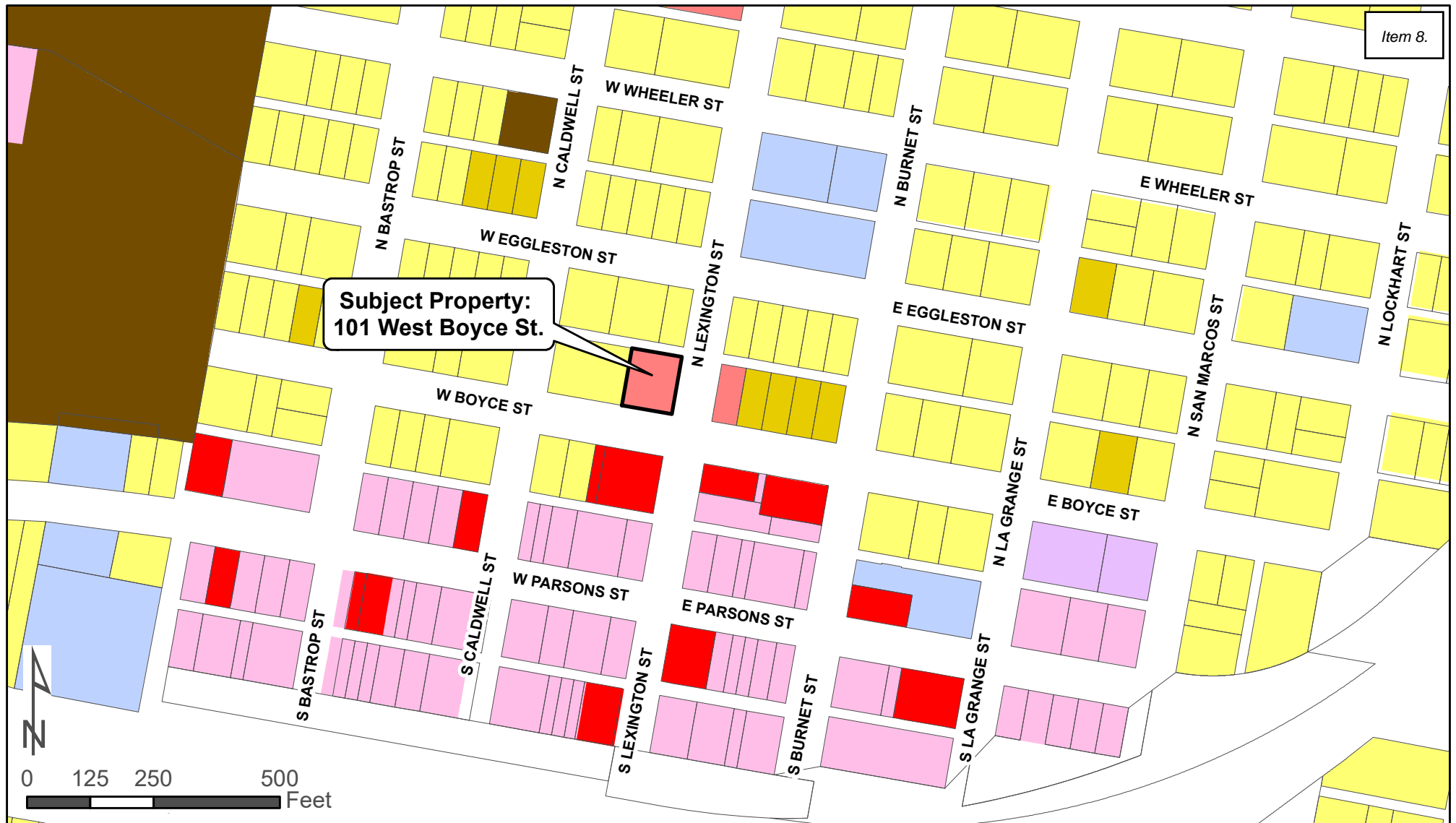
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an NB(Neighborhood Business) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
101 W Boyce St,
Manor, TX 78653



Current:
Neighborhood Business (NB)

Proposed:
Downtown Business (DB)



Zone

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

101 W Boyce

Aerial Image

Legend

- 101 W Boyce Item 8.
- City of Manor City Hall
- Feature 1
- Feature 2



101 W Boyce St

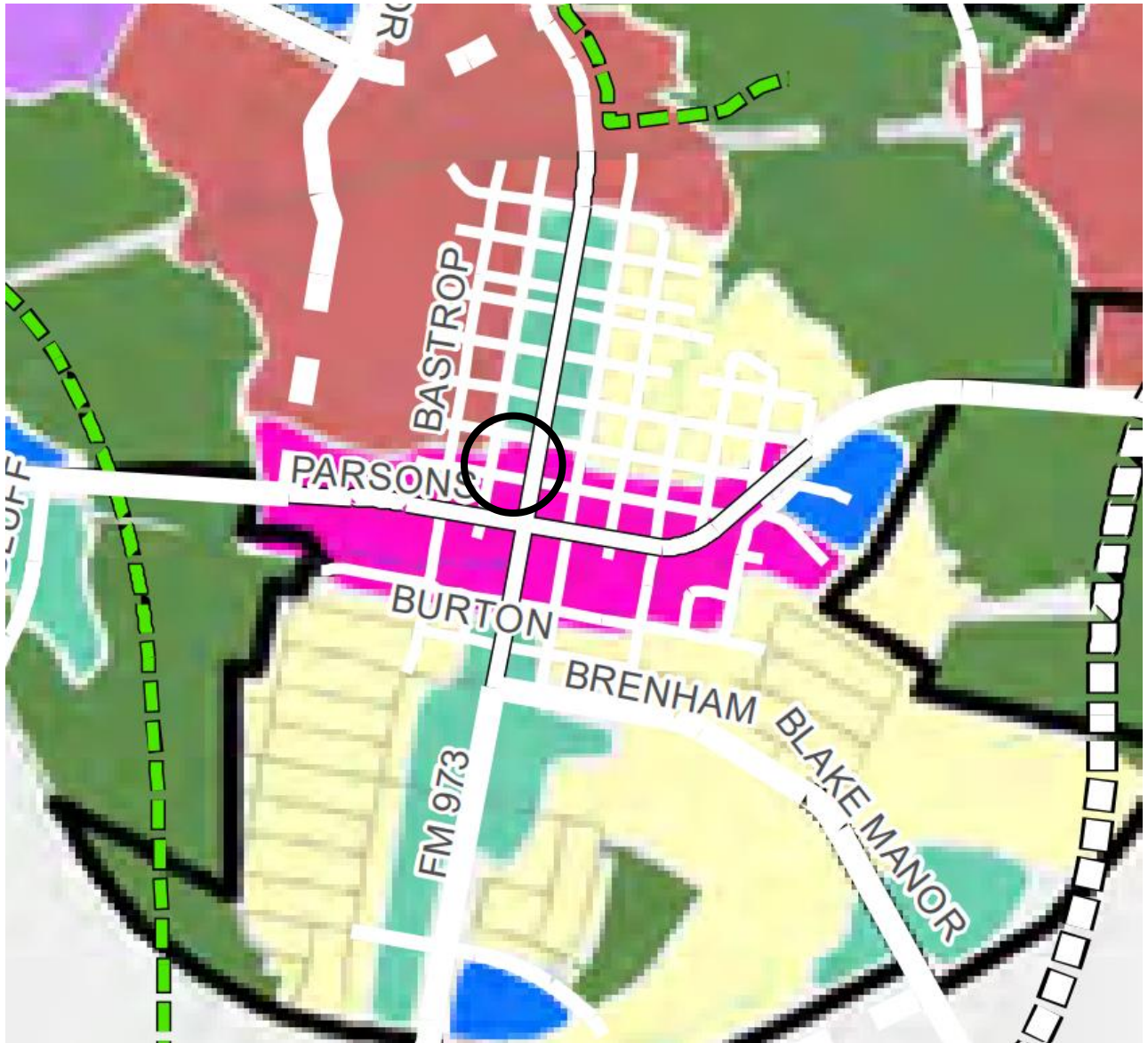
City of Manor City Hall

Bright Beginnings Learning Center

TNT Barbershop

Iwayne's Caribbean Kitchen

Las Salsas Bar & Grill



DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

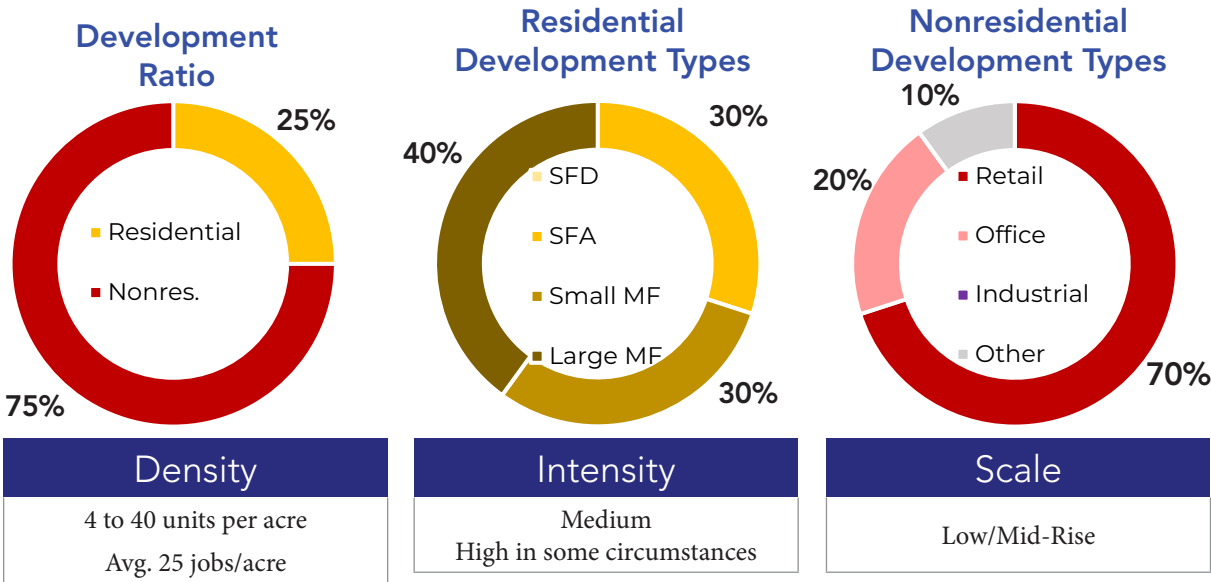
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 101 W Boyce Rezoning NB to DB
 Case Number: 2022-P-1494-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 101 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Jesse & Julia Rocha
PO Box 1002
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia
PO Box 11
Manor TX 78653

Bradley G & Paula B Bowen
18109 Whitewater CV
Round Rock TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor TX 78653

**Jose Soto & Maribella, Cortez
Gonzalez, Jaimes**
14845 Bois Darc LN
Manor TX 78653

Sepeco
PO Box 170309
Austin TX 78717

Build Block Inc
2700 E 2nd St
Los Angeles CA 90033

Jorge Moreno
4301 Jan St Unit B
Harlingen TX 78550

Davis Capital Investments LLC
PO Box 268
Manor TX 78653

Behzad Bahrami
PO Box 82653
Austin TX 78708

Tancor LLC
9009 Fairway Hill Dr
Austin TX 78750

2017 Manor LLC
203 W Parsons St
Manor TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor TX 78653

Ross Etux Nunn
PO Box 207
Manor TX 78653

Ramon E Jr Paiz
PO Box 280
Manor TX 78653

Juan Ojeda Mendez
104 E Eggleston St
Manor TX 78653

Moses Acosta
106 Eggleston St
Manor TX 78653

Miguel Angel & Gloria Alvarado
PO Box 294
Manor TX 78653

Jose Sabas Castillo
PO Box 1097
Manor TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor TX 78653

Claudie G & Sammie M Young
PO Box 145
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor TX 78653

Monica Ann Castillo
PO Box 1097
Manor TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle TX 78640

Helen Casas
PO BOX 223
Manor TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin TX 78702

Nora L & Jose A Jr Sanchez
PO Box 232
Manor TX 78653

Lillie M Nunn
PO Box 207
Manor TX 78653

Maria Rocha
207 W Boyce St
Manor TX 78653

William C Gault
PO Box 32
Manor TX 78653

**Colle Foster & Stephen Snyder
McDonnel**
103 W Eggleston St
Manor TX 78653

James T, Alexandra Lutz, Carrillo
14812 FM 973 N
Manor TX 78653

Michael E & Tabatha A Darilek
PO Box 976
Manor TX 78653

Virginia Z Cardenas
PO Box 243
Manor TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls TX 76308

120 East Boyce Street LLC
1004 Meriden Ln
Austin TX 78703

Rosalinda Rodriguez
105 W Eggleston
Manor TX 78653

**Las Salsas Bar and Grill Mexican
Restaurant LLC**
12012 Barker Hills Dr
Manor TX 78653

Emma Gildon
PO Box 872
Manor TX 78653

Ofelia Estrada
PO Box 108
Manor TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

Moein M Hassan
PO Box 140853
Austin TX 78714

Carmen Davila
205 W Eggleston
Manor TX 78653

James T Anderson
1601 W 38th St Ste 2
Austin TX 78731

Andersons Coffee Co. Inc.
1601 W 38th St Ste 2
Austin TX 78731

Glenissa & Torrey Overton
1135 Don Ann St
Austin TX 78721

Allen Matetzschk
207 E Eggleston
Manor TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image

- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB)

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 107 W Boyce St, Manor, TX 78653

Property ID: 238628

Legal Description: LOT 1-3 BLK 43 MANOR TOWN OF MH S#KBTXSNA/B344122

The property owner seeks to rezone the 0.396-acre lot located at 107 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1 zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
2700 E 2nd St
Los Angeles, CA 90033

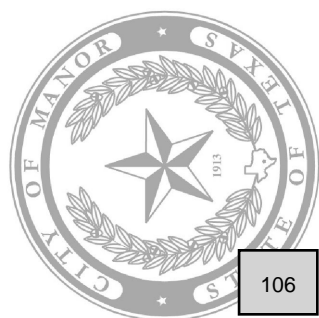


Subject Property:
107 West Boyce St.

Zone		
GO - General Office	GO - General Office	Item 9.
C-1 - Light Commercial	C-1 - Light Commercial	
C-2 - Medium Commercial	C-2 - Medium Commercial	
C-3 - Heavy Commercial	C-3 - Heavy Commercial	
NB - Neighborhood Business	NB - Neighborhood Business	
DB - Downtown Business	DB - Downtown Business	
IN-1 - Light Industrial	IN-1 - Light Industrial	
IN-2 - Heavy Industrial	IN-2 - Heavy Industrial	
PUD - Planned Unit Development	PUD - Planned Unit Development	
ETJ	ETJ	
A - Agricultural	A - Agricultural	
SF-1 - Single Family Suburban	SF-1 - Single Family Suburban	
SF-2 - Single Family Standard	SF-2 - Single Family Standard	
TF - Two Family	TF - Two Family	
TH - Townhome	TH - Townhome	
MF-1 - Multi-Family 15	MF-1 - Multi-Family 15	
MF-2 - Multi-Family 25	MF-2 - Multi-Family 25	
MH-1 - Manufactured Home	MH-1 - Manufactured Home	
I-1 - Institutional Small	I-1 - Institutional Small	
I-2 - Institutional Large	I-2 - Institutional Large	


Current:
Single Family Suburban (SF-1)


Proposed:
Downtown Business (DB)





107 W Boyce
Aerial Image

Legend

 101 W Boyce

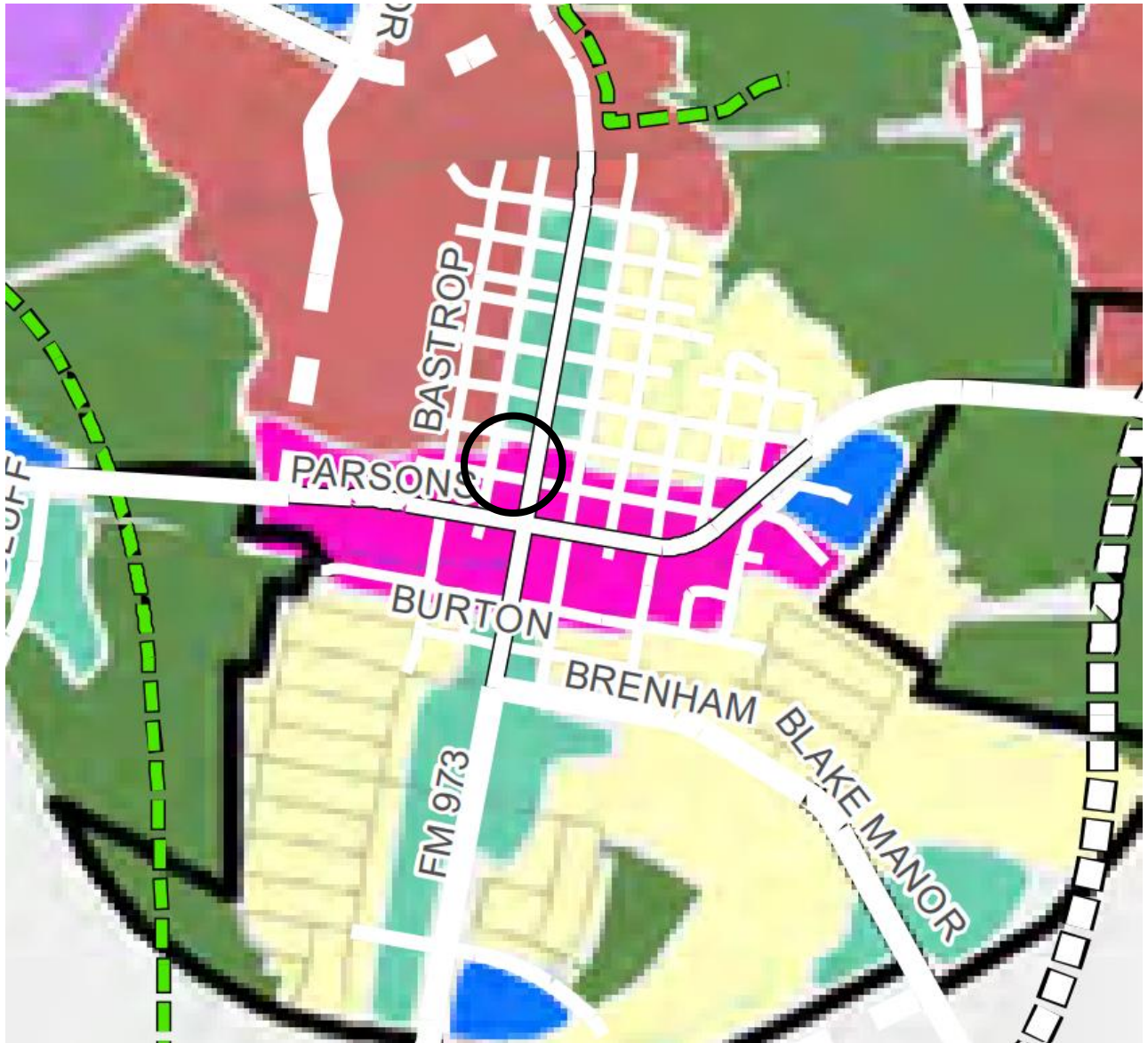
 City of Manor City Hall

 Feature 1

 Feature 2

Item 9.





DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

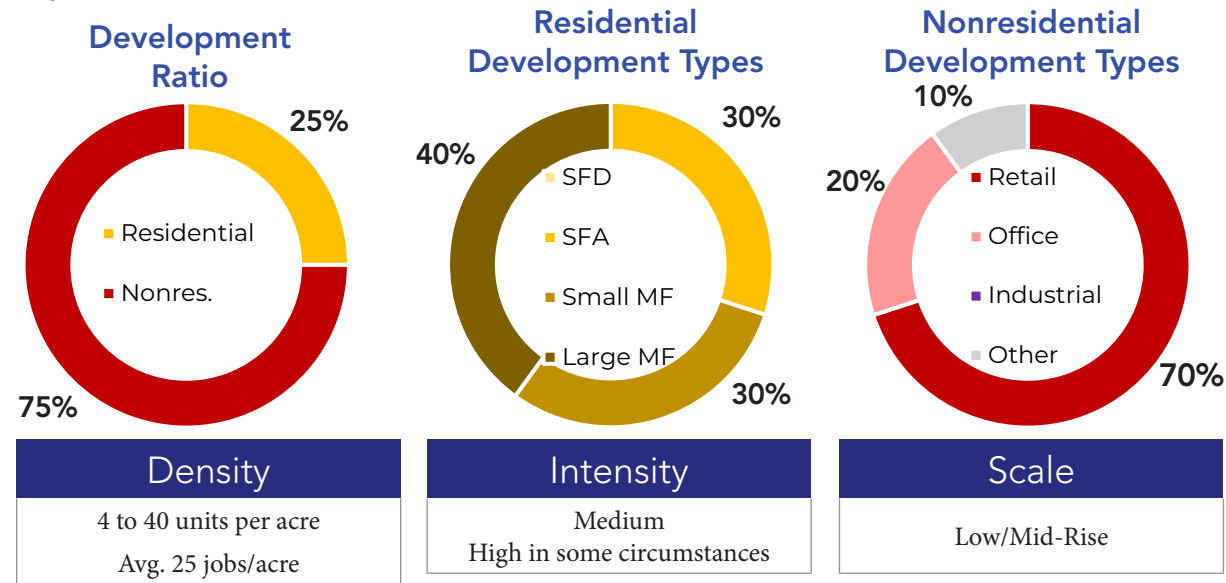
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 107 W Boyce Rezoning SF-1 to DB
 Case Number: 2022-P-1492-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 107 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Jesse & Julia Rocha
PO Box 1002
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia
PO Box 11
Manor TX 78653

Bradley G & Paula B Bowen
18109 Whitewater CV
Round Rock TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor TX 87653

**Jose Soto & Maribella, Cortez
Gonzalez, Jaimes**
14845 Bois Darc LN
Manor TX 78653

Sepeco
PO Box 170309
Austin TX 78717

Build Block Inc
2700 E 2nd St
Los Angeles CA 90033

Jorge Moreno
4301 Jan St Unit B
Harlingen TX 78550

Davis Capital Investments LLC
PO Box 268
Manor TX 78653

Behzad Bahrami
PO Box 82653
Austin TX 78708

Tancor LLC
9009 Fairway Hill Dr
Austin TX 78750

2017 Manor LLC
203 W Parsons St
Manor TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor TX 78653

Ross Etux Nunn
PO Box 207
Manor TX 78653

Ramon E Jr Paiz
PO Box 280
Manor TX 78653

Juan Ojeda Mendez
104 E Eggleston St
Manor TX 78653

Moses Acosta
106 Eggleston St
Manor TX 78653

Miguel Angel & Gloria Alvarado
PO Box 294
Manor TX 78653

Jose Sabas Castillo
PO Box 1097
Manor TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor TX 78653

Claudie G & Sammie M Young
PO Box 145
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor TX 78653

Monica Ann Castillo
PO Box 1097
Manor TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle TX 78640

Helen Casas
PO BOX 223
Manor TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin TX 78702

Nora L & Jose A Jr Sanchez
PO Box 232
Manor TX 78653

Lillie M Nunn
PO Box 207
Manor TX 78653

Maria Rocha
207 W Boyce St
Manor TX 78653

William C Gault
PO Box 32
Manor TX 78653

**Colle Foster & Stephen Snyder
McDonnel**
103 W Eggleston St
Manor TX 78653

James T, Alexandra Lutz, Carrillo
14812 FM 973 N
Manor TX 78653

Michael E & Tabatha A Darilek
PO Box 976
Manor TX 78653

Virginia Z Cardenas
PO Box 243
Manor TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls TX 76308

120 East Boyce Street LLC
1004 Meriden Ln
Austin TX 78703

Rosalinda Rodriguez
105 W Eggleston
Manor TX 78653

**Las Salsas Bar and Grill Mexican
Restaurant LLC**
12012 Barker Hills Dr
Manor TX 78653

Emma Gildon
PO Box 872
Manor TX 78653

Ofelia Estrada
PO Box 108
Manor TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

Moein M Hassan
PO Box 140853
Austin TX 78714

Carmen Davila
205 W Eggleston
Manor TX 78653

James T Anderson
1601 W 38th St Ste 2
Austin TX 78731

Andersons Coffee Co. Inc.
1601 W 38th St Ste 2
Austin TX 78731

Glenissa & Torrey Overton
1135 Don Ann St
Austin TX 78721

Allen Matetzschk
207 E Eggleston
Manor TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

**PLANNING & ZONING
COMMISSION:**

Recommend Approval

Disapproval

None

Dec. 02, 2022

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653

Letter of Intent for Rezoning

Project Address: 108 W Boyce St, Manor, TX 78653

Property ID: 238660

Legal Description: W 1/2 OF LOT 18,19-20 BLK 29 MANOR TOWN OF

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

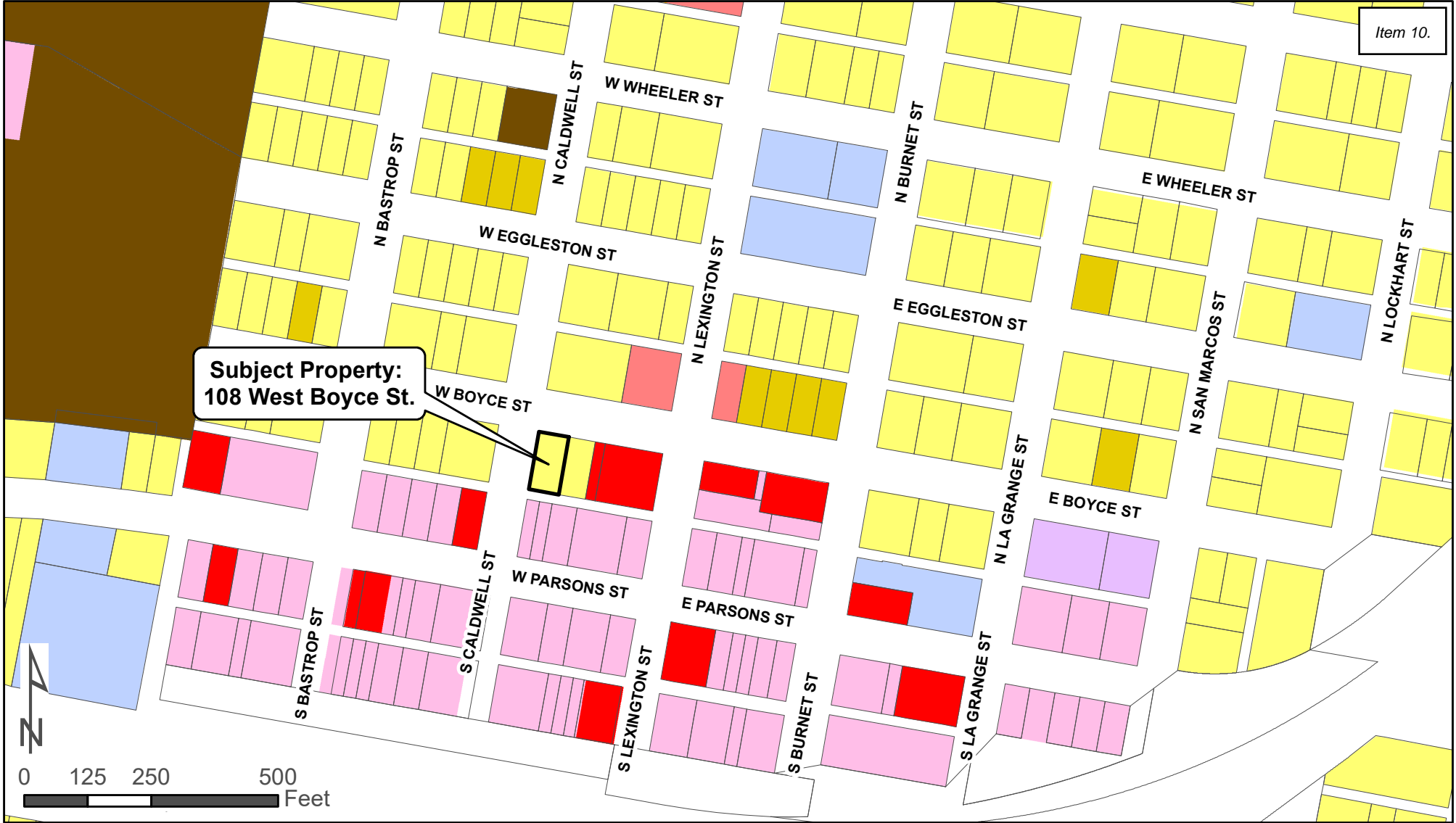
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As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung
CEO of Build Block Inc.
2700 E 2nd St
Los Angeles, CA 90033



Current:
Single Family Suburban (SF-1)

Proposed:
Downtown Business (DB)

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

108 W Boyce

Aerial Image

Legend

- 101 W Boyce Item 10.
- City of Manor City Hall
- Feature 1
- Feature 2

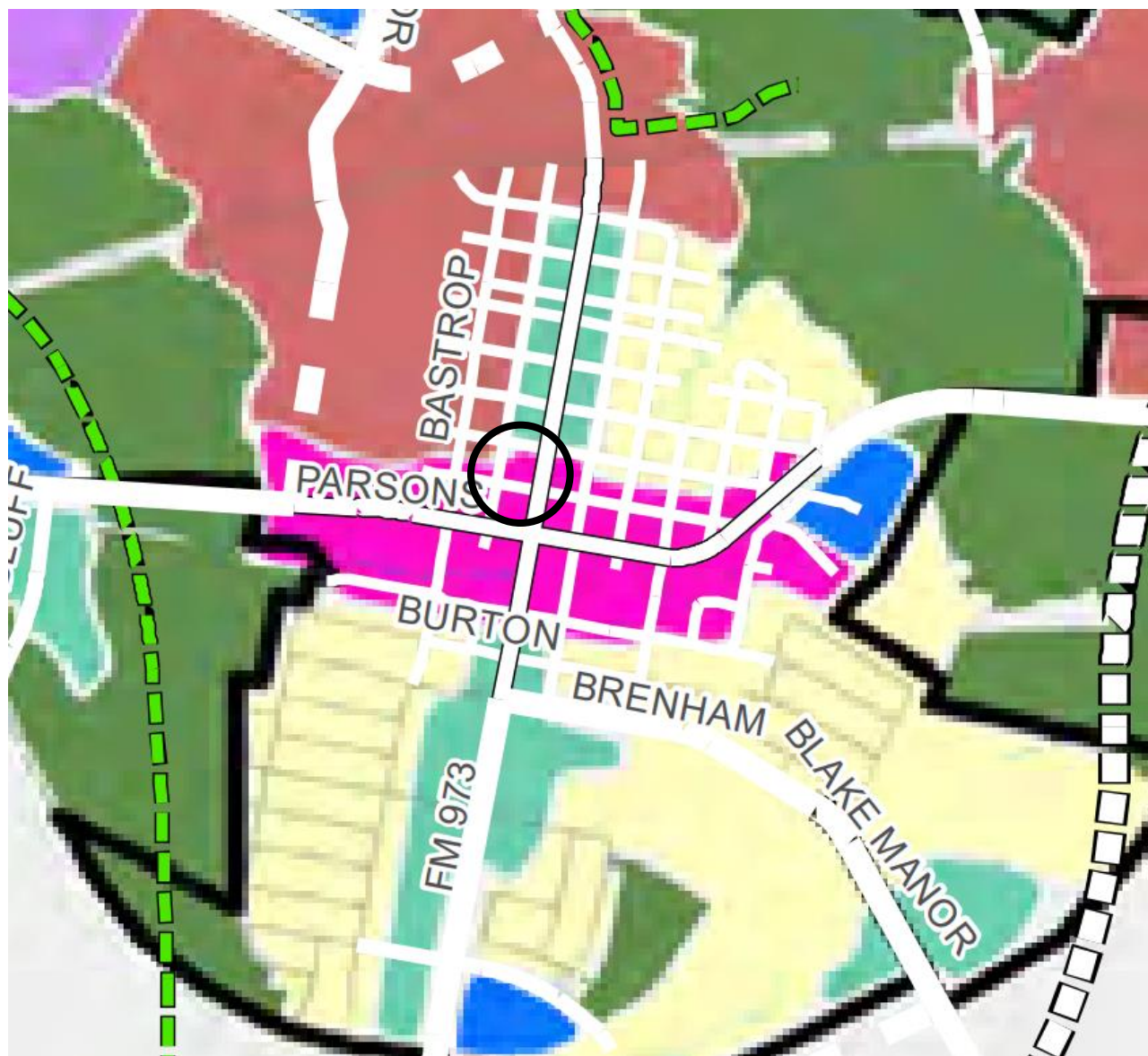
108 W Boyce St

Iwayne's Caribbean Kitchen

Bright Beginnings Learning Center

TNT Barbershop

Lillie Mae's Comfort Food



DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

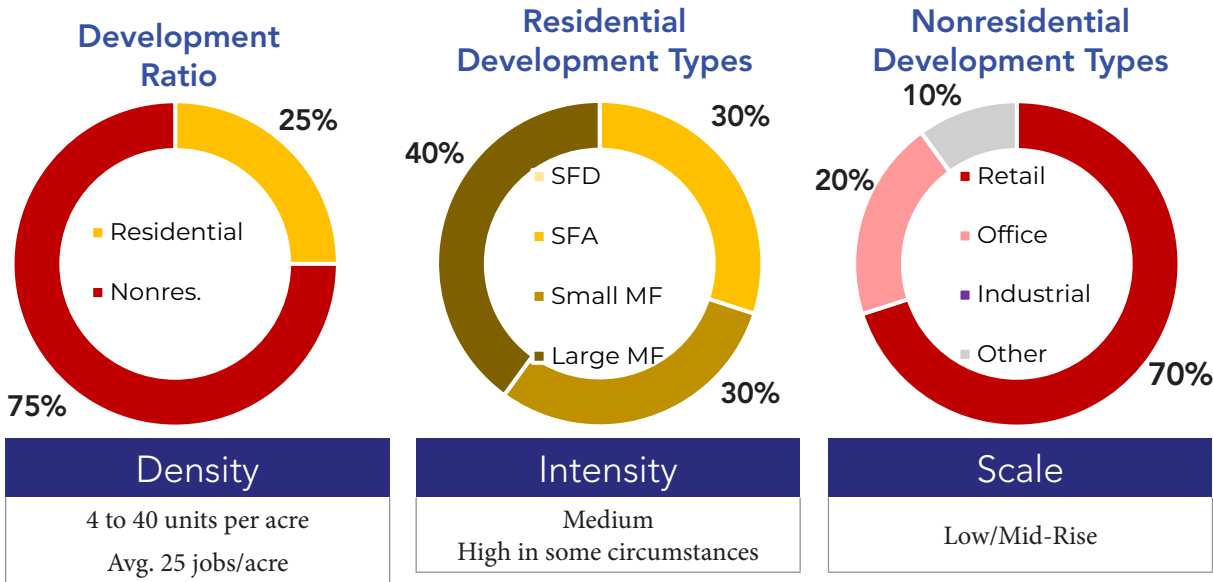
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Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
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SFA, Duplex	●○○○○	
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Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
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12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 108 W Boyce Rezoning SF-1 to DB
 Case Number: 2022-P-1493-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 108 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

Applicant: Jiwon Jung

Owner: Buildblock

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

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

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

Behzad Bahrami
PO Box 82653
Austin, TX 78708

Ramon E Jr Paiz
PO Box 280
Manor, TX 78653

Marcos & Maria Chavez
127 Dry Creek Rd Unit B
Manor, TX 78653

Claudie G & Sammie M Young PO Box
145 Manor, TX 78653

Juan Jr & Diana E Gerl Vasquez
PO Box 449
Manor, TX 78653

Monica Ann Castillo
PO Box 1097
Manor, TX 78653

Veronica Michelle Donley
204 W. Eggleston St
Manor, TX 78653

Debbie Ann & Darrell Guajardo
2501 Goforth Rd
Kyle, TX 78640

Helen Casas
PO BOX 223
Manor, TX 78653

Victor M & Debra B Almaguer
3209 Ray St
Austin, TX 78702

Jiwon Jung
2700 E 2nd St
Los Angeles, CA 90033

Nora L & Jose A Jr Sanchez
PO Box 232
Manor, TX 78653

Timothy Mack Sherrod
2705 Taft Blvd
Wichita Falls, TX 76308

Maria Rocha
207 W Boyce St
Manor, TX 78653

Jesse & Julia Rocha
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Alfredo, Contreras Renteria, Aurelia
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Round Rock, TX 78681

Jesse & Olivia Sanchez
PO Box 811
Manor, TX 78653

Jose Soto & Maribella, Cortez Gonzalez, Jaimes
14845 Bois Darc LN
Manor, TX 78653

Sepeco
PO Box 170309
Austin, TX 78717

2017 Manor LLC
203 W Parsons St
Manor, TX 78653

2017 Manor LLC
203 W Parsons St
Manor, TX 78653

Barbarita Samudio Sanchez
PO Box 142
Manor, TX 78653

Jorge Moreno
4301 Jan St Unit B
Harlingen, TX 78550

Davis Capital Investments LLC
PO Box 268
Manor, TX 78653

William C Gault
PO Box 32
Manor, TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor TX 78653

120 East Boyce Street LLC
1004 Meriden Ln
Austin, TX 78703

Michael E & Tabatha A Darilek
PO Box 976
Manor, TX 78653

Virginia Z Cardenas
PO Box 243
Manor, TX 78653

Ernesto Suarez
14121 Bois D Arc Ln
Manor, TX 78653

Lundgren Edwin O Estate
507 Arbors CIR
Elgin, TX 78621

Lopez Mar Lift Estate
208 West Parsons
Manor, TX 78653

L&L Investment Enterprises LLC
302 E 32nd St
Austin, TX 78705

Ringo Ming-Ling, Yu ChiSun, Wu
707 Knollwood Dr
Austin, TX 78746

Aurelio Jr Ponce
200 W Parsons St
Manor, TX 78653

Billy C Duett
Po Box 562
Manor, TX 78653

Maqil Inc
PO Box 399
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

Applicant: Mahoney Engineering

Owner: River City Partners Ltd.

BACKGROUND/SUMMARY:

This property is where M&M Auto Repair used to be. It was purchased by Riata Ford and they are looking to move or expand a portion of their business into this location and are requesting the same zoning category as their current dealership property. C-1 permits Minor Automotive Repair while C-2 permits Minor and Major Automotive Repair as well as Automobile Sales.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM

- Auto Repair Definitions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



Mahoney Engineering
8201 South Congress Avenue
Austin, Texas 78745

Letter of Intent

December 8, 2022

Attention: Scott Dunlop, Director of Development Services

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

**Reference: Letter of Intent
Rezoning Determination**

10905 E HYW 290
Manor, Texas 78653

Dear Mr. Dunlop,

On behalf of Leif Johnson Ford, Mahoney Engineering is requesting to rezone a property located at 10905 East Highway 290, Manor, Texas 78653. According to TCAD, the Parcel ID Number is 0237591301. The property is currently zoned Light Commercial (C-1). Mahoney Engineering proposes the entire property be rezoned to Medium Commercial (C-2).

There is currently an Automotive Repair (Major) Facility located on the 0.68-Acre site that has existed since 2010 named M&M Diesel and Auto. Before this, the earliest legible google earth image is from January of 1995 and shows the current structures were existing in 1995 and being used as a gas station and potential automotive repair. New ownership would like to keep the existing use of Automotive Repair (Major); therefore, the property needs to be rezoned to comply with the permitted uses per zoning requirements. Currently the property to the south and west of the subject property is zoned C-2, the property to the east is zoned Institutional-Small (I-1), and properties to the north, across US Highway 290, are zoned C-1. Hence, the zoning change will not alter the character of the area and will not impair the use of the adjacent properties, due to no change in the current use.

We look forward to receiving your support for Council approval to rezone the property, Parcel # 0237591301, from current zoning of C-1 to a future zoning of C-2.

Sincerely,

MAHONEY ENGINEERING

Tyler Boykin, P.E.

Associate

(737) 270-7310

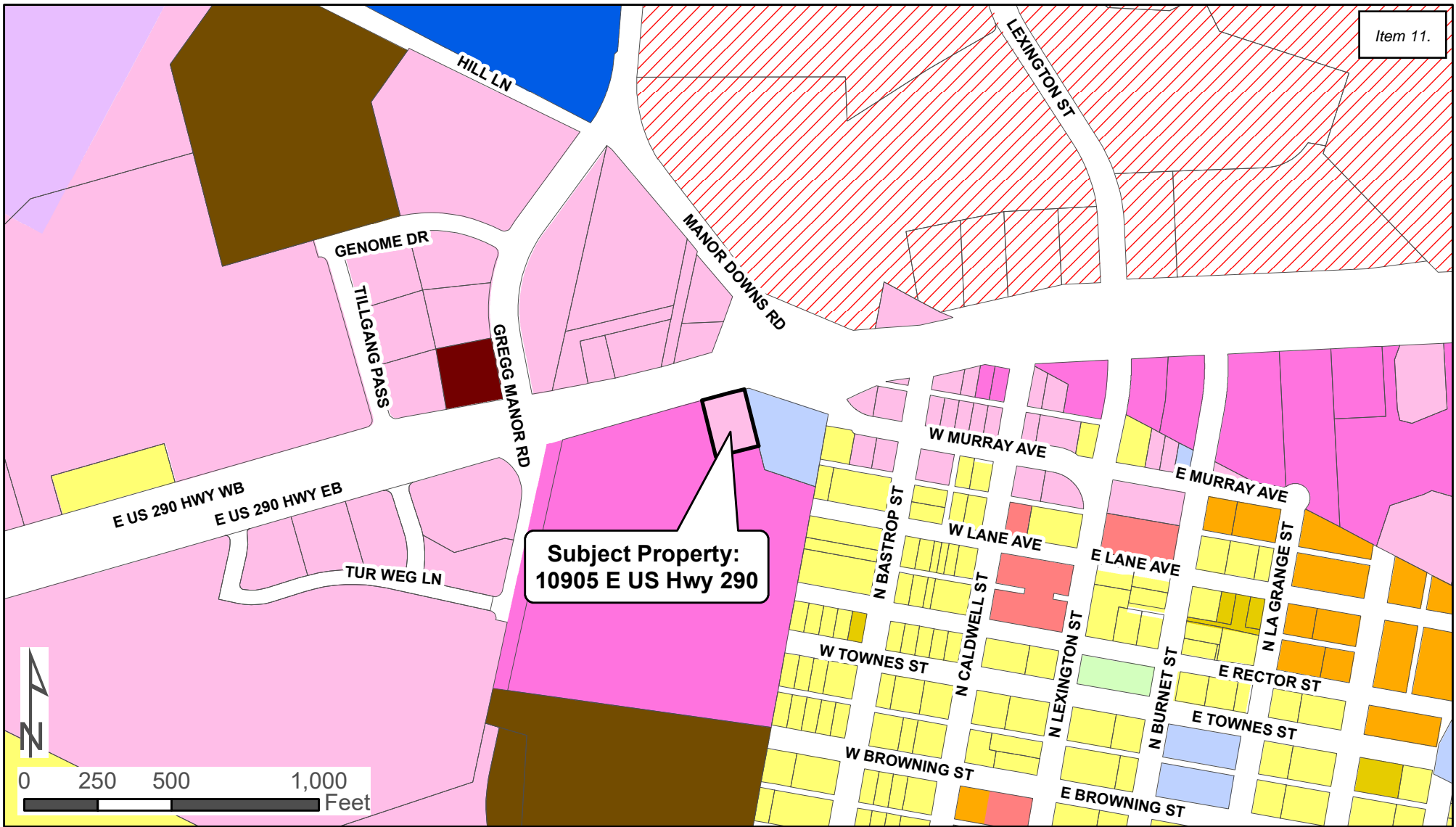
tboykin@mahoneyeng.com

Bryce Dierschke

Engineer Associate

(737) 263-5562

bdierschke@mahoneyeng.com



Current:
Light Commercial (C-1)

Proposed:
Medium Commercial (C-2)

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

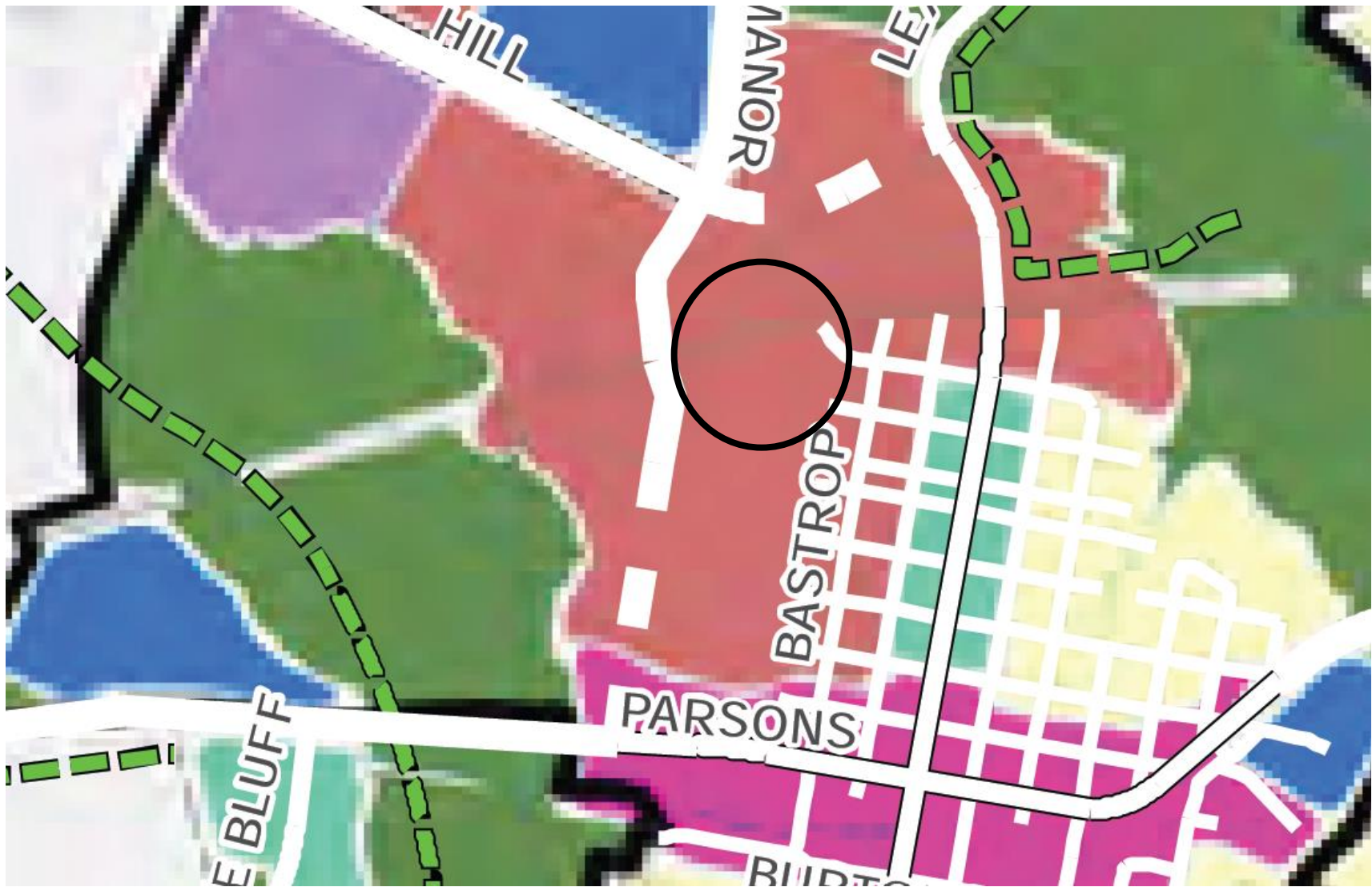
10905 E HWY 290

Aerial Image

Legend

- 101 W Boy Item 11.
- City of Manor City Hall
- Feature 1
- Feature 2





COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

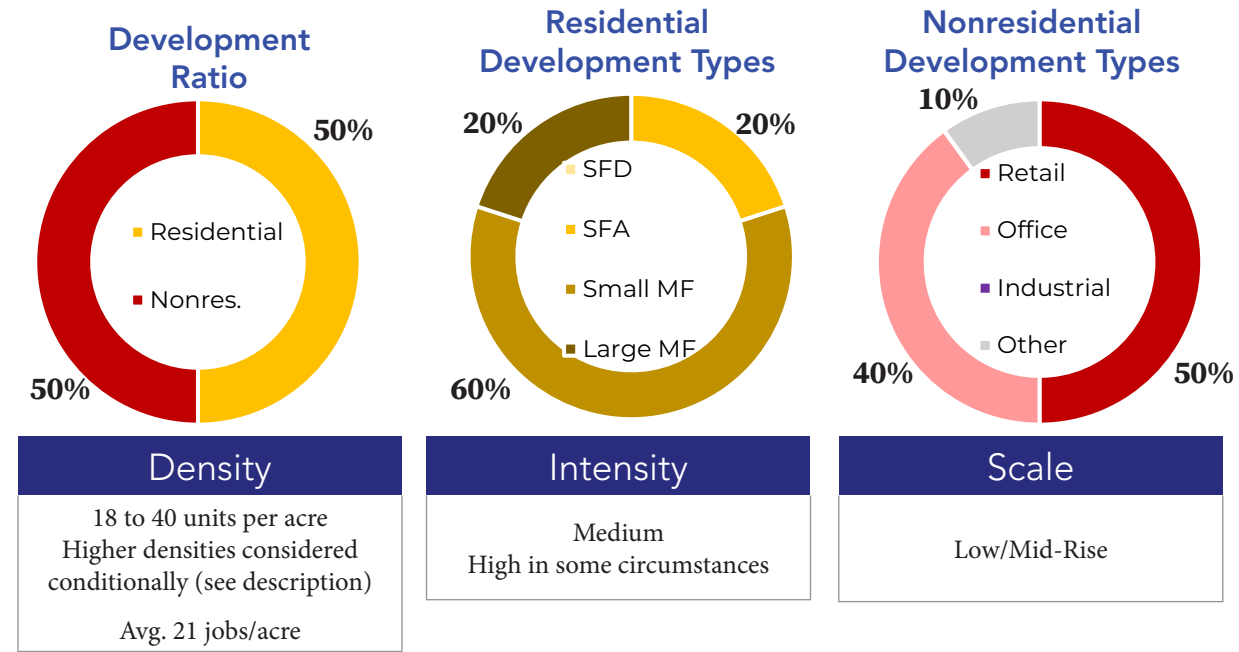
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

Automotive repair (major) means a business specializing in major repair of motor vehicles entirely within an enclosed building, including any use listed below, as well as any use not listed as minor vehicle servicing:

- (1) Auto glass, seat cover and muffler shop;
- (2) Auto painting or body rebuilding shop;
- (3) Tire retreading and capping;
- (4) Body, fender, clutch, transmission, differential, axle, spring and frame repairs;
- (5) Major overhauling of engines requiring removal therefrom of cylinder head or crankcase pan and any associated engine rebuilding;
- (6) Repair of radiator requiring removal from the vehicle;
- (7) Repair of truck, trailer, farm or industrial equipment, or other machinery/supplies; and
- (8) Brake work, other than minor maintenance such as disc pad replacement and minor brake adjustment.

Automotive repair (minor) means a business specializing in minor, routine, periodic, preventive maintenance of a motor vehicle conducted entirely within an enclosed building, including the following:

- (1) Servicing of spark plugs, batteries, distributors and distributor parts and including minor engine tune-ups;
- (2) Tire servicing and flat repair but not recapping or regrooving;
- (3) Radiator cleaning and flushing (on vehicle);
- (4) Fuel pump, oil pump and related maintenance;
- (5) Minor servicing of carburetors;
- (6) Emergency wiring repairs;
- (7) Minor motor adjustment not involving removal of head or crankcase;
- (8) Quick oil and filter change;
- (9) Servicing hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat belts, windshield wipers, mirrors, and installation of vehicle accessories such as radios;
- (10) Lubrication, greasing and washing; and
- (11) Disc pad replacement and minor brake adjustment.



12/21/2022

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 10905 E US 290 Rezoning C-1 to C-2
 Case Number: 2022-P-1501-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 10905 E US 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

Applicant: Mahoney Engineering

Owner: River City Partners Ltd.

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

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

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

LLANO LAS ENTRADAS I LLC
1537 SINGLETON BLVD
DALLAS, TX 75212-5239

COTTONWOOD HOLDINGS LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

NINH LILIAN DOAN ETAL (1855929)
1411 DEXFORD DR
AUSTIN, TX 78753-1607

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

CASTELAN CARILU
20912 CAMERON RD
COUPLAND, TX 78615-4866

TURMAN THOMAS M (215726)
21609 UNION LEE CHURCH RD
MANOR, TX 78653-5329

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

LOZANO BENJAMIN KEEF (1945094)
8005 BRIARWOOD LN
AUSTIN, TX 78757-8111

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.

Applicant: I.T Gonzalez Engineers

Owner: Gerald Jaimes

BACKGROUND/SUMMARY:

This plat has been approved by our engineers but is filed with a variance that is at the Commission's discretion for approval. The variance is from Ch. 10, Exh. A, Art. III, Section 45(b)(9) that requires lots in our ETJ to have a minimum of 60' of width on a public ROW. This lot was created with a 29.59' width. However, the lot was created prior to the effective date (Nov. 4, 2020 – Ordinance 590) of the 60' requirement so had it been platted at the time of its creation (August 17, 2018 – SWD 2018133195) it would have been permitted. For this reason, staff supports approval of the variance request.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

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

- SWD 2018133195
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12334 Ballerstedt Road, Elgin, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

IT GONZALEZ ENGINEERS

www.itgonzalezengineers.com

January 23, 2022

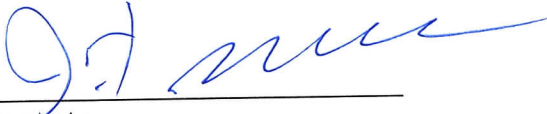
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Project: Proposed 1.30-acre Subdivision in Manor ETJ- Deed Record 2020169543, TCAD Property ID 910655

Dear Sir/Madam:

Our Clients, the Jaimes's, desire to subdivide their 1.30-acre tract into a legal lot. In order to do so, they would need a variance from Ordinance 590, Section 11. This Ordinance requires that lot frontage at road/street be 60 ft width. The 1.30-acre tract of land was bought in its current configuration with a 29.59 ft width fronting on Ballerstedt Rd, prior to the effective date of Ordinance 590, requiring a 60 ft width.

Thank you Kindly.



Sincerely

I T Gonzalez, PE, RPLS

itgonz@swbell.net

BUENA VIDA SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

(xxx)

●

○

IRF

IRS

P.U.E.

.....

BOUNDARY LINE

ADJACENT PROPERTY LINE

PER RECORD

IRON ROD FOUND

IRON ROD SET

IRON ROD FOUND

IRON ROD SET

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

FUTURE SIDEWALK BY OWNER

PROPOSED EASEMENT LINE

RIGHT-OF-WAY DEDICATION BY PLAT

P.U.E.

OPRTC

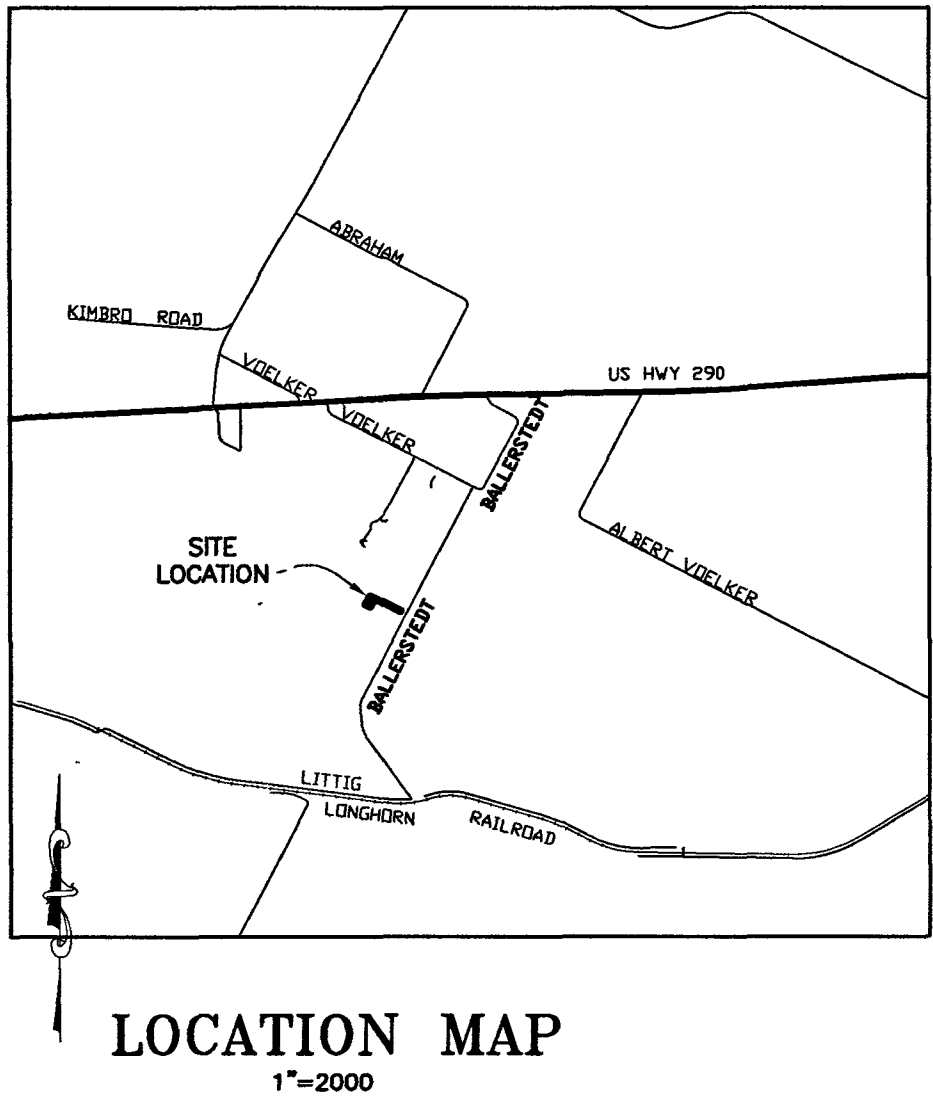
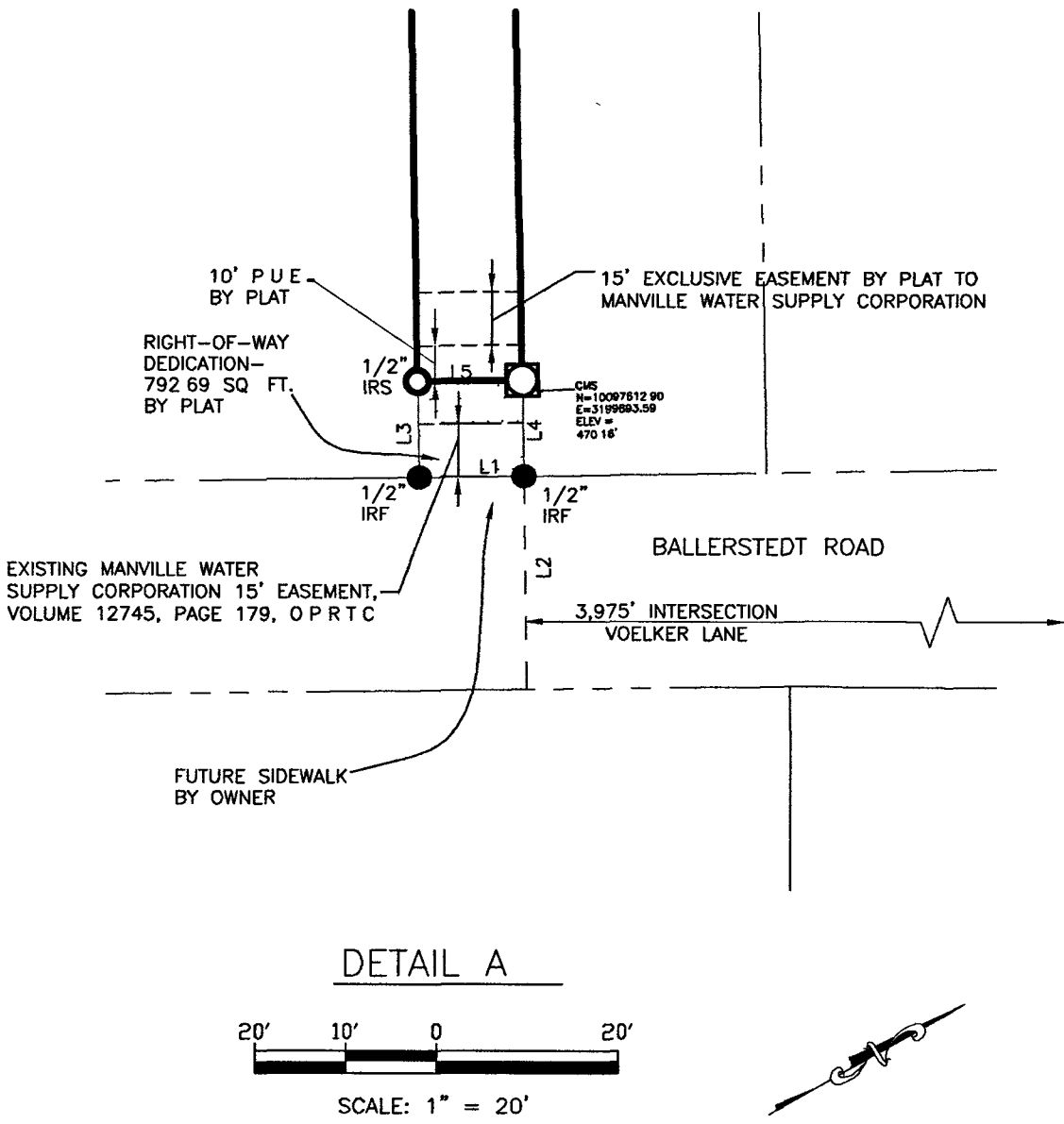
CONCRETE MONUMENT SET (CMS)

PUBLIC UTILITY EASEMENT

OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

LOT SIZE			LAND USE
LOT No.	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S27°18'50"W	29.39'
(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
L5	S27°18'50"W	29.38'



Manville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which do not conflict with Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage, and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said driveway shall be sleeved at Grantor's expense. Grantor shall not construct any obstruction on the easement property, and any improvement made by Grantor must comply with all applicable municipal or other governmental ordinances, codes, and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, July 20, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor Road
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1453-SF
Job Address: 12334 Ballerstedt Road, Elgin, TX.

Dear Bill Graham,

The first submittal of the Buena Vida Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on November 03, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Project is within the City's extra-territorial jurisdiction. For projects located within the City's extraterritorial jurisdiction, one extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (3).
2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).
3. 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.
4. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.
5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

7/20/2022 7:54:36 AM
Buena Vida Short Form Final Plat
2022-P-1453-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.
Lead AES
GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR JULY 20, 2022 CITY OF MANOR REVIEW COMMENTS

PROJECT: Buena Vida Subdivision

LOCATION: 12234 Ballerstedt Road, Elgin, TX

PERMIT #: 2022-P-1453-SF

REVIEW ENGINEER: Pauline Gray, P.E.

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 11-02-2022

Engineer Review

1. Project is within the City's extra-territorial jurisdiction. For projects located within the City's extraterritorial jurisdiction, one extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (3).

Noted. Travis County is reviewing the subdivision.

2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).

The correct Chairperson and Mayor are now shown on the plat.

3. 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.

The plat is rotated to the state plane coordinate system and northern easting coordinates shown at 4 property corners.

4. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

Manville WSC has provided an approval letter for a 15' exclusive water easement. This letter is included as part of this submittal.

5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

Noted. Travis County is reviewing the subdivision.

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.

Noted.

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.

Noted.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, November 30, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor Road
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1453-SF
Job Address: 12334 Ballerstedt Road, Elgin

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on November 03, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



TRV

2018133195

4 PGS

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 17, 2018

Grantor: Carlos Sanchez, Maria Sanchez, and Benjamin Vences

Grantor's Mailing Address: 12326 Ballerstedt Rd Elgin, Texas 78621

Grantee: Ava Juliet Sanchez, a single person

Grantee's Mailing Address: 12326 Ballerstedt Rd Elgin, Texas 78621

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

The Property is located in Travis County, Texas, and is more particularly described in Exhibit "A" attached to this document and incorporated by reference.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

CARLOS SANCHEZ

Carlos Sanchez

Maria Sanchez

Maria Sanchez

Benjamin Vences

Benjamin Vences

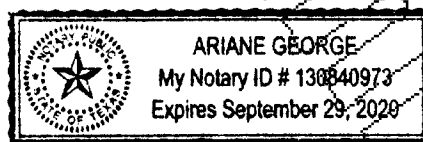
NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP using information provided by third parties. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Carlos Sanchez.

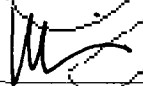
W.

Notary Public, State of Texas

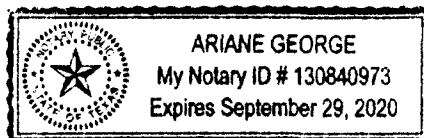


State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Maria Sanchez.



Notary Public, State of Texas

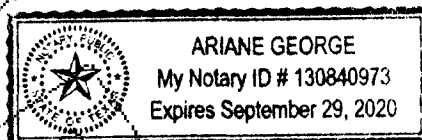


State of Texas
County of Travis

This document was acknowledged before me on August 17, 2018 by Benjamin Vences.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Ava Juliet Sanchez
12326 Ballerstedt Rd
Elgin, Texas 78621

EXHIBIT "A"

BEING A 1.300 ACRE TRACT OF LAND SITUATED IN THE A. C. CALDWELL SURVEY, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO SONYA ARELLANO, AS RECORDED IN INSTRUMENT NO. 2013065009, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN INSTRUMENT NO. 2003133150, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID ARELLANO TRACT AND THE MOST EASTERLY SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ADOLFO RODRIGUEZ AND WIFE, VICKI RODRIGUEZ, AS RECORDED IN INSTRUMENT NO. 2012177398, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF BALLERSTEDT ROAD (66 FOOT RIGHT-OF-WAY);

THENCE SOUTH 29° 35' 00" WEST, A DISTANCE OF 29.59 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD SET;

THENCE NORTH 60° 22' 15" WEST, DEPARTING SAID NORTHWEST LINE, A DISTANCE OF 719.72 FEET TO A 1/2-INCH IRON ROD SET;

THENCE SOUTH 30° 03' 14" WEST, A DISTANCE OF 225.00 FEET TO A 1/2-INCH IRON ROD SET ON THE COMMON LINE OF AFORESAID ARELLANO TRACT AND LOT 1, OF BAUER SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201300175, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 60° 25' 00" WEST, A DISTANCE OF 140.00 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 60° 25' 00" WEST - 0.39 OF ONE FOOT, SAID IRON ROD SET BEING THE WEST CORNER OF SAID ARELLANO TRACT AND THE NORTH CORNER OF SAID LOT 1, AND BEING ON THE MOST NORTHWESTERLY SOUTHEAST LINE OF AFORESAID RODRIGUEZ TRACT;

THENCE NORTH 30° 03' 14" EAST, A DISTANCE OF 254.01 FEET ALONG THE COMMON LINE OF SAID ARELLANO AND RODRIGUEZ TRACTS TO A SET 60D NAIL FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 25° 11' 16" WEST - 0.69 OF ONE FOOT, SAID 60D NAIL BEING THE NORTH CORNER OF SAID ARELLANO TRACT;

THENCE SOUTH 60° 25' 00" EAST, A DISTANCE OF 859.48 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 56,645 SQUARE FEET OR 1.300 ACRES OF LAND.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 21, 2018 12 32 PM

2018133195

WILLIAMSJ: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum- At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



December 21, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Buena Vida Short Form Final Plat
 Case Number: 2022-P-1453-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Buena Vida Subdivision located at 12234 Ballerstedt Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12234 Ballerstedt Road, Manor, TX.

Applicant: I.T Gonzalez Engineers

Owner: Gerald Jaimes

Variance Request: 29.59 feet lot width at public right-of-way

Code Requirement: 60.00 feet lot width at public right-of-way (Ch. 10, Ex. A, Art. III, Sec 45(b) (9))

The Planning and Zoning Commission will meet at 6:30PM on January 11, 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 Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

BUENA VIDA SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

(xxx)

●

○

IRF

IRS

P.U.E.

.....

BOUNDARY LINE

ADJACENT PROPERTY LINE

PER RECORD

IRON ROD FOUND

IRON ROD SET

IRON ROD FOUND

IRON ROD SET

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

FUTURE SIDEWALK BY OWNER

PROPOSED EASEMENT LINE

⊙

P.U.E.

OPRTC

CONCRETE MONUMENT SET (CMS)

PUBLIC UTILITY EASEMENT

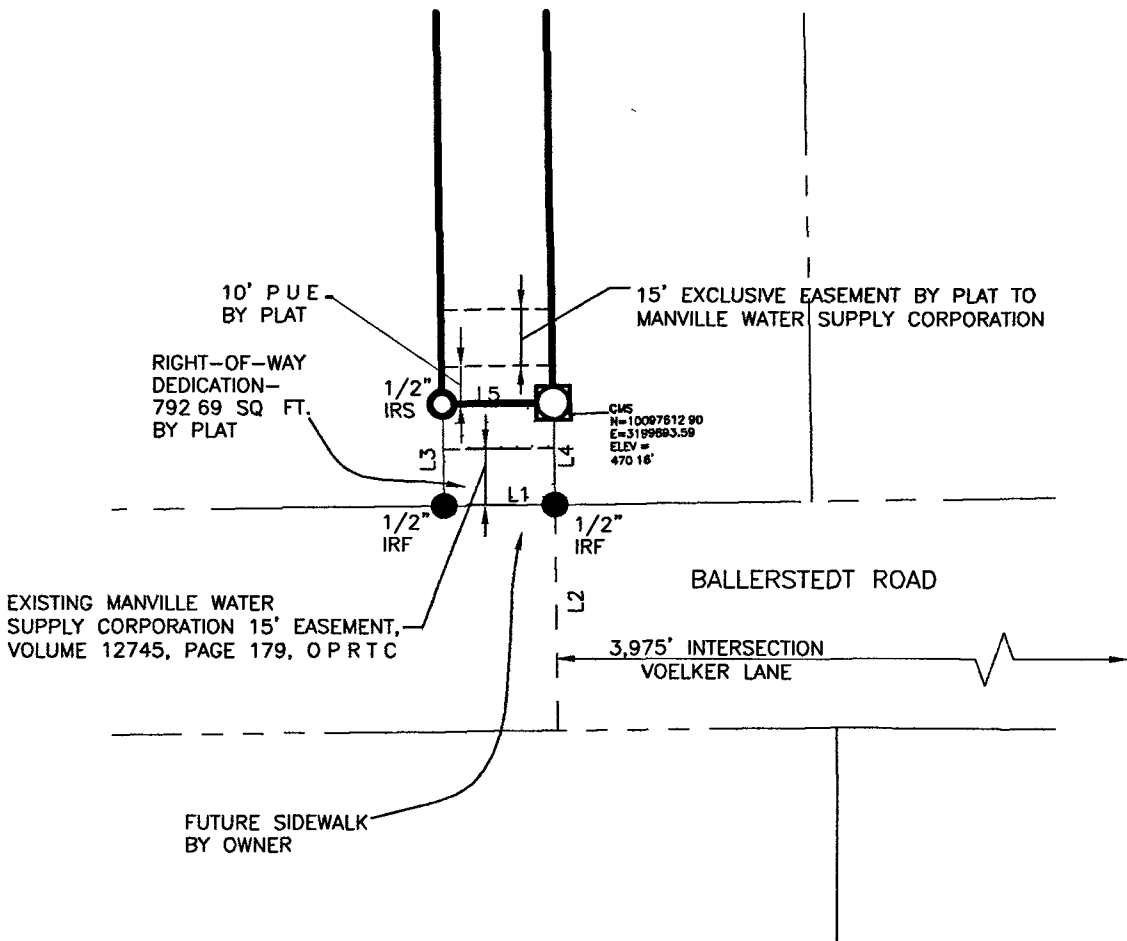
PROPERTY CORNER ROW TIE

OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

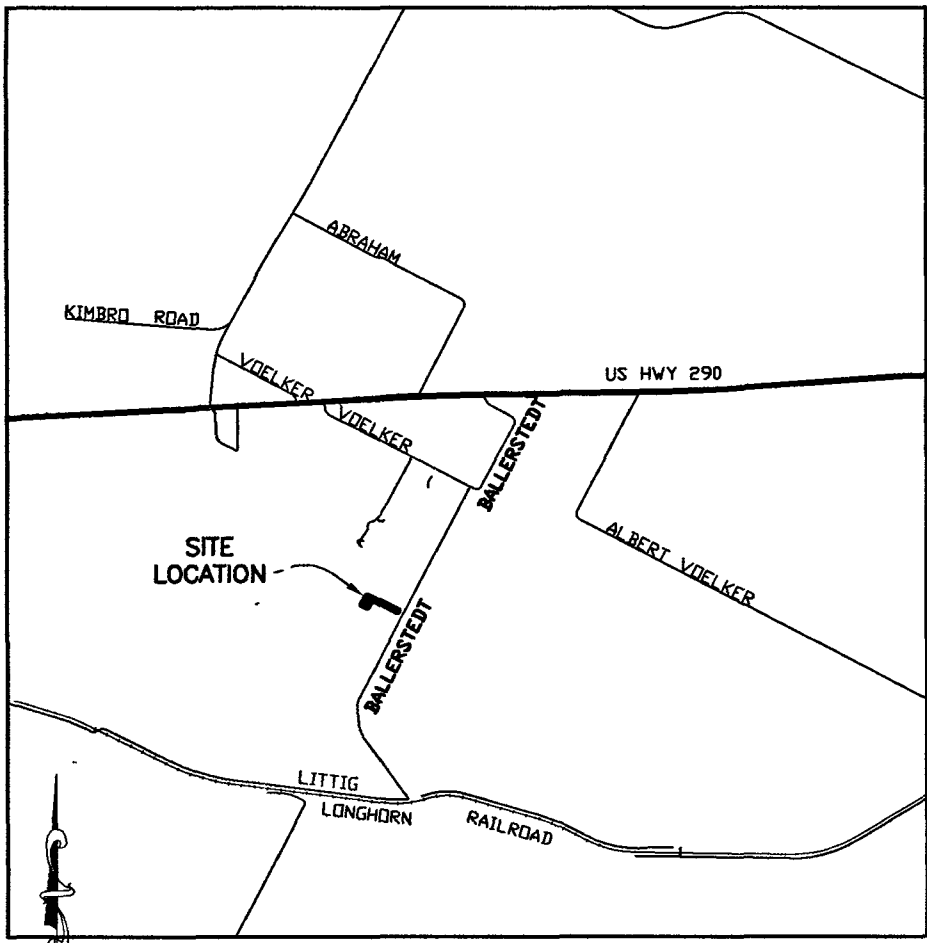
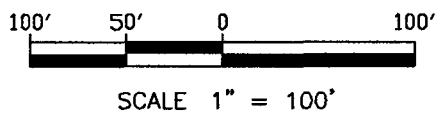
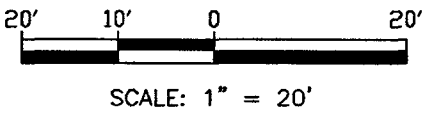
RIGHT-OF-WAY DEDICATION BY PLAT

LOT SIZE			LAND USE
LOT No.	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S27°18'50"W	29.39'
(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
L5	S27°18'50"W	29.38'



DETAIL A



LOCATION MAP
1"=2000

Manville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which do not conflict with Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage, and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said driveway shall be sleeved at Grantor's expense. Grantor shall not construct any obstruction on the easement property, and any improvement made by Grantor must comply with all applicable municipal or other governmental ordinances, codes, and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.

GRIER H JR & THOMAS L RAGGIO
3841 NORMANDY
DALLAS, TX 75205-2106

SCHOLL FLP
5205 BACKTRAIL DR
AUSTIN, TX 78731-2668

THOMAS STEWART
12351 BALLERSTEDT RD
ELGIN, TX 78621-4126

KELLY AUSLEY-FLORES JOE R FLORES
2353 BALLERSTEDT RD
ELGIN, TX 78621-4126

ADOLFO & VICKI RODRIGUEZ
11428 CARNELIAN DR
AUSTIN, TX 78739-4381

RUBEN SANCHEZ
12326 BALLERSTEDT RD
ELGIN, TX 78621-4188

SAMUEL & ARACELI PENA DIAZ
7702 MULLEN DR
AUSTIN, TX 78757-1347

ROBERT II & CARMEN A JACKSON
12362 BALLERSTEDT RD
ELGIN, TX 78621-4188

CARLOS R & EVELYN J HERNANDEZ
12320 BALLERSTEDT RD
ELGIN, TX 78621-4188

BARTON & LINDA C BAUER
12312 BALLERSTEDT
ELGIN, TX 78621-4188



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Development Services

DEPARTMENT: Director

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

Applicant: ALM Engineering

Owner: Greenview Manor Commons SW LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. They are dividing out 1 lot of a larger lot to create a commercial pad site. Valvoline has filed a site development plan for the lot.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

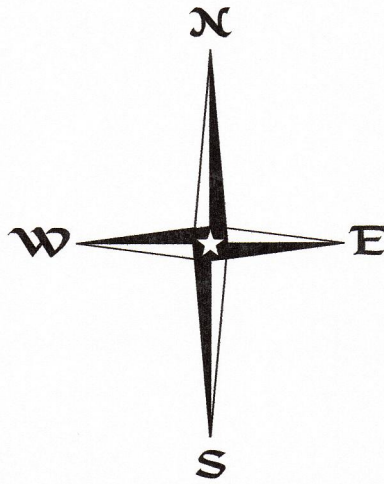
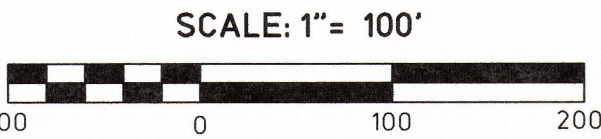
PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System
(4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances
shown hereon are surface values.



Legend

- ⊗ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ▲ MAG Nail Found with washer "JPH"
- △ 60D Nail Found
- ◇ Capped Iron Rod Found as noted
- ✱ Cotton Gin Spindle Found
- ⊗ MAG Nail Set with washer
- ⊗ Cut "X" Found
- Existing or Proposed 6' Concrete Sidewalk
(Record Bearing and Distance)

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A

(261.36 Acres)
13100 FM 973 INC
Document No. 2022099322

NUMBERED COURSES	RECORD COURSES
L1 N 87°13'18" E - 53.68'	(N 87°12'40" E - 53.77')
L2 S 02°47'27" E - 296.95'	(S 02°47'01" E - 296.99')
L3 N 87°16'22" E - 150.03'	(N 87°12'59" E - 150.00')
L4 N 02°48'47" W - 23.82'	(N 02°47'01" W - 23.64')
L5 N 87°16'11" E - 100.22'	(N 87°15'45" E - 100.18')
L6 N 67°28'16" W - 182.10'	(N 67°28'16" W - 182.10')
L7 N 29°46'29" W - 120.88'	(N 29°45'19" W - 120.65')
L8 N 87°14'49" E - 437.57'	(N 87°12'45" E - 437.54')
L9 N 02°47'21" W - 234.15'	(N 02°47'01" W - 234.11')
L10 N 71°09'13" W - 179.49'	
L11 N 16°40'52" W - 28.00'	
L12 N 01°54'17" W - 69.96'	
L13 N 87°16'22" E - 23.74'	

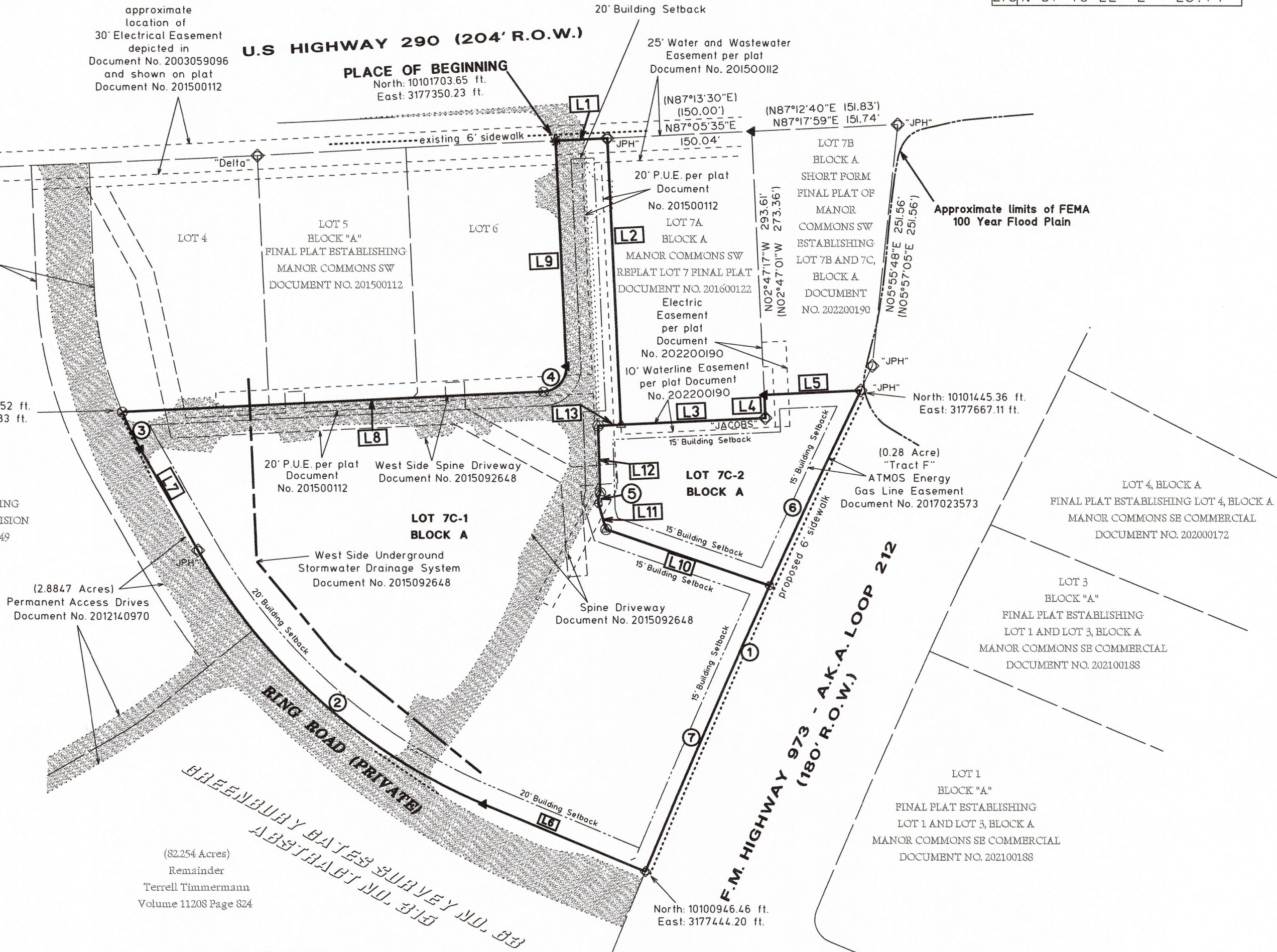
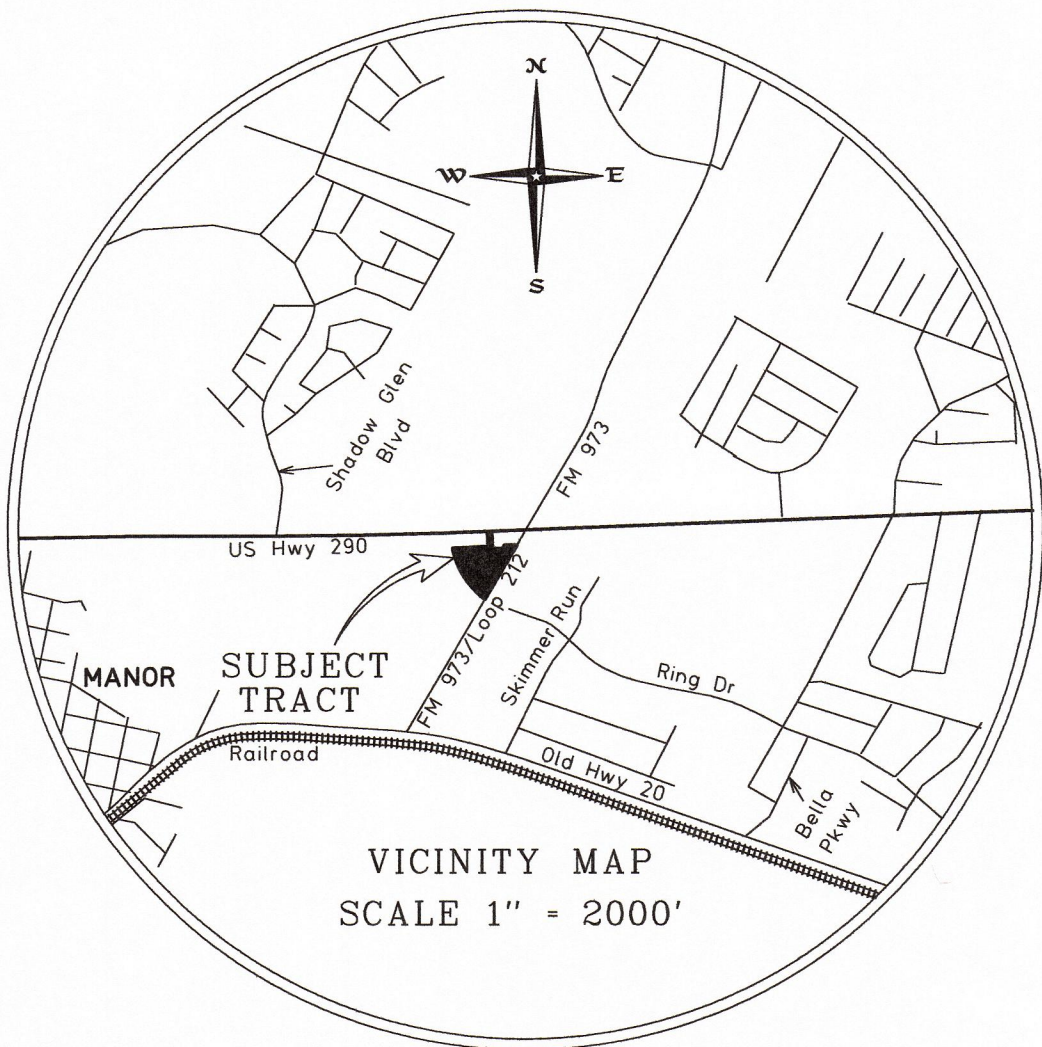
OWNER/SUBDIVIDER: Greenview Manor Commons SW LP
PO Box 162304
Austin, Texas 78716

ENGINEER: ALM ENGINEERING, INC.
925 S Capital of TX Hwy., Ste. B220
West Lake Hills, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

LOT SUMMARY

Total Number of Lots = 2
Lot 7C-1 = 4.737 Acres = 206,341 Square Feet
Lot 7C-2 = 0.780 Acre = 33,997 Square Feet
Total Area = 240,339 Square Feet = 5.517 Acres
Lots 7B-1 and 7B-2 Commercial Use
Linear Feet of New Streets: None



CURVE DATA

- | | | |
|--|--|---|
| ①
Δ= 3°06'12" (3°06'13")
R= 10090.00' (10090.00')
T= 273.31'
C= 546.43' (546.49')
A= 546.49' (546.56')
CB= S24°04'35"W (S24°04'17"W) | ②
Δ= 37°15'02" (37°15'59")
R= 620.00' (620.00')
T= 208.96'
C= 396.03' (396.19')
A= 403.09' (403.26')
CB= N48°24'28"W (N48°23'18"W) | |
| ③
Δ= 6°38'41" (6°38'34")
R= 370.00' (370.00')
T= 21.48'
C= 42.89' (42.87')
A= 42.91' (42.90')
CB= N26°13'02"W (N26°26'03"W) | ④
Δ= 90°03'06" (90°00'54")
R= 25.00' (25.00')
T= 25.02'
C= 35.37' (35.36')
A= 39.29' (39.28')
CB= N42°07'20"E (N42°12'59"E) | |
| ⑤
Δ= 42°51'33"
R= 15.00'
T= 5.89'
C= 10.96'
A= 11.22'
CB= N10°43'54"E | ⑥
Δ= 1°16'04"
R= 10090.00'
T= 111.62'
C= 223.23'
A= 223.24'
CB= S24°59'39"W | ⑦
Δ= 1°50'08"
R= 10090.00'
T= 161.64'
C= 323.24'
A= 323.26'
CB= S23°26'33"W |

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hcaustin.com
Texas Licensed Surveying Firm Registration No. 10050700
A 919002 PAGE 1 OF 2

**SHORT FORM FINAL PLAT OF MANOR COMMONS SW
ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW
ESTABLISHING LOT 7B AND 7C, BLOCK A**

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS × KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Manor Commons SW LP, owner of 5.517 acres of land out of the Greenbury Gates Survey No.63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being all of Lot 7C, Block A, Short Form Final plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, an addition to the City of Manor and recorded under Document No. 202200190 of the Official Public Records of Travis County, Texas, same being a portion of that certain tract of land as conveyed to Greenview Manor Commons SW LP, a Texas limited partnership by Special Warranty Deed recorded in Document No. 2015139479 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 5.157 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as **SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A** and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 20____.

Barth Timmermann, President
Greenview Manor Commons SW LP
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

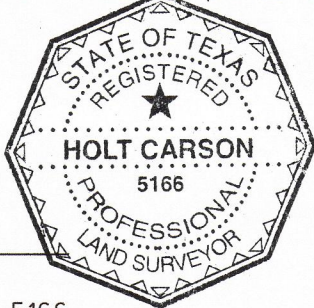
Printed Name _____

Commission Expires _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS ×

I, Holt Carson, Registered Professional Land Surveyor No. 5166, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my my supervision on the ground. The field work was completed on August 24, 2022.



Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

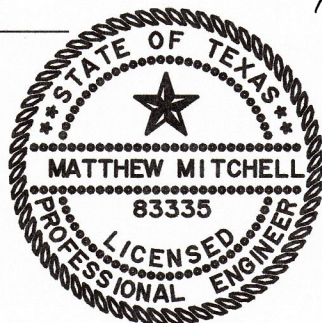
12-07-2022
Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS ×

I, Matthew Mitchell, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Manor, Texas and is not inundated by the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48453C0485J, dated August 18, 2014 and revised to reflect Letter of Map Revision (LOMR 19-06-2660P), effective June 1, 2020.

Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
925 S Capital of TX Hwy, Suite B220
West Lake Hills, Texas 78746
(512) 431-9600



12/8/2022
Date

PLAT NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owners or assigns shall maintain all drainage easements on private property.
- 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 8.) Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
- 9.) This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor commons SW, recorded in Document No. 201500112; and Short Form Final Plat of Manor Commons Establishing Lot 7B & 7C, Block A, recorded in Document No. 202200190, all of the Official Public Records of Travis County, Texas.
- 10.) This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Document No. 2012140970, the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Document No. 2015092648 and as supplemented br instrument recorded in Document No. 2016084509, all of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 5.517 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO.63, ABSTRACT NO.315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 7C, BLOCK A, SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202200190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO GREENVIEW MANOR COMMONS SW, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015139479 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a cotton spindle found in the South right-of-way line of U.S. Highway at the Northeast corner of Lot 6, Block A, Final Plat Establishing Manor Commons SW, a subdivision in Travis County, Texas according to the map of Plat there of recorded in Document No. 201500112 of the Official Public Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 7C, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202200190 of the Official Public Records of Travis County, Texas and being the most Northerly Northwest corner and the PLACE OF BEGINNING of the herein described tract;
THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said Lot 7C, N 87 deg. 13'18" E 53.68 ft. to a 1/2" iron rod found with a plastic cap imprinted "JPH Land Surveying" found at the Northwest corner of Lot 7A, Block A, Manor Commons SW Replat Lot 7 Final Plat, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600122, of the Official Public Records of Travis County, Texas;
THENCE leaving the South right-of-way line of U.S. Highway 290 with an East line of said Lot 7C and with the West line of said Lot 7A, S 02 deg. 47' 27" E 296.95 ft. to a 60D nail found at the Southwest corner of said Lot 7A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the South line of said Lot 7A and with a North line of said Lot 7C, N 87 deg. 16' 33" E 150.03 ft. to a 1/2" iron rod with a plastic cap imprinted "Jacobs Prop. Cor" found at the Southeast corner of said Lot 7A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the East line of said Lot 7A and with a westerly line of said Lot 7C, N 02 deg. 48' 47" W 297.00 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in concrete at the Southwest corner of Lot 7B, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, same being an angle corner of said Lot 7C and being an angle corner of the herein described tract;
THENCE with the South line of said Lot 7B and with a North line of said Lot 7C, N 87 deg. 16'11" E 100.22 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found in the curving West right-of-way line of F.M. 973 at the Southeast corner of said Lot 7B, same being the most Easterly corner of said Lot 7C and being the most Easterly corner of the herein described tract;
THENCE with the West right-of-way line of F.M. 973 and with the East line of said Lot 7C, along a curve to the left, with a radius of 10,090.00 ft. for an arc length of 546.49 ft. and which chord bears, S 24 deg. 04'35" W 546.43 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the most Southerly corner of said Lot 7C, same being in the Northeast line of an access road locally known as Ring Road and being the most Southerly corner of the herein described tract;
THENCE along the Southwest line of said Lot 7C and the Northeast line of said access drive known as Ring Road the following four (4) courses:
1.) N 67 deg. 28'10" W 182.10 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in a concrete wing wall at a point of curvature;
2.) along a curve to the right with a radius of 620.00 ft. at an arc distance of 302.47 ft. passing an angle corner of Lot 7, Final Plat Establishing Manor Commons SW, continuing for a total arc length of 403.09 ft. and which chord bears, N 48 deg. 24'28" W 396.03 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at a point of tangency;
3.) N 29 deg. 46'29" W 120.88 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at a point of curvature;
4.) Along a curve to the right with a radius of 370.00 ft. for an arc length of 42.91 ft. and which chord bears, N 26 deg. 13'02" W 42.89 ft. to a cut "X" found in concrete at the Southwest corner of Lot 4, Block A, Final Plat Establishing Manor Commons SW, same being the most westerly corner of said Lot 7C and being the most westerly corner of the herein described tract;
THENCE with the South line of Lot 4, Lot 5, and Lot 6, Block A Final Plat Establishing Manor Commons SW and with a North line of said Lot 7C, N 87 deg. 14'49" E 437.57 ft. to a cut "X" found in concrete at the Southerly Southeast corner of said Lot 6;
THENCE along a curve to the left with a radius of 25.00 ft. for an arc length of 39.29 ft. and which chord bears N 42 deg. 07'20" E 35.37 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at the Easterly Southeast of said Lot 6;
THENCE with the East line of said Lot 6 and with a West line of said Lot 7C, N 02 deg. 47'21" W 234.15 ft. to the PLACE OF BEGINNING and containing 5.517 acres of land.

CITY OF MANOR PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the _____ day of _____, 20____, A.D.

Approved:

Julie Leonard, Chairperson

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

This subdivision is located within the City of Manor as of this date, December 7, 2022.

CITY OF MANOR CITY COUNCIL APPROVAL:

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the _____ day of _____, 20____, A.D.

Approved:

Honorable Dr. Christopher Harvey, Mayor

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Rebecca Guerrero, 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____, A.D., at ____ o'clock ____ M. and duly recorded on the _____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

**HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hcaiastin.com**
Texas Licensed Surveying Firm Registration No. 10050700

A 1123078	PAGE 2 OF 2
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1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 5, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF, , LA.

Dear Matthew Mitchell,

The first submittal of the Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat (*Short Form Final Plat*) submitted by ALM ENGINEERING, INC. and received on December 08, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The street name Ring Road should be corrected to say Ring Drive.
2. The ROW width of FM 973 should be provided. The City of Manor will not accept varies for a ROW on plats.
3. Note number 9 should be removed from the Notes section of the plat and be placed near the City signature blocks. Also, a date should be provided not just the month and year.

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

12/5/2022 11:16:41 AM
Manor Commons SW Lot 7C-1 & 7C-2 Short Form
Final Plat
2022-P-1487-SF
Page 2
Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 5, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF, , LA.

Dear Matthew Mitchell,

The first submittal of the Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat (*Short Form Final Plat*) submitted by ALM ENGINEERING, INC. and received on November 14, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The street name Ring Road should be corrected to say Ring Drive. **The private roadway Ring Road was dedicated per plat 201500112 and the public roadway Ring Drive was dedicated per plat 201900077, this is how the roads are currently annotated.**
2. The ROW width of FM 973 should be provided. The City of Manor will not accept varies for a ROW on plats. **The right-of-way width has been noted**
3. Note number 9 should be removed from the Notes section of the plat and be placed near the City signature blocks. Also, a date should be provided not just the month and year. **Note has been moved and complete date added**

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,

12/5/2022 11:16:41 AM
Manor Commons SW Lot 7C-1 & 7C-2 Short Form
Final Plat
2022-P-1487-SF
Page 2
Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 19, 2022

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

Permit Number 2022-P-1487-SF
Job Address: Manor Commons SW Lot 7C-1 & 7C-2 SF,

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on December 08, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



12/21/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lot 7C-1 & 7C-2 Short Form Final Plat
 Case Number: 2022-P-1487-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor Commons SW Subdivision located at the intersection of US HWY 290 and F.M. 973 in Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Subdivision, two (2) lots on 5.517 acres, more or less, and being located at the intersection of US HWY 290 and F.M. 973 in Manor, TX.

Applicant: ALM Engineering

Owner: Greenview Manor Commons SW LP

The Planning and Zoning Commission will meet at 6:30PM on January 11, 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 Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

WAL-MART REAL ESTATE BUSINESS TRUST
MS 0555
PO BOX 8050
BENTONVILLE AR 72712-8055

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMOND CA 91770-3711

13100 FM 973 INC
10095 US Highway 290 E
Manor TX 78653-0539

HAZA REALTY LP
4415 HIGHWAY 6
SUGAR LAND TX 77478-4476

SURFVIEW MANOR LLC
19 BAY VISTA DR
MILL VALLEY CA 94941-1604

GREENVIEW MANOR COMMONS SW LP
PO BOX 162304
AUSTIN TX 78716-2304

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN TX 78765-4784

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN
501 VALE ST
AUSTIN TX 78746-5732

AJT REAL ESTATE LLC
2501 LOU HOLLOW PL
CEDAR PARK TX USA 78613-3107

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for 203 West Murray Ave.

BACKGROUND/SUMMARY:

Originally approved on 12/12/2018 this amendment slightly reduces the total allowable signage by 12.5 sf (162.5 sf to 150 sf). The amendment provides more flexibility on the sign design by not specifying the lettering colors, allowing logos, and having either 11" or 16" lettering.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- Letter of Authorization
- CSP Amendment
- Original CSP

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Coordinated Sign Plan Amendment for 203 West Murray Ave.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

November 21, 2022

To City of Manor:

I Rolando Elizondo owner of building located at 203 West Murray Avenue, Manor TX, 78653 grants permission to (tenant) Jacqueline L. Harrington to change uniform sign plan, unit #2.

Thank you

For any questions regarding this letter, please call me (512) 587-7020

Rolando Elizondo

203 West Murray Avenue
Manor TX, 78653

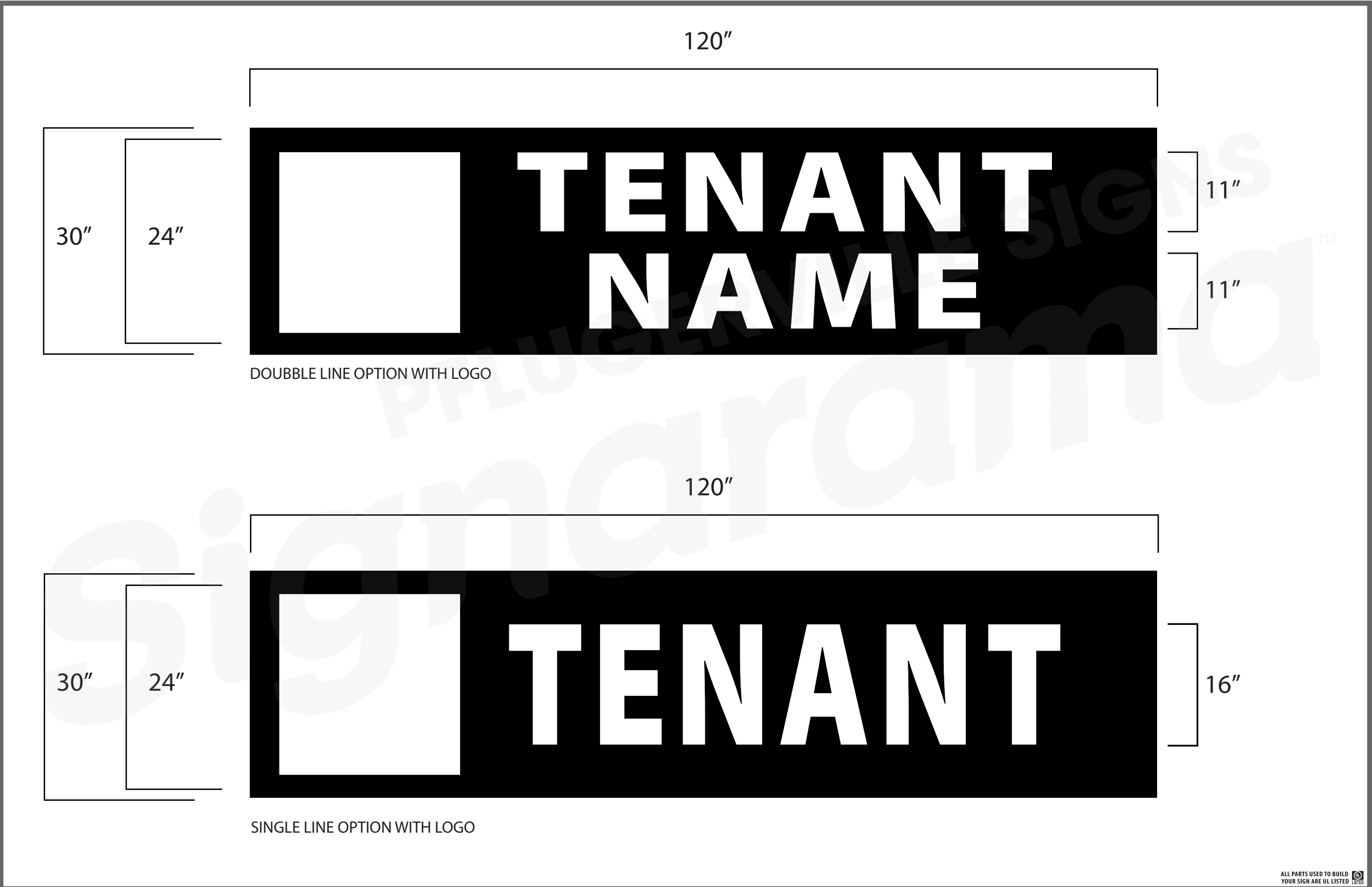
Change Of Uniform Sign Plan Standard



1002 West Pecan Street - Pflugerville, TX 78660
Tel: 512-828-7828 - Fax: 512-377-1544
www.Signarama-NATX.com

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PFLUGERVILLE
Signarama
The way to grow your business.
1002 West Pecan Street
Pflugerville, TX 78660
Tel: 512-828-7828 - Fax: 512-377-1544

Item 14.

PROJECT NAME:

CLIENT:

CONTACT:

PHONE :

EMAIL :

PROJECT LOCATION:

SITE CONTACT:

CELLPHONE:

PROJECT MANAGER:

DESIGNER:

REVISION DATE & NUMBER:
Rev

FILE LOCATION:
Location

INTERNAL APPROVAL SIGNATURE

CLIENT APPROVAL SIGNATURE

LANDLORD APPROVAL SIGNATURE

TDLR#18936

162

PLEASE CHECK ALL SPELLING
WE ARE NOT RESPONSIBLE FOR ANY SPELLING ERRORS ONCE CLIENT APPROVAL IS RECEIVED . THERE WILL BE AN Additional CHARGE TO FIX ANY SIGN DUE TO SPELLING ERRORS AFTER PROOF APPROVAL.

ELECTRICAL SIGNS NOTES

Pflugerville Signs Signarama DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician which we can provide at an additional cost seperate from sign fabrication and installation . 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

INTELLECTUAL PROPERTY & COPYRIGHTS
© COPYRIGHT 2018, PFLUGERVILLE SIGNS SIGNARAMA LLC. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PFLUGERVILLE SIGNS SIGNARAMA LLC, & MAY NOT BE REPRODUCED IN PART OR WHOLE, INCLUDING SHARING VIA EMAIL OR ANY DIGITAL MEDIA WITHOUT THE WRITTEN PERMISSION FROM PFLUGERVILLE SIGNS SIGNARAMA LLC.

PROJECT NAME:

CLIENT:

CONTACT:

PHONE :

EMAIL :

PROJECT LOCATION:

SITE CONTACT:

CELLPHONE:

PROJECT MANAGER:

DESIGNER:

REVISION DATE & NUMBER:
Rev

FILE LOCATION:
Location

INTERNAL APPROVAL SIGNATURE

CLIENT APPROVAL SIGNATURE

LANDLORD APPROVAL SIGNATURE



TDLR#18936

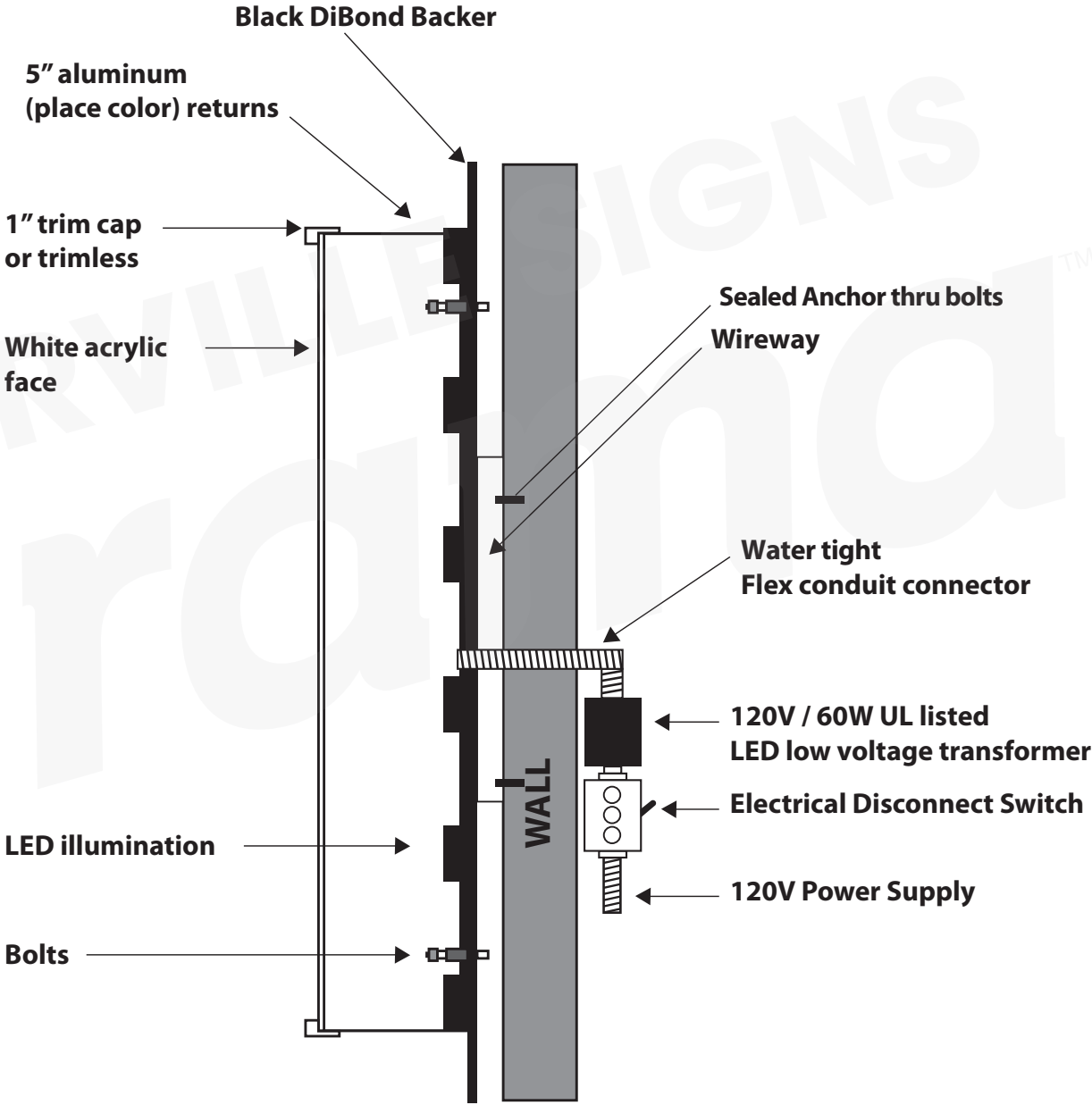
163

SIGN DETAIL STANDARD:

Total Sign area to be 30" heigh x 120"wide
Black Backer with wireway.
6" black aluminum returns
Black trim cap or trimless letter edge
White LED modules 7200K (Principle LED Quickmods 2)
Power supply 120-270 input -120 Watts at 12v
Round or Square logo box (as presented in layout)

Sign letters can be 11" tall if stacked and fit
within 24"h x 112"w area without a logo, and 24"h x 84"w
when a logo is used, with an allowable logo area not to
exceed 24" x 24" on the left.

If a single line of letter then the max height should 16" w
without logo, and a not to acceed area of 16"h x 112"w,
or 16"h x 84" w, when a logo is used with an allowable
logo area not to exceed 24" x 24" on the left.



**LED FRONT LIT W/ BACKER - CHANNEL LETTER
SECTION DETAILS**

ALL PARTS USED TO BUILD
YOUR SIGN ARE UL LISTED

PLEASE CHECK ALL SPELLING
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ELECTRICAL SIGNS NOTES
Pflugerville Signs Signarama DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician which we can provide at an additional cost seperate from sign fabrication and installation . 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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ALL PARTS USED TO BUILD
YOUR SIGN ARE UL LISTED

PROJECT NAME:

CLIENT:

CONTACT:

PHONE :

EMAIL :

PROJECT LOCATION:

SITE CONTACT:

CELLPHONE:

PROJECT MANAGER:

DESIGNER:

REVISION DATE & NUMBER:
Rev

FILE LOCATION:
Location

INTERNAL APPROVAL SIGNATURE

CLIENT APPROVAL SIGNATURE

LANDLORD APPROVAL SIGNATURE



TDLR#18936

PLEASE CHECK ALL SPELLING
WE ARE NOT RESPONSIBLE FOR ANY SPELLING ERRORS ONCE CLIENT APPROVAL IS RECEIVED . THERE WILL BE AN Additional CHARGE TO FIX ANY SIGN DUE TO SPELLING ERRORS AFTER PROOF APPROVAL.

ELECTRICAL SIGNS NOTES
Pflugerville Signs Signarama DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician which we can provide at an additional cost seperate from sign fabrication and installation . 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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BUILDING TENNANT SIGNS SPECS:

SIGN TYPE: FRONT LITE CHANNEL LETTERS

SIGN PANEL AREA: 30" X 130"

RACEWAY: NONE

LETTER SIZE: 12" TALL

FACES: PLEXIGLASS

FACE COLOR: RED, BLACK OR BLUE

RETURNS: BLACK

ILLUMINATION: LED

ELECTRICAL: 120VAC / 20 AMP

MOUNTING: THRU WALL ANCHORS



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a 2023 Subdivision Calendar.

BACKGROUND/SUMMARY:

When an application for a subdivision plat or plan files under Standard Review they must follow a calendar of pre-determined dates to comply with state mandated review and approval timelines. This calendar sets those dates for 2023.

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: YES

- 2023 Subdivision Calendar

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a 2023 Subdivision Calendar.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

2023 Subdivision Calendar

Item 15.

January 2023						
W	S	M	T	W	T	F
1	1	2	3	4	5	6
2	8	9	10	11	12	13
3	15	16	17	18	19	20
4	22	23	24	25	26	27
5	29	30	31			

1 New Year's Day
2 City Closed – Observed Holiday
3 Pre-Con Meeting
10 1st App Completeness check
11 P&Z
16 Martin Luther King - City Closed
24 1st App 10-Day Submittal Period

4 Independence Day – City Closed
5 Pre-Con Meeting
11 1st App Completeness check
12 P&Z
13 Resubmitted Projects 10 Day Submittal Period
26 Re-Submittal Completeness Check

July 2023						
W	S	M	T	W	T	F
26						1
27	2	3	4	5	6	7
28	9	10	11	12	13	14
29	16	17	18	19	20	21
30	23	24	25	26	27	28
31	30	31				

February 2023						
W	S	M	T	W	T	F
5				1	2	3
6	5	6	7	8	9	10
7	12	13	14	15	16	17
8	19	20	21	22	23	24
9	26	27	28			

7 1st App Completeness check
8 P&Z
8 Resubmitted Projects 10 Day Submittal Period
20 President's Day - City Closed
22 Re-Submittal Completeness Check
28 1st App 10-Day Submittal Period

2 1st App 10-Day Submittal Period
8 Pre-Con Meeting
9 P&Z
15 1st App Completeness check
17 Resubmitted Projects 10-Day Submittal Period
29 1st App 10-Day Submittal Period
30 Re-Submittal Completeness Check

August 2023						
W	S	M	T	W	T	F
31			1	2	3	4
32	6	7	8	9	10	11
33	13	14	15	16	17	18
34	20	21	22	23	24	25
35	27	28	29	30	31	

March 2023						
W	S	M	T	W	T	F
9				1	2	3
10	5	6	7	8	9	10
11	12	13	14	15	16	17
12	19	20	21	22	23	24
13	26	27	28	29	30	31

2 Texas Ind. Day - City Closed
7 Pre-Con Meeting
8 P&Z
14 1st App Completeness check
16 Resubmitted Projects 10-Day Submittal Period
28 1st App 10-Day Submittal Period
29 Re-Submittal Completeness Check

4 Labor Day – City Closed
5 Pre-Con Meeting
12 1st App Completeness check
13 P&Z
14 Resubmitted Projects 10-Day Submittal Period
26 1st App 10-Day Submittal Period
27 Re-Submittal Completeness Check

September 2023						
W	S	M	T	W	T	F
35						1
36	3	4	5	6	7	8
37	10	11	12	13	14	15
38	17	18	19	20	21	22
39	24	25	26	27	28	29

April 2023						
W	S	M	T	W	T	F
13						1
14	2	3	4	5	6	7
15	9	10	11	12	13	14
16	16	17	18	19	20	21
17	23	24	25	26	27	28
18	30					

4 Pre-Con Meeting
7 Good Friday – City Closed
11 1st App Completeness check
12 P&Z
13 Resubmitted Projects 10-Day Submittal Period
26 Resubmittal Completeness Check

3 Pre-Con Meeting
9 Columbus Day – City Closed
10 1st App Completeness check
11 P&Z
12 Resubmitted Projects 10-Day Submittal Period
25 Resubmittal Completeness Check
31 1st App 10-Day Submittal Period

October 2023						
W	S	M	T	W	T	F
40	1	2	3	4	5	6
41	8	9	10	11	12	13
42	15	16	17	18	19	20
43	22	23	24	25	26	27
44	29	30	31			

May 2023						
W	S	M	T	W	T	F
18		1	2	3	4	5
19	7	8	9	10	11	12
20	14	15	16	17	18	19
21	21	22	23	24	25	26
22	28	29	30	31		

3 1st App 10-Day Submittal Period
9 Pre-Con Meeting
10 P&Z
16 1st App Completeness check
17 Resubmitted Projects 10-Day Submittal Period
29 Memorial Day – City Closed
31 1st App 10-Day Submittal Period
31 Resubmittal Completeness Check

7 Pre-Con Meeting
8 P&Z
10/11 Veterans Day- City Closed
14 1st App Completeness check
Resubmitted Projects 10-Day Submittal Period
23/24 Thanksgiving Holiday - City Closed
29 1st App 10-Day Submittal Period
29 Resubmittal Completeness Check

November 2023						
W	S	M	T	W	T	F
44				1	2	3
45	5	6	7	8	9	10
46	12	13	14	15	16	17
47	19	20	21	22	23	24
48	26	27	28	29	30	

June 2023						
W	S	M	T	W	T	F
22				1	2	3
23	4	5	6	7	8	9
24	11	12	13	14	15	16
25	18	19	20	21	22	23
26	25	26	27	28	29	30

6 Pre-Con Meeting
13 1st App Completeness check
14 P&Z/
14 Resubmitted Projects 10-Day Submittal Period
19 Juneteenth – City Closed
27 1st App 10-Day Submittal Period
28 Resubmittal Completeness Check

5 Pre-Con Meeting
12 1st App Completeness check
12 Resubmitted Projects 10-Day Submittal Period
13 P&Z
22-25 Christmas Holiday – City Closed – Observed Holiday
27 Resubmittal Completeness Check

December 2023						
W	S	M	T	W	T	F
48						1
49	3	4	5	6	7	8
50	10	11	12	13	14	15
51	17	18	19	20	21	22
52	24	25	26	27	28	29
1	31					



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Chairperson to serve a 1-year term.

BACKGROUND/SUMMARY:

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: NO

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission appoint a Planning and Zoning Commission Chairperson to serve a 1-year term.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 11, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Vice-Chair to serve a 1-year term.

BACKGROUND/SUMMARY:

LEGAL REVIEW: NO

FISCAL IMPACT: NO

PRESENTATION: NO

ATTACHMENTS: NO

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission appoint a Planning and Zoning Commission Vice-Chair to serve a 1-year term.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None