Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3
Celestine Sermo, Place 5
Cecil Meyer, Place 6
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1
Gabrielle Orion, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, March 13, 2024 at 6:30 PM

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

AGENDA

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

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

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

PUBLIC HEARING

1. **Conduct a public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, TX.**
   Applicant: Retail Connections
   Owner: Retail Connections

2. **Conduct a public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, TX**
   Applicant: Quiddity Engineering
   Owner: Gregg Lane Dev., LLC

3. **Conduct a public hearing on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.**
Applicant: Morton Buildings
Owner: Morton Buildings

CONSENT AGENDA

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

4. **Consideration, discussion, and possible action to approve the P&Z Commission minutes for:**
   - **February 13, 2024, P&Z Commission Workshop Session; and**
   - **February 13, 2024, P&Z Commission Called Special Session.**

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, TX.**
Applicant: Retail Connections
Owner: Retail Connections

6. **Consideration, discussion, and possible action on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, TX.**
Applicant: Quiddity Engineering
Owner: Gregg Lane Dev., LLC

7. **Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.**
Applicant: Morton Buildings
Owner: Morton Buildings

8. **Consideration, discussion, and possible action on a Final Plat for the Las Entradas South Section 4 subdivision, two (2) lots on 13.22 acres, more or less, and being located near the intersection of Gregg Manor Road and W. Eggleston Street, Manor, TX.**
Applicant: Kimley-Horn
Owner: Manor MF, LLC

9. **Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 19, Town of Manor to permit a 20' front setback, 10' rear setback, and 5' side setback.**

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 8, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx
Applicant: Retail Connections
Owner: Retail Connections

BACKGROUND/SUMMARY:

This SUP request is on the property for the multi-tenant portion of the larger Manor Crossing development that is planned to have an HEB, Home Depot, and 11 pad sites. The multi-tenant property will have approximately 150,000 sf of commercial space. This SUP is requesting up to 15,000 sf of that be used for medical offices or medical clinics. Those uses would include dentists, eye doctors, and clinics.

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

- Letter of Intent
- Building layout
- Proposed tenants
- Notice
- Mailing labels

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	Not Applicable
Actions	Approve, Approve with Conditions, Postpone, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx

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

THE retail CONNECTION™
CONNECTED DEVELOPMENT SERVICES

March 8, 2024

City of Manor – Planning & Zoning
105 E Eggleston St,
Manor, TX 78653
ATTN: Scott Dunlop, Michael Burrell Via email: sdunlop@manortx.gov , mburrell@manortx.gov

RE: Letter of Intent regarding applicant's intent to obtain an SUP in relation to "Medical Office(s)" & "Medical Clinic(s)" at Manor Crossing Shopping Center in Manor, Texas.

To whom it may concern,

This Letter of Intent ("LOI") shall formally represent applicant's intent to obtain a Special Use Permit ("SUP") for the right to operate one or multiple Medical Office(s) and/or Medical Clinic(s) (as defined in Sec. 14.01.008 in the city's ordinance and shown below) up to 15,000 square feet in the zone as shown on Exhibit A labeled as "Shopping Center".

Any and all Medical Office(s) and/or Medical Clinic(s) or replacements thereof, will be of the type and quality typically found in Class A shopping centers in Texas.

Medical Office Definition:
"Office, medical means the use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention."

Medical Clinic Definition:
"Medical clinic means the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility."

Let us know if there's further questions.

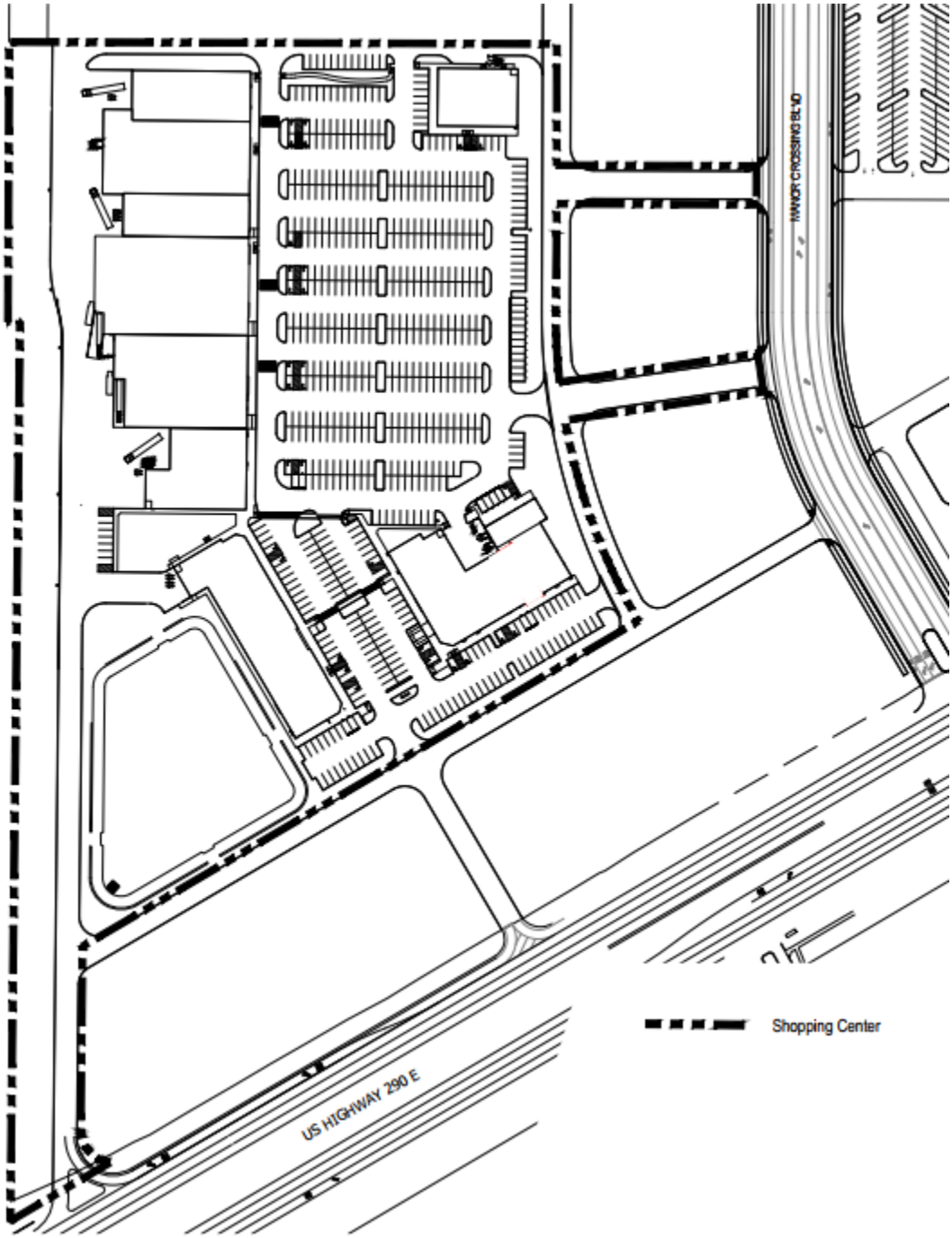
Sincerely,

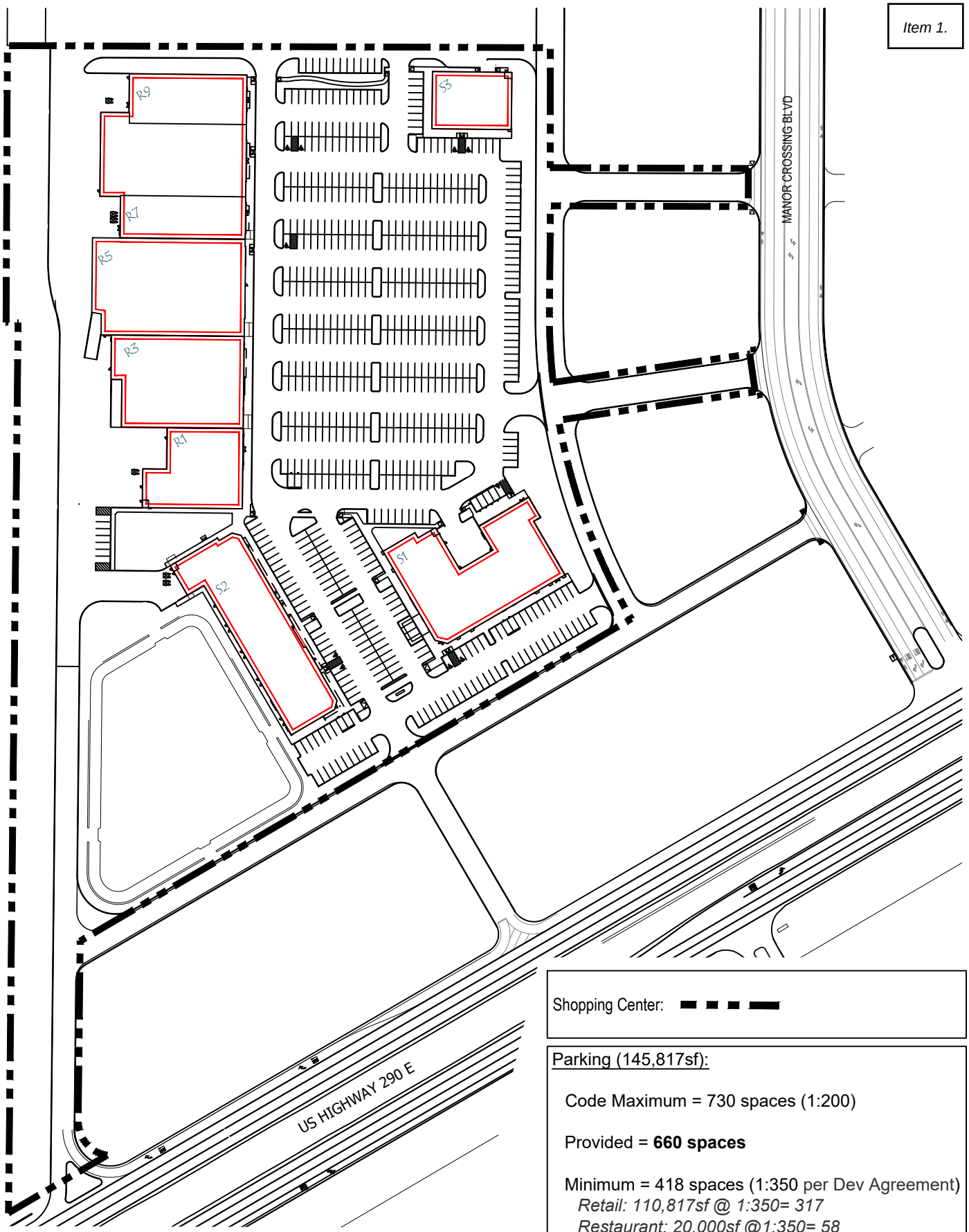
CONNECTED ACQUISITION SERVICES, LLC,

By:
Name: Matt Wilson

The Retail Connection
2525 McKinnon Street, Suite 700
Dallas, TX 75201

Exhibit A





Shopping Center:

Parking (145,817sf):

Code Maximum = 730 spaces (1:200)

Provided = **660 spaces**

Minimum = 418 spaces (1:350 per Dev Agreement)

Retail: 110,817sf @ 1:350= 317

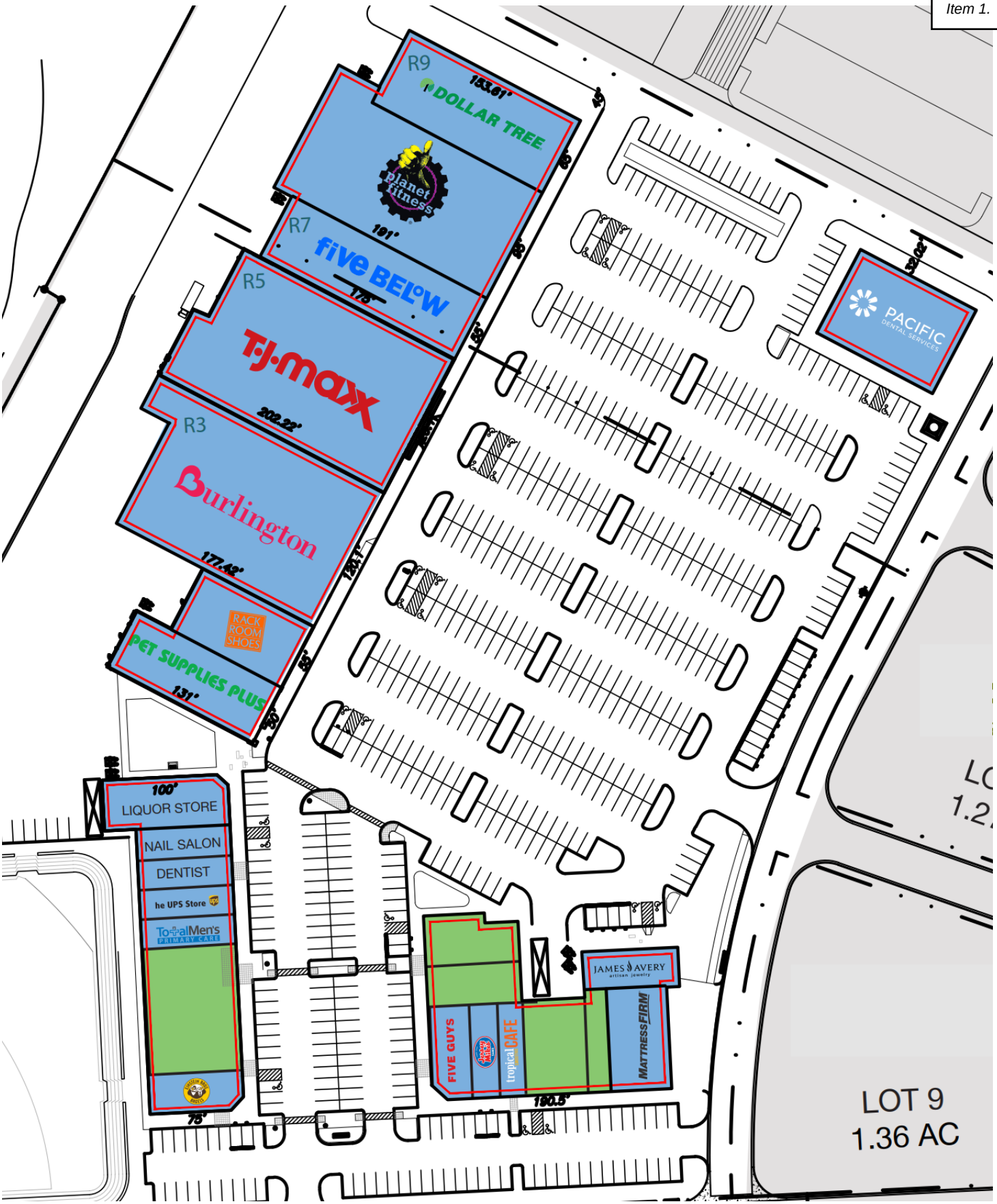
Restaurant: 20,000sf @1:350= 58

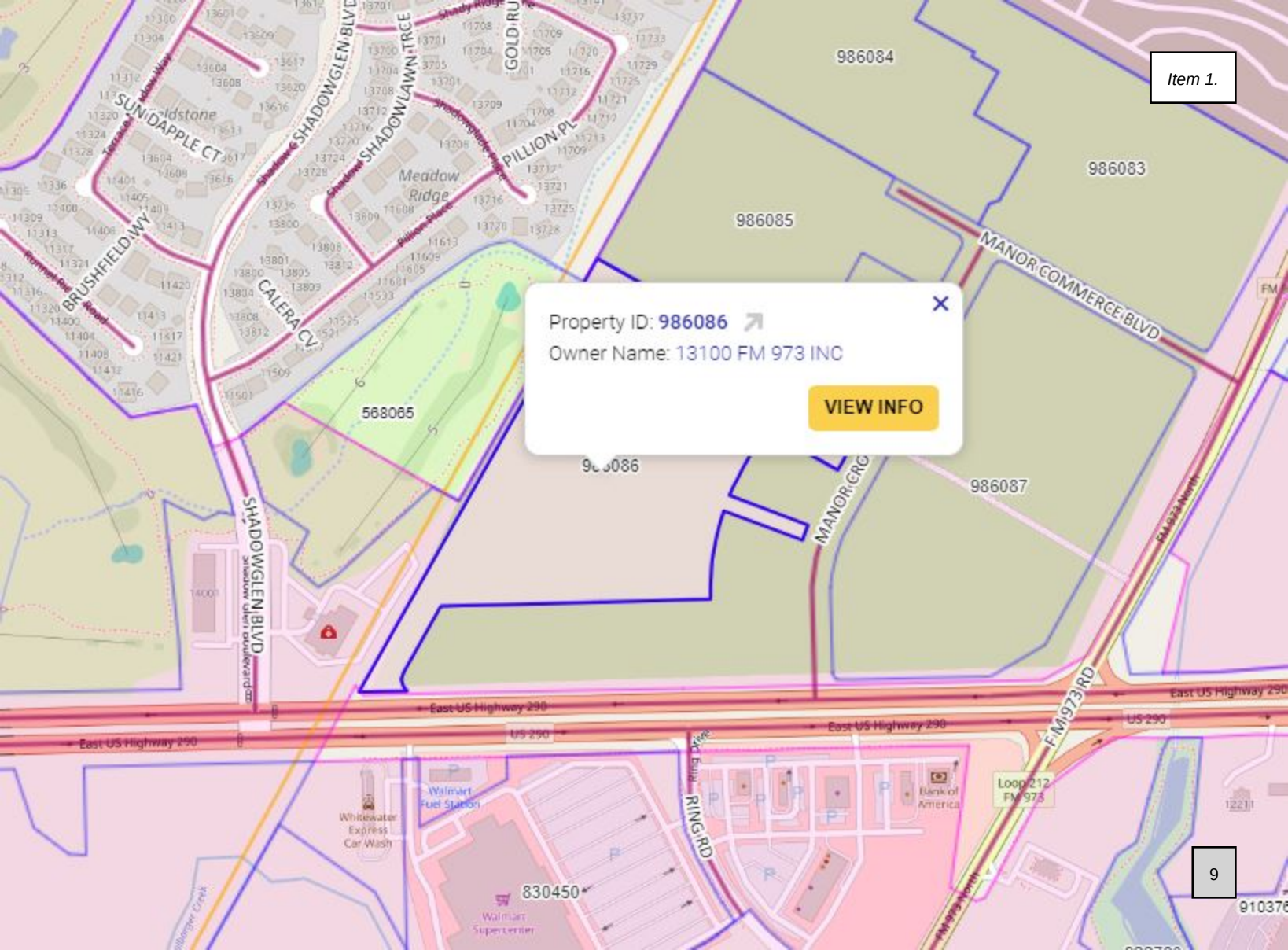
Medical Office: 15,000sf @ 1:350 = 43

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the Owner's discretion, except as otherwise expressly restricted herein.

Manor Crossing

Manor, TX February 15, 2024


R9
153.61'
DOLLAR TREE
planet fitness
R7
191'
five BELOW
175'
R5
T.J.maxx
202.22'
R3
Burlington
177.42'
RACK ROOM SHOES
PET SUPPLIES PLUS
131'
100'
LIQUOR STORE
NAIL SALON
DENTIST
he UPS Store
TotalMen's PRIMARY CARE
75'
FIVE GUYS
tropical CAFE
JAMES AVERY
artisan jewelry
MATTRESS FIRM
150.5'
PACIFIC DENTAL SERVICES
LOT 9
1.36 AC


Property ID: 986086
Owner Name: 13100 FM 973 INC
VIEW INFO
986084
986083
986085
986087
568065
830450
910376
SUNDAPPLE CT
SHADOWGLEN BLVD
SHADOWLAWN TRCE
GOLD RUN
PILLION PL
Meadow Ridge
BRUSHFIELD WY
CALERA CV
MANOR COMMERCE BLVD
MANOR CRC
SHADOWGLEN BLVD
East US Highway 290
US 290
F.M. 973 RD
RING RD
Loop 212
FM 973
Bank of America
Walmart Fuel Station
Whitewater Express Car Wash
Walmart Supercenter

2/28/2024

City of Manor Development Services

Notification for a Specific Use Permit Application

Project Name: Medical Office SUP - Manor Crossing
Case Number: 2024-P-1618-CU
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 a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx

Applicant: Retail Connections
Owner: Retail Connections

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

Th City of Manor City Council will meet at 7:00PM on March 20, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Manor Crossing - SUP Notices Addresses (300')	
Parcel ID	**Address**
710219	14008 Shadowglen Blvd, 78653
568065	12801 Lexington St, 78653
697020	13720 Shadowglade Pl., 78653
697021	13724 Shadowglade Pl., 78653
697022	13728 Shadowglade Pl., 78653
697023	13725 Shadowglade Pl., 78653
697024	13721 Shadowglade Pl., 78653
697025	13717 Shadowglade Pl., 78653
697054	11708 Pillion Pl., 78653
697055	11705 Gold Run CV., 78653
697056	11716 Pillion Pl., 78653
697057	11720 Pillion Pl., 78653
697026	11709 Pillion Pl., 78653
697027	11713 Pillion Pl., 78653
697028	11717 Pillion Pl., 78653
697029	11721 Pillion Pl., 78653
697030	11725 Pillion Pl., 78653
697031	11729 Pillion Pl., 78653
697032	11733 Pillion Pl., 78653
697033	11737 Pillion Pl., 78653
697034	13745 Shady Ridge Ln., 78653
700577	13816 Field Spar Dr., 78653
700578	13820 Field Spar Dr., 78653
700579	13824 Field Spar Dr., 78653
700580	13828 Field Spar Dr., 78653
700581	13832 Field Spar Dr., 78653
700582	11501 Sun Glass Dr., 78653
700616	11505 Sun Glass Dr., 78653
700648	11509 Sun Glass Dr., 78653
700621	11513 Sun Glass Dr., 78653
700590	13821 Field Spar Dr., 78653
700591	13817 Field Spar Dr., 78653
700670	13820 Tercel Trce., 78653
700671	13824 Tercel Trce., 78653
236853	13407 N. FM Rd 973, 78653
236854	E. U.S. HY 290,78653

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx
Applicant: Quiddity Engineering
Owner: Gregg Lane Dev., LLC

BACKGROUND/SUMMARY:

The New Haven PUD was first approved on April 19th, 2023. The current PUD contains:

- 190 50' residential lots
- 81 60' residential lots
  - 271 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 21.6 acres of open space and parks, which contain:
  - 8' – 6' concrete trails
  - 10-20 space parking lot
  - Shade structure
  - Playgrounds
  - Active play equipment, exercise equipment, volleyball court, picnic tables
  - Benches and trash receptacles

The revised PUD contains:

- 175 50' residential lots
- 87 60' residential lots
  - 262 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 26.3 acres of open space and parks, which contain:
  - 8' – 6' concrete trails
  - 10-20 space parking lot
  - Shade structure
  - Playgrounds
  - Active play equipment, exercise equipment, volleyball court, picnic tables
  - Benches and trash receptacles

The revised PUD has reduced the number of residential lots by nine and increased the open space and park acreage by 4.7 acres. There is no change to the park amenities, the commercial acreage, or the utility lot acreage. The street layout has also been revised and there is now more street visibility into the open space and park areas.

The PUD is being revised because the proposed street is more cost-efficient for the developer due to the topography of the area and the grading work necessary during construction.

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

- New Haven revised PUD
- New Haven current PUD
- PUD comparison
- Conformance Letter
- Public notice
- Mailing labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	NA

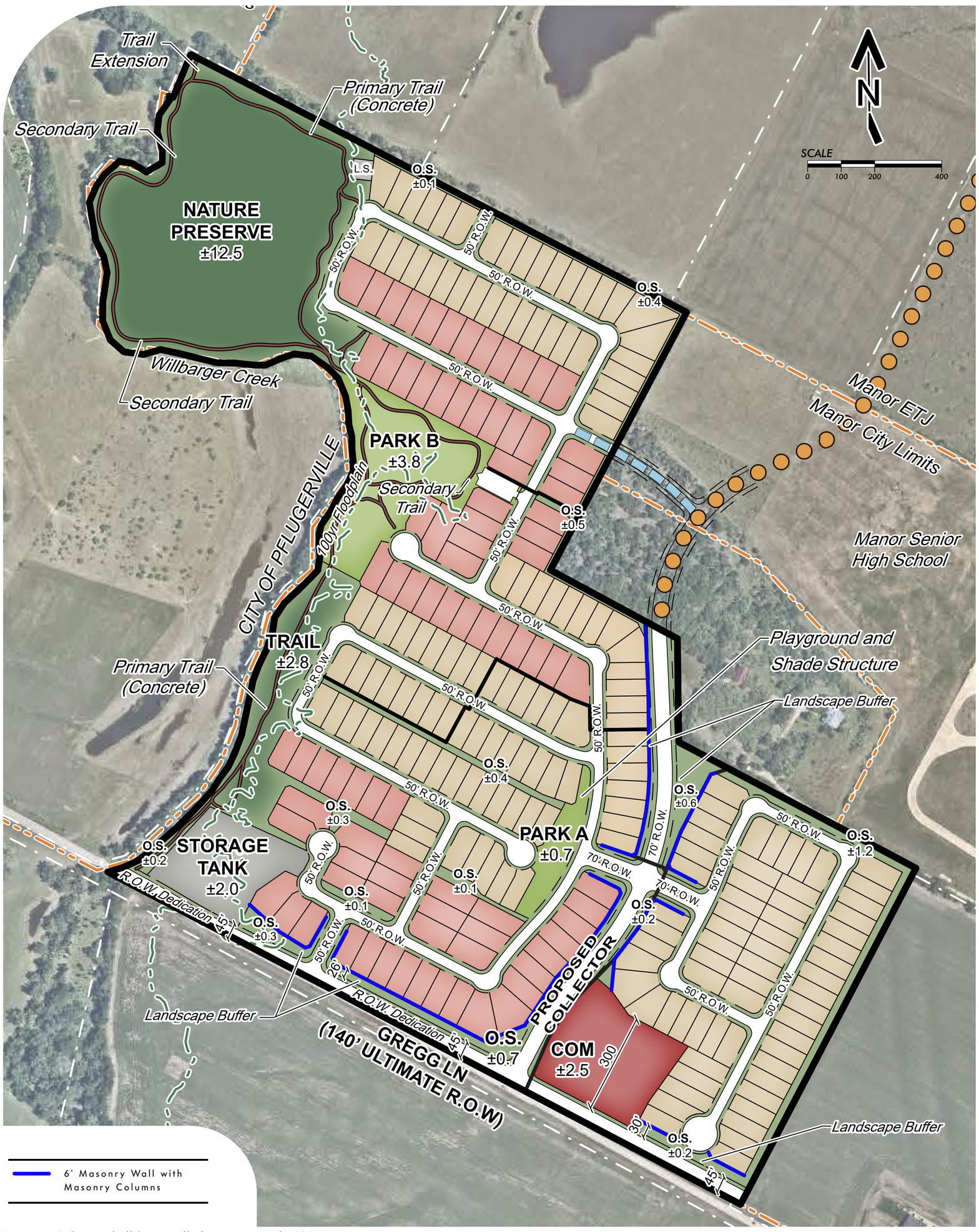
Actions	Approve, Approve with Conditions, Postpone, Deny

STAFF RECOMMENDATION:

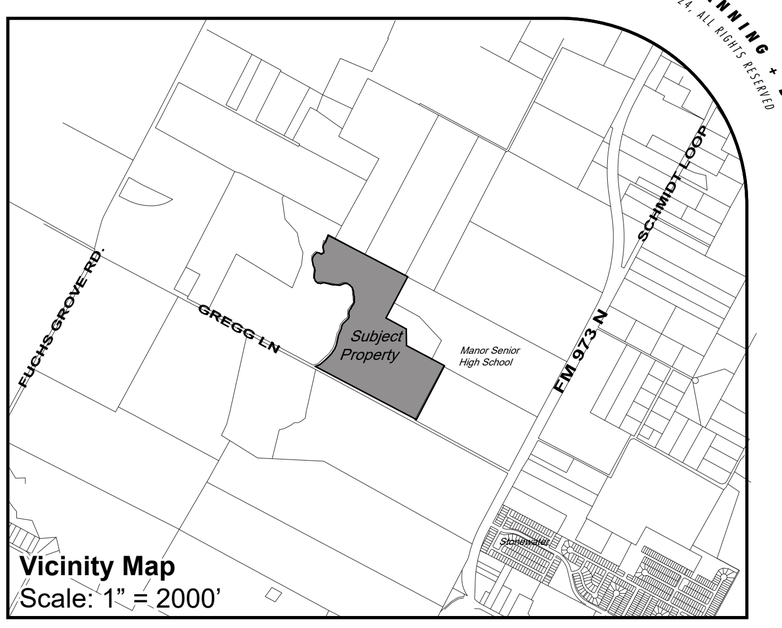
It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

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

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED



*Masonry Columns shall be installed appromixately 200' apart.



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	175 LOTS	35.6 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	87 LOTS	19.2 Ac.	21%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION / NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		10.8 Ac.	12%
TR	TRAILS		3.0 Ac.	3%
	COLLECTOR / THOROUGHFARE		4.7 Ac.	5%
TOTALS		262 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) THREE-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trial (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10.(1) Pet Waste Station

TRAIL
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

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
   i. (2) Ping-Pong Table

8) TRAFFIC

The Traffic Volume will be 6,602 Trips generated to and from this site

9) UTILITIES

SF - 50'	35.6 Ac	175 Lots	175 LUES
SF - 60'	19.2 Ac	87 Lots	87 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	54.3 Ac		312 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE. ALCOHOL SALES SHALL BE COMPLIANT WITH ARTICLE 4.02 ALCOHOLIC BEVERAGES.
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.
C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.
D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

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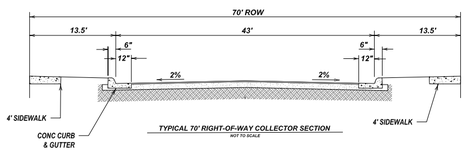

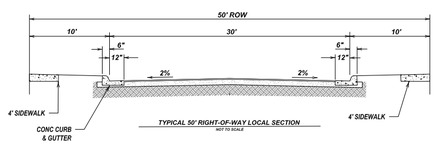

12.) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main.	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Parkland	Non-floodplain	Within floodplain

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
FELIX PAIZ, CHAIRPERSON

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:
QUIDDITY
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
FEBRUARY 16, 2024

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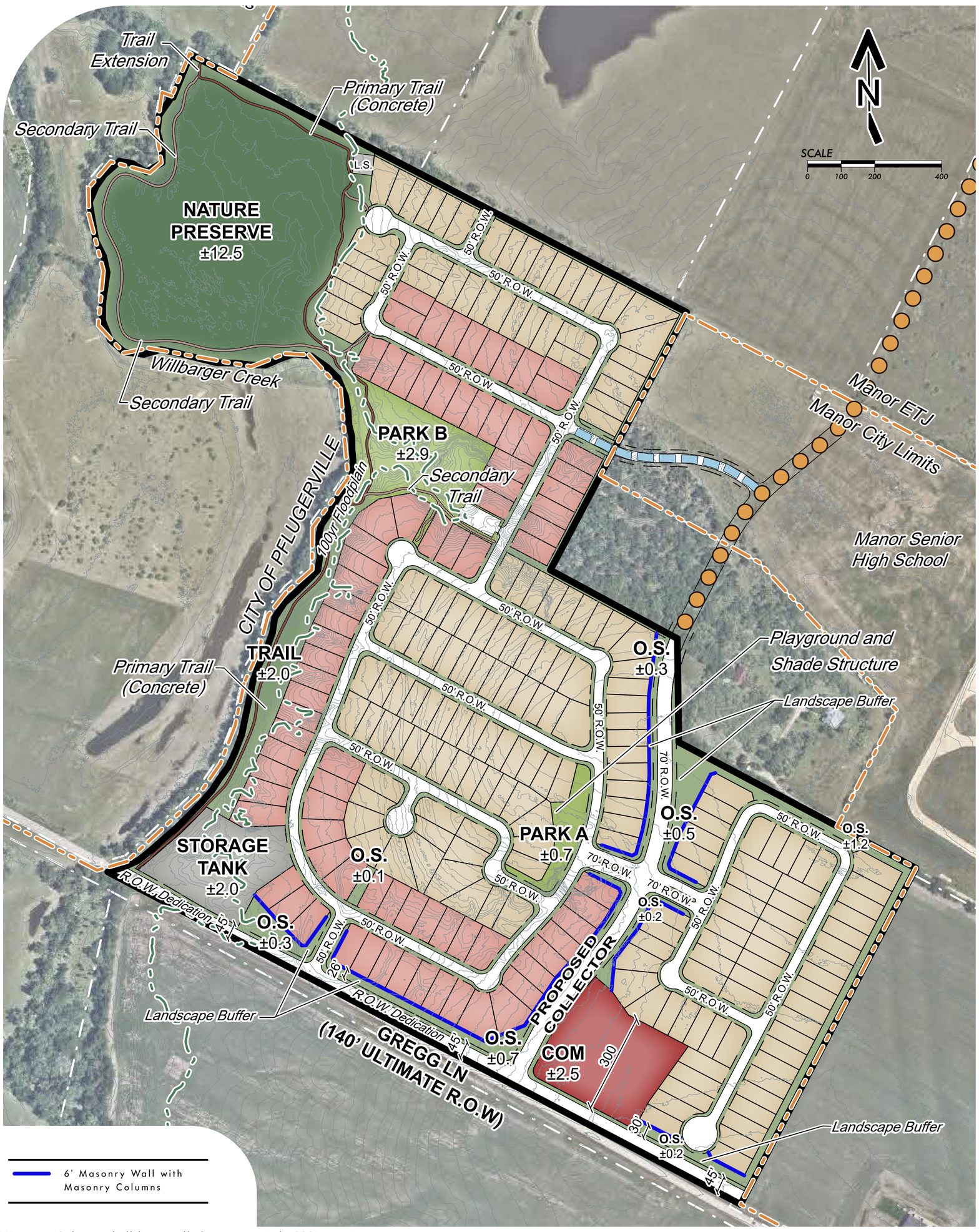
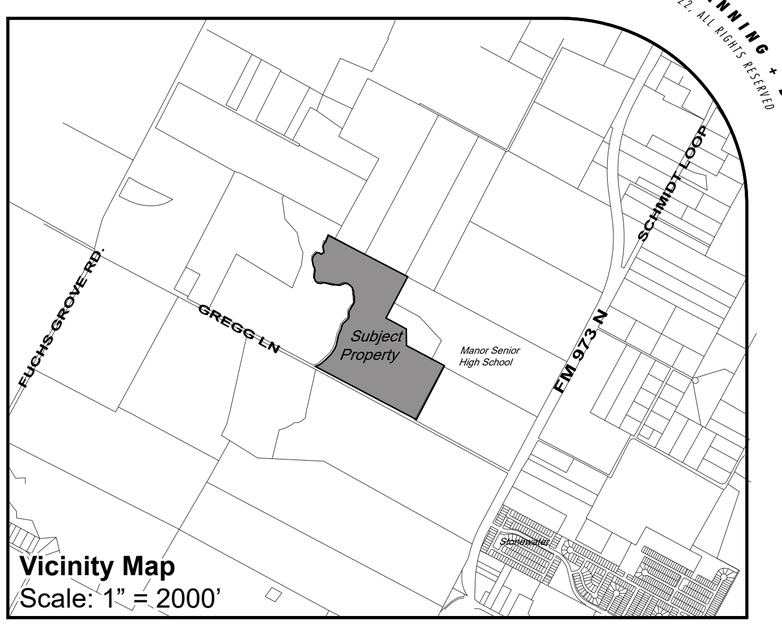
© 2024 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

META PLANNING + DESIGN
©2022. ALL RIGHTS RESERVED



*Masonry Columns shall be installed appromixately 200' apart.



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	81 LOTS	23.1 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.8 Ac.	5%
TOTALS		271 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trial (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10.(1) Pet Waste Station

TRAIL
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

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

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac	190 Lots	190 LUES
SF - 60'	23.3 Ac	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

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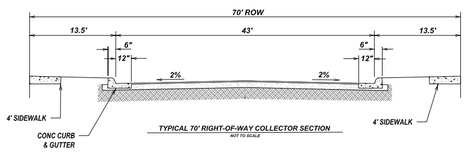

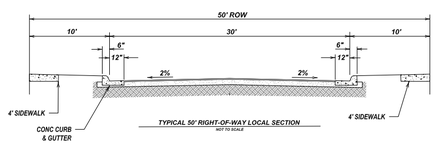

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DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

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META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:
QUIDDITY
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
DECEMBER 5, 2022

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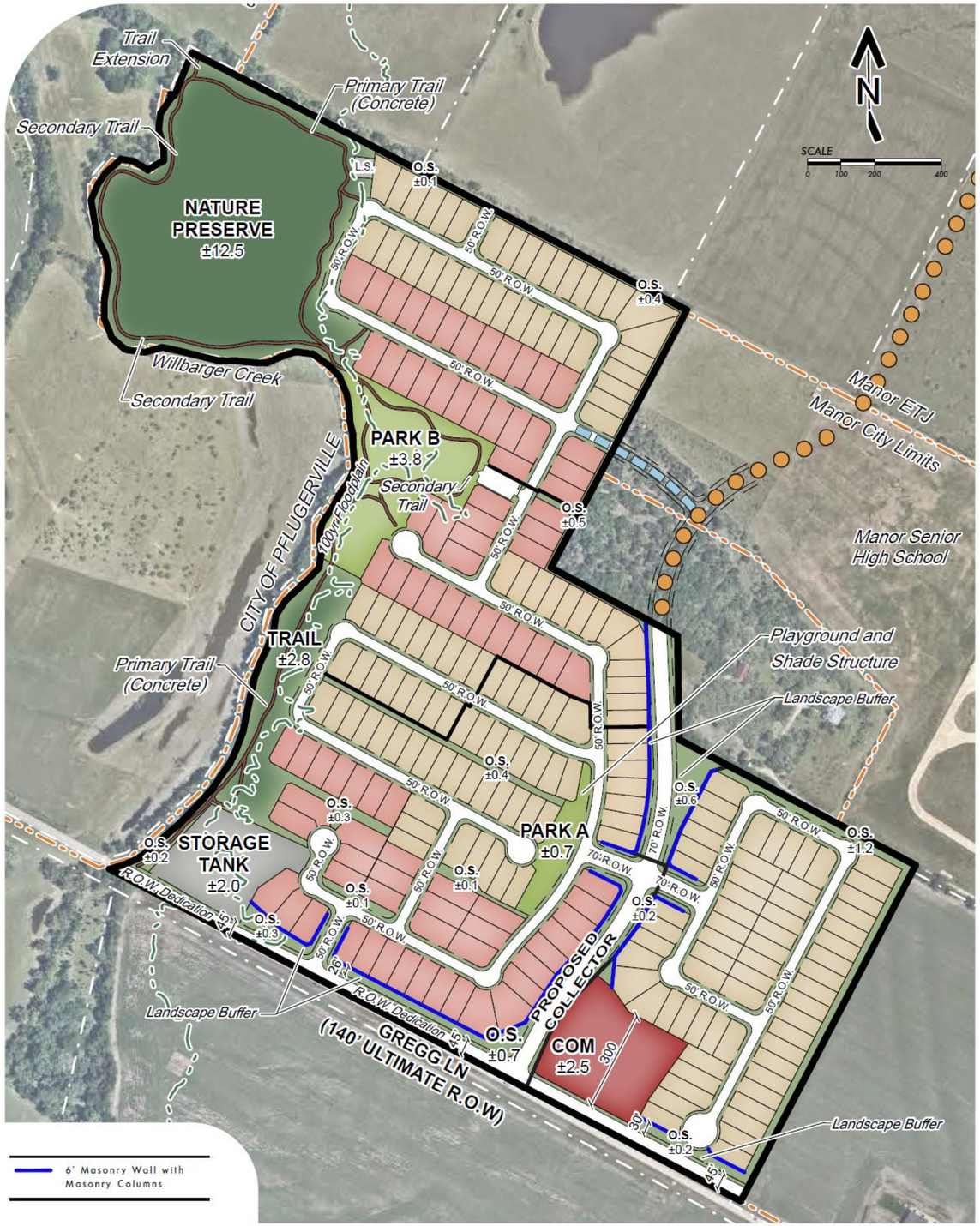
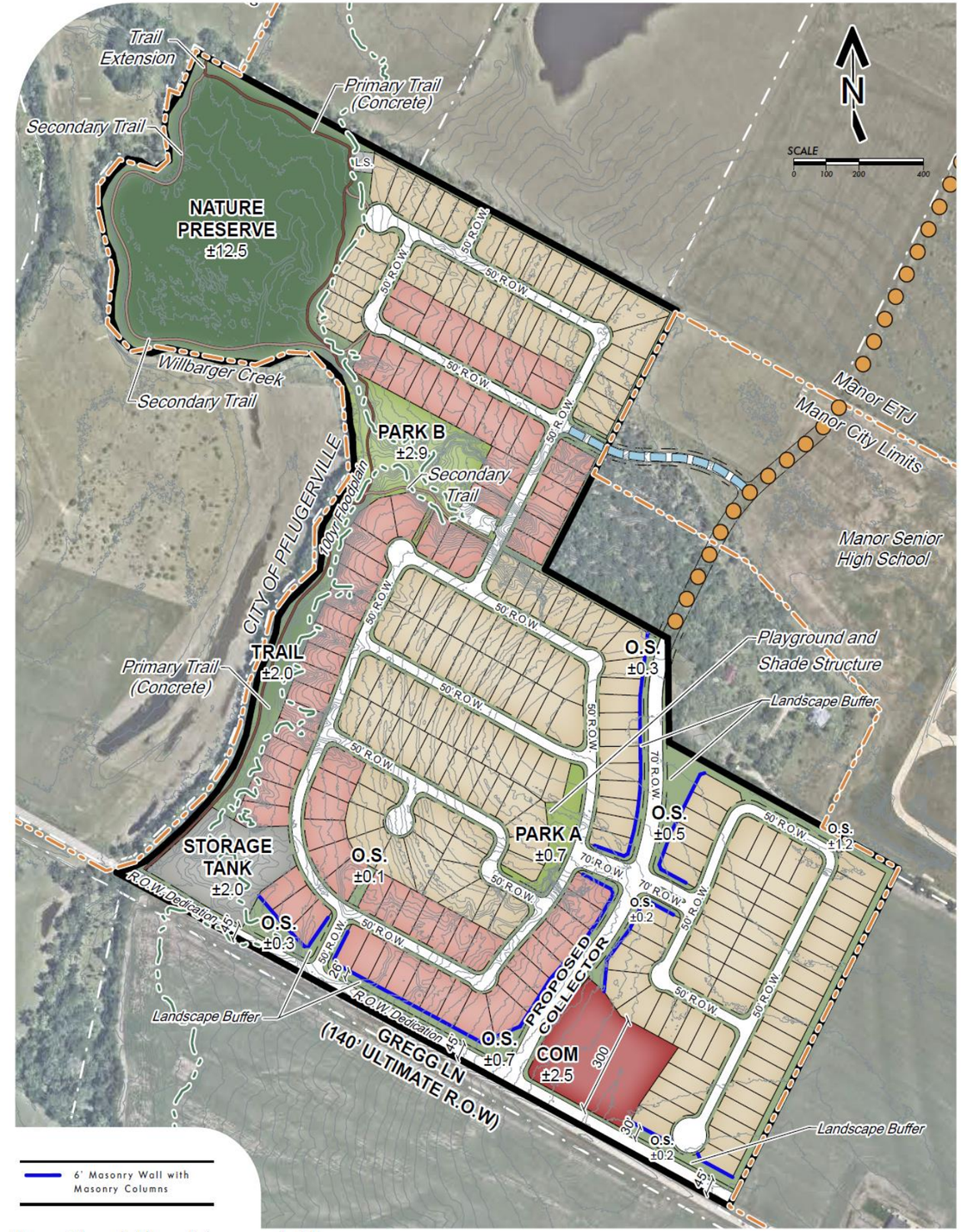
META PLANNING + DESIGN

PROPOSED



CURRENT



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 20, 2024

Brad Carabajal
Quiddity Engineering

TX
bcarabajal@quiddity.com

Permit Number 2024-P-1617-ZO
Job Address: ,

Dear Brad Carabajal,

The submittal of the revised New Haven PUD Update Site Plans submitted by Quiddity Engineering and received by our office on 2/20/2024, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

2/28/2024

City of Manor Development Services

Notification for a PUD Amendment

Project Name: New Haven PUD Update
Case Number: 2024-P-1617-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 a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

Applicant: Quiddity Engineering
Owner: Gregg Lane Dev., LLC

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

Th City of Manor City Council will meet at 7:00PM on March 20, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The purpose of this amendment is to alter the number of residential lots, increase park/openspace acreage, and change the street layout within the subdivision.

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

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

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

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

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

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

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

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

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

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

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

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

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.
Applicant: Morton Buildings
Owner: Morton Buildings

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one-lot plat for an approximately 1-acre tract between the Bell Farms and Carriage Hills neighborhoods. There is a proposed church to be built on the property.

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

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing labels

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Standard

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX

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

CITY OF REFUGE CHURCH OF GOD IN CHRIST

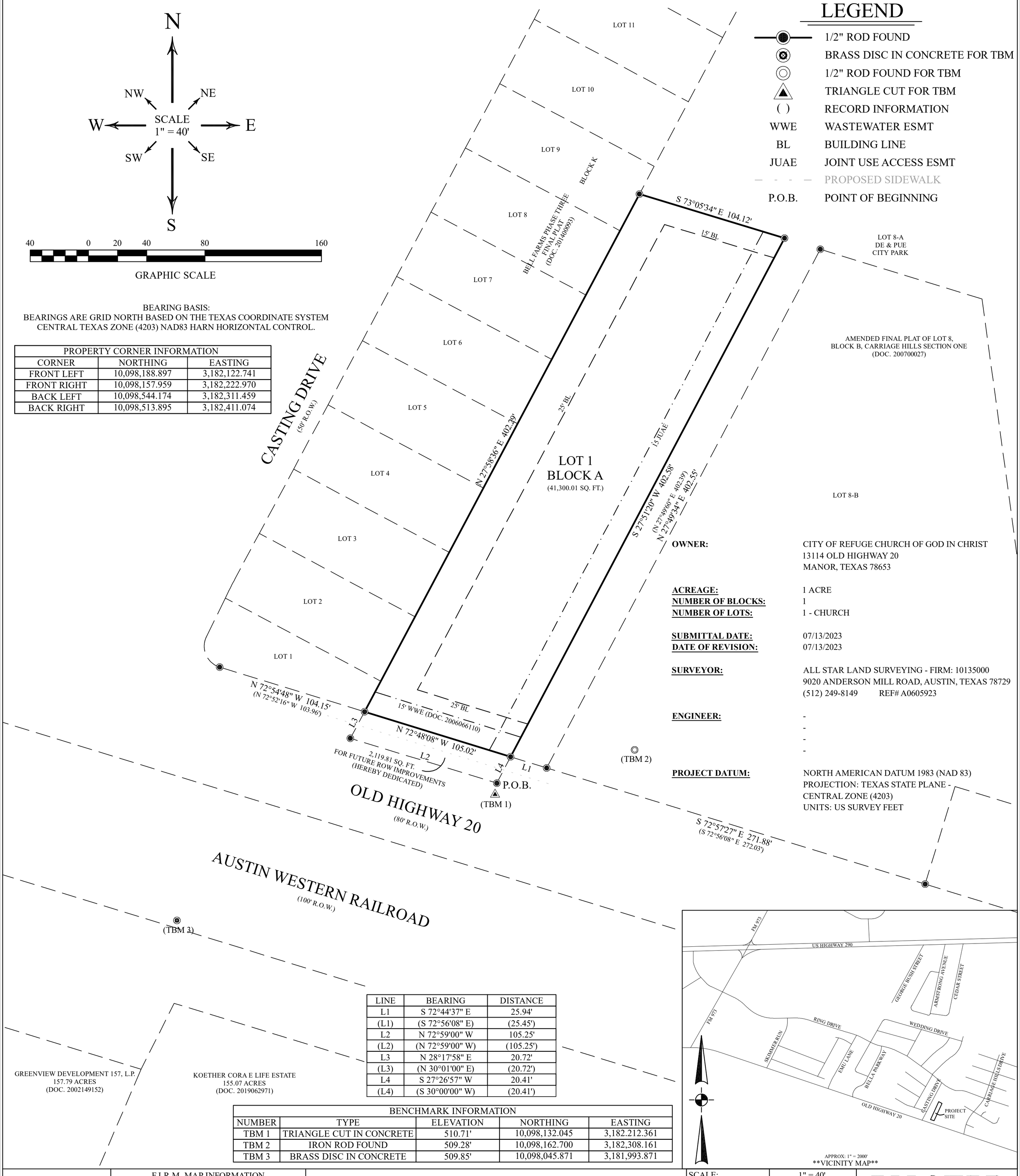
FINAL PLAT

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

PROPERTY CORNER INFORMATION		
CORNER	NORTHING	EASTING
FRONT LEFT	10,098,188.897	3,182,122.741
FRONT RIGHT	10,098,157.959	3,182,222.970
BACK LEFT	10,098,544.174	3,182,311.459
BACK RIGHT	10,098,513.895	3,182,411.074

LEGEND

	1/2" ROD FOUND
	BRASS DISC IN CONCRETE FOR TBM
	1/2" ROD FOUND FOR TBM
	TRIANGLE CUT FOR TBM
( )	RECORD INFORMATION
WWE	WASTEWATER ESMT
BL	BUILDING LINE
JUAE	JOINT USE ACCESS ESMT
— - - —	PROPOSED SIDEWALK
P.O.B.	POINT OF BEGINNING



OWNER: CITY OF REFUGE CHURCH OF GOD IN CHRIST
13114 OLD HIGHWAY 20
MANOR, TEXAS 78653

ACREAGE: 1 ACRE
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - CHURCH

SUBMITTAL DATE: 07/13/2023
DATE OF REVISION: 07/13/2023

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0605923

ENGINEER: -
-
-
-

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

LINE	BEARING	DISTANCE
L1	S 72°44'37" E	25.94'
(L1)	(S 72°56'08" E)	(25.45')
L2	N 72°59'00" W	105.25'
(L2)	(N 72°59'00" W)	(105.25')
L3	N 28°17'58" E	20.72'
(L3)	(N 30°01'00" E)	(20.72')
L4	S 27°26'57" W	20.41'
(L4)	(S 30°00'00" W)	(20.41')

BENCHMARK INFORMATION				
NUMBER	TYPE	ELEVATION	NORTHING	EASTING
TBM 1	TRIANGLE CUT IN CONCRETE	510.71'	10,098,132.045	3,182,212.361
TBM 2	IRON ROD FOUND	509.28'	10,098,162.700	3,182,308.161
TBM 3	BRASS DISC IN CONCRETE	509.85'	10,098,045.871	3,181,993.871

VICINITY MAP

SHEET **1** OF **2**

F.I.R.M. MAP INFORMATION

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

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

CITY OF REFUGE CHURCH OF GOD IN CHRIST FINAL PLAT

SUBDIVISION PLAT OF 1 ACRE OF LAND, MORE OR LESS, OUT OF THE TIMOTHY MCKANE SURVEY, NUMBER 47, ABSTRACT NUMBER 525, AS CONVEYED TO THE CITY OF REFUGE CHURCH OF GOD IN CHRIST, RECORDED IN DOCUMENT NUMBER 2019069596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

SCALE:	1" = 40'
BEGIN DATE:	07/13/2023
DRAWN BY:	DAVID BAK
JOB NO.:	A0605923
REVISED DATE:	12/18/2023

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

1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat *(Short Form Final Plat*) submitted by Morton Buildings and received on February 07, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

i. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
   a. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
   b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~

ii. ~~Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~

iii. ~~The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development~~

iv. ~~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.~~

v. ~~Provide completed application forms and the payment of all applicable fees~~.

vi. **Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. A ~~tax certificate showing all taxes have been paid is required. A tax receipt will not address the comment.~~**

vii. ~~Provide the following note "Performance and maintenance guarantees as required by the City".~~

viii. ~~Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .~~

ix. **The P&Z Chairperson is Felix Paiz.**

x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. 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,

Tyler Shows
Staff Engineer
GBA

ALLSTAR Land Surveying

To whom it may concern:

The following updates have been done and corrected on the Plat that was prepared for Dr. Ricky Allen.

Project Name: City of Refuge Church of God in Christ Final Plat

Permit number: 2023-P-1593-SF

Job Address: 13114 Old Highway 20, Manor, Texas 78653

Review Notes:

i) Note was added to plat notes.
ii) A table was created and placed on the face of the plat with all 4 corners with northing and eastings.
iii) Lot has been designated as a church lot.
iv) As of this time we at All Star are unaware of any utilities to be serviced in this subdivision.
v) This is not something for the Surveyor.
vi) This is not something for the Surveyor.
vii) Note was added to plat notes.
viii) Note was added to page 2 and filled out.

1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat *(Short Form Final Plat)* submitted by Morton Buildings and received on November 14, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.
   a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
   b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
ii. Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
iii. The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development
iv. 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.
v. Provide completed application forms and the payment of all applicable fees.
vi. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
vii. Provide the following note "Performance and maintenance guarantees as required by the City".
viii. Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Monday, February 5, 2024

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor 78653

Dear Dr. Ricky Allen,

The subsequent submittal of the City of Refuge Church of God in Christ Short Form Final Plat submitted by Morton Buildings and received on February 07, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
   a. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
   b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~

ii. ~~Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~

iii. ~~The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development~~

iv. ~~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.~~

v. ~~Provide completed application forms and the payment of all applicable fees~~.

vi. **Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. A ~~tax certificate showing all taxes have been paid is required. A tax receipt will not address the comment.~~**

vii. ~~Provide the following note "Performance and maintenance guarantees as required by the City".~~

viii. ~~Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .~~

ix. **The P&Z Chairperson is Felix Paiz.**

x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

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

Thank you,

Pauline Gray, P.E.
Lead AES
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Friday, February 9, 2024

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor 78653

Dear Dr. Ricky Allen,

We have conducted a review of the final plat for the above-referenced project, submitted by Dr. Ricky Allen and received by our office on February 07, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

2/28/2024

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: City of Refuge Church of God in Christ Short Form Final Plat
Case Number: 2023-P-1593-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 a Subdivision Short Form Final Plat Application for the City of Refuge Church of God in Christ located at 13114 Old Hwy 20, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.

Applicant: Morton Buildings
Owner: Morton Buildings

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

BYRAM MARTHA & DIANE J

12629 CASTING DR

MANOR TX 78653-4942

LUPER BOB S

12701 CASTING DR

MANOR TX 78653-4950

MORALES SANDRA GISELLE

12625 CASTING DR

MANOR TX 78653-4942

HOLLIDAY MARCUS E

12621 CASTING DR

MANOR TX 78653-4942

HERNANDEZ ALONDRA

12617 CASTING DR

MANOR TX 78653-4942

SANCHEZ MARK A & APRIL FLORES

12613 CASTING DR

MANOR TX 78653-4942

FEDELI GIANNE THERESA

113 WAIMANALO DR

BASTROP TX 78602-6040

GUTIERREZ-PERA ELIZABETH

12605 CASTING DR

MANOR TX 78653-4942

CORREA JOSE S

12603 CASTING DR

MANOR TX 78653-4942

BELL FARMS MASTER COMMUNITY INC

PO BOX 7079

ROUND ROCK TX 78683-7079

MALDONADO SYLVIA B

13117 PEALING WAY

MANOR TX 78653-2021

PARRA RAUL

12612 CASTING DR

MANOR TX 78653-4942

ALBERT HUBERT J & THERESA

12616 CASTING DR

MANOR TX 78653-4942

GONZALES PETE PEREZ JR

12620 Casting Dr

Manor TX 78653-4942

GONZALES IDA M

12624 CASTING DR

MANOR TX 78653-4942

GARCIA OMAR ERICK HERNANDEZ & ERIKA ARRIAGE

12628 CASTING DR

MANOR TX 78653-4942

STEVENS JUSTIN R

12700 CASTING DR

MANOR TX 78653-4950

GOSEY SHELDON & BOBBY LIVING TRUST

7300 GILBERT RD

MANOR TX 78653-5083

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the P&Z Commission minutes for:

- **February 13, 2024, P&Z Commission Workshop Session; and**
- **February 13, 2024, P&Z Commission Called Special Session.**

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- February 13, 2024, P&Z Commission Workshop Session Minutes
- February 13, 2024, P&Z Commission Called Special Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the P&Z Commission minutes as presented.

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

PLANNING AND ZONING COMMISSION
WORKSHOP SESSION MINUTES
FEBRUARY 13, 2024

The video of this meeting was uploaded to Manor's YouTube Channel at
https://www.youtube.com/@cityofmanorsocial/streams

PRESENT:

COMMISSIONERS:
Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3 (Absent)
Celestine Sermo, Place 5 (Absent)
Cecil Meyer, Place 6
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1 (Absent)
Gabrielle Orion, Alternate No. 2

CITY STAFF:
Scott Dunlop, Development Services Director
Mandy Miller, Development Services Supervisor
Officer Estrada

WORKSHOP SESSION: 5:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Workshop Session of the Manor P&Z Commission was called to order by Chair Paiz at 5:47 p.m. on Tuesday, February 13, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Chair Paiz requested P&Z Commissioner Orion join the Commissioners on the dais in the position of Place 5.

REGULAR AGENDA

1. Planning and Zoning Commission Policies and Procedures

- **Discussion of Planning and Zoning Commission powers and duties**
- **Discussion of application process and requirements**
- **Discussion of actions that can be taken on agenda items**
- **Discussion of meeting procedures and processes**

Director Dunlop spoke regarding his role in attending the workshop. He explained the purpose of the workshop and the documents he provided as backup. He presented an amended summary form for the Commissioners to review. -*see attached.*

Commissioner Leonard expressed her interest in the ways the Commission could become more proactive in its duties.

Director Dunlop provided information on the Capital Improvement Advisory Committee. He listed ways the Commission could get more involved in this area.

Discussion was held regarding quorums, communications between Commissioners, and executive sessions. Director Dunlop explained the process and requirements around quorums, open discussion, and executive sessions. He answered questions regarding the right to adjourn into executive session.

Discussion was held regarding the following:

- Ways to present ideas to the Commission,
- Setting guidelines for the meeting,
- How to set formal policies and procedures in writing where it can be enforced,
- Application processes and requirements,
- Property development guidelines and layouts,
- Amendments to subdivision code, parkland code, and park ordinances,
- Provisions, modifications, and conditions that the Commission can make,
- How to reconsider action items already voted on,
- How to handle situations where new data becomes available after the fact,
- Parameters of the review of items, such as reviewing items for code compliance,
- Powers or influence on roadway system,
- Downtown Beautification processes and grants
- Vested businesses and the ability to mandate upgrades.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Orion to adjourn the Workshop Session of the Manor P&Z Commission at 7:27 p.m. on Tuesday, February 13, 2024.

DRAFT

There was no further discussion.

Motion to Adjourn carried 6-0

These minutes were approved by the Planning and Zoning Commission on the 13th day of March 2024.

APPROVED:

_____

Felix Paiz
Chairperson

ATTEST:

_____

Mandy Miller
Development Services Supervisor

DRAFT

PLANNING AND ZONING COMMISSION
CALLED SPECIAL SESSION MINUTES
FEBRUARY 13, 2024

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

PRESENT:
COMMISSIONERS:
Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3 (Absent)
Celestine Sermo, Place 5 (Absent)
Cecil Meyer, Place 6
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1(Absent)
Gabrielle Orion, Alternate No. 2

CITY STAFF:
Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Development Services Supervisor
Officer Estrada

CALLED SPECIAL SESSION: 6:30 P.M.

Chair Paiz requested Alternate P&Z Commissioner Orion join the Commissioners on the dais in the position of Place 5

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Called Special Session of the Manor P&Z Commission was called to order by Chair Paiz at 6:44 p.m. on Tuesday, February 13, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak regarding his concerns. Mr. Battaile addressed his opinion on Black History Month, the Comprehensive Plan, and actions of the Commission. He spoke regarding downtown history, meeting agenda packets, parkland, and communications between Commissioners.

Craig Swenson with Marcus & Millichap, 9600 N. Mopac, Suite 300, Austin, Texas, submitted a speaker card to speak in support of Item #6. Mr. Swenson stated that he represented the owner in the sale to Dominium. He gave a brief history of the property's zoning and lack of buyers for the 15-acre property at the current zoning.

Denice Martinez, 12200 Tower Road, Manor, Texas, submitted a speaker card to speak in opposition of this item. She stated that she did not want her property rezoned which is the address listed on for this item. She expressed her many concerns related to the rezoning change and purposed future development of the property.

PUBLIC HEARING

1. **Conduct a public hearing on a Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).** Applicant: Development and Consulting Bridgeway LLC. Owner: Carlos Moyeda.

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

Chair Paiz opened the public hearing.

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

Director Dunlop spoke regarding rezoning request. He gave a summary of the item. He answered questions about the property location.

Carlos Moyeda, Owner, 20407 Lockwood Rd, Manor, TX, submitted a speaker card in support of Item # 1 and Item #4. Mr. Moyeda answered questions from the Commissioners. He confirmed the townhomes would be 1200 to 1500 square foot rentals. He stated the price point has not been set.

Director Dunlop responded to questions related to townhome developments.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry 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 Resubdivision of the Manor Addition Subdivision, three (3) lots on 30.86 acres, more or less, and being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX.** Applicant: Kimley-Horn. Owner: Laureate-Wealth Management.

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

Chair Paiz opened the public hearing.

Director Dunlop gave a summary of the multi-lot plot. He explained the division and zoning of the lots. He answered questions about the property location. He addressed concerns regarding the flooding and drainage for the lots. He described the property access points, new private roads, and signal lights.

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

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

3. **Consideration, discussion, and possible action to approve the minutes of January 10, 2024, P&Z Commission Regular Meeting.**

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

There was no further discussion.

Motion to Approve carried 6-0

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).** Applicant: Development and Consulting Bridgeway LLC. Owner: Carlos Moyeda.

City Staff recommended that the P&Z Commission approve a Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).

Concerns were expressed regarding increase of crimes near parks, the increase of population near the parks, and access for emergency vehicles if the alleyway was blocked by parked cars.

Director Dunlop addressed the concerns of the emergency access and parking. He provided details of the code as it related to on-street parking.

Mr. Moyeda, the property owner, answered questions about garage and property access. He clarified the difference between the renderings provided and the purposed development on the property.

Director Dunlop spoke regarding mixed-use development as outlined in the Comprehensive Plan and how this property is in line with the layout. He answered questions regarding property locate and other businesses near the property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).

There was no further discussion.

Motion to Approve carried 4-2 – Vice Chair Chavis and Commissioner Leonard opposed.

5. **Consideration, discussion, and possible action on a Short Form Final Plat for the Resubdivision of the Manor Addition Subdivision, three (3) lots on 30.86 acres, more or less, and being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX.** Applicant: Kimley-Horn. Owner: Laureate-Wealth Management.

City Staff recommended that the P&Z Commission approve a Short Form Final Plat for the Resubdivision of the Manor Addition Subdivision, three (3) lots on 30.86 acres, more or less, and being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX.

DRAFT

Director Dunlop stated this item was non-discretionary. He indicated that this item was taking a single platted lot and replatting into three lots. He informed the Commissioners that this item has been approved by the City Engineer.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry to approve the Short Form Final Plat for the Resubdivision of the Manor Addition Subdivision, three (3) lots on 30.86 acres, more or less, and being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0

6. **Consideration, discussion, and possible action on a Rezoning Application for the Dominium development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.**
Applicant: Dominium. Owner: Kenneth Tumlinson

City Staff recommended that the P&Z Commission approve a Rezoning Application for the Dominium development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.

Denice Martinez, 12200 Tower Road, Manor, Texas, submitted a speaker card in opposition of this item. She spoke during the Public Comment section of the meeting.

Craig Swenson with Marcus & Millichap, 9600 N. Mopac, Suite 300, Austin, Texas, submitted a speaker card in support of this item. He spoke during the Public Comment section of the meeting.

Neal Route with Dominium, 4835 Lyndon B. Johnson Fwy, Suite 1000, Dallas, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

Khayree Duckett with Dominium, 4835 Lyndon B. Johnson Fwy, Suite 1000, Dallas, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

Andy Graham with Kimley-Horn, 6800 Burleson Rd Building 312, Suite 150, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

Ben Green with Kimley-Horn, 6800 Burleson Rd Building 312, Suite 150, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

Ben Plett with Kimley-Horn, 6800 Burleson Rd Building 312, Suite 150, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

Mat Nugent with BKV Group, 1412 Main St Suite 700, Dallas, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available for any questions.

David D'Amelio with Dominium, 4835 Lyndon B. Johnson Fwy, Suite 1000, Dallas, Texas, submitted a speaker card to speak in support of this item. Mr. D'Amelio distributed hand-outs and gave a PowerPoint presentation. – *See attached.*

Discussion was held regarding the purposed crosswalk associated with this project.

DRAFT

Ben Plett with Kimley-Horn answered questions regarding the Traffic Impact Analysis. He explained the data in the reports that was handed out.

Director Dunlop provided information on the traffic control devices located in the area of Suncrest and North FM 973. Discussion was held regarding the stop sign relocation and signal lights. Concerns were expressed about current traffic pattern issues continuing and potentially getting worse.

Discussion was held regarding the address issue.

Options were discussed for addressing the trash receptacle concerns for the property. Director Dunlop answered questions regarding different options. He stated this item has Engineer Approval.

Mr. A'melio provided additional details regarding the research parameters set for the TIA data presented in the handouts.

Mr. Plett answered more questions about the TIA, how the data is calculated, and the calculations presented. He clarified the areas where the data was collected from and why.

The Commission requested expansion of the studied area and more time stamped details to be provided in the next TIA report if possible. Concerns were expressed regarding the increase in the number of commuters on the roads because of this development.

Ben Green explained the process of replacing the culverts near the development. He spoke about different ways culvert sizes could have been chosen that are located near this property.

Discussion was held regarding trash receptacle location, the type of fencing materials for the property fence, and tutoring services. It was suggested to give special consideration to first responders and educators.

Commissioners requested clarification of the acronyms on the traffic study handouts. Mr. Plett explained the different acronyms. Discussion was held regarding the different impacts with and without mitigations.

Concerns were expressed regarding the resident's safety and the different security measures that could be taken. Mr. A'melio assured the Commission they would be working with local law enforcement agencies and would explore the best ways to combat this issue.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Chavis to approve, with conditions, the Rezoning Application for the Dominium development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25. **Conditions are: 1. Address correction. 2. Relocation of trash receptacles.**

There was no further discussion.

Motion to Approve with conditions carried 4-2 – Commissioner Leonard and Commissioner Terry opposed.

7. **Consideration, discussion, and possible action on a Coordinated Sign Plan for 15721 US Hwy 290.** Applicant: The Glass House. Owner: The Glass House

City Staff recommended that the P&Z Commission approve a Coordinated Sign Plan for 15721 US Hwy 290.

Director Dunlop provided information on sign code. He answered questions about the location of the property.

DRAFT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry to approve the Coordinated Sign Plan for 15721 US Hwy 290.

There was no further discussion.

Motion to Approve carried 6-0

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Leonard to adjourn the Called Special Session of the Manor P&Z Commission at 8:32 p.m. on Tuesday, February 13, 2024.

There was no further discussion.

Motion to Adjourn carried 6-0

These minutes were approved by the Planning and Zoning Commission on the 13th day of March 2024.

APPROVED:

_____

Felix Paiz
Chairperson

ATTEST:

_____

Mandy Miller
Development Services Supervisor

DRAFT

DOMINIUM

Tower Road Apartments

Planning & Zoning Meeting

What we do hits H O M E.

DOMINIUM

About Us

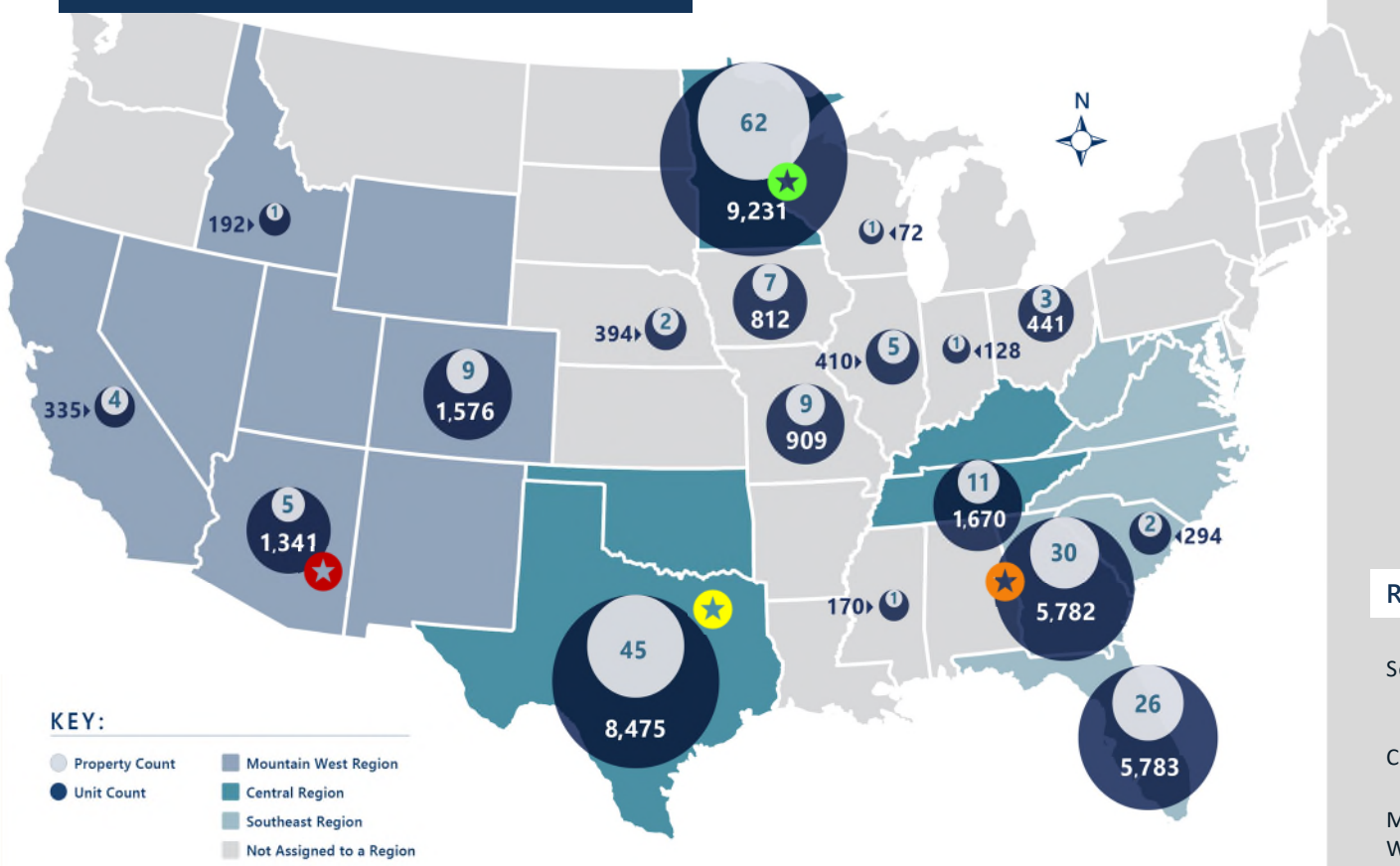
Dominium

Focused on results and long-term value

- Founded in 1972
- 2nd largest private developer of workforce housing
- Over 220 properties in portfolio nationwide
- Four regional offices, own properties in 19 states
- On track to become the country's pre-eminent developer, owner, and property manager of high-quality, workforce housing

Crossroad Commons
Austin, TX

FOOTPRINT BY STATE



*Data as of 04.2023

PORTFOLIO	SITES	UNITS
TOTAL	225	38,207

PROPERTIES OWNED FOR:

0-4 Years:	82	10-14 Years:	40
5-9 Years:	63	15+ Years:	40

Site:	**838**
Corporate:	
Property Management	122
Corporate Services/HR	170
Development/Construction	101
TOTAL	**1,231**

REGIONS	OFFICES	MSA GROWTH[1]
Southeast	Atlanta[2] Tampa[3] Washington DC[3]	5,409,115
Central	Dallas[2] Minneapolis[2]	3,785,341
Mountain West	Phoenix[2] Denver[3]	2,814,835

[1] Regional MSA growth 2010-2019 | [2] Regional Headquarters Office | [3] Development Office

DOMINIUM

Development Overview

Location

130
Gregg Manor Rd
Fuchs Grove Rd
Rector Loop
Gregg Ln
Armhamn Ln
Tuff Rd
Heartland Dr
Kira Ln
Jamie Dr
Tower Ln
Shadowglen Trce
Suncrest Rd
FM 973 N
Bois D Arc Rd
Abigail Fillmore Rd
James Garfield St
Abraham Lincoln St
Hill Ln
Gilleland Creek
Lexington St
Shadowglen Blvd
Shadowglen Golf Club
Maxs Dr
US Highway 290 E
FM 973
Ring Dr
Beltex Dr
Kimbro Ave
Old TX-20
N Bastrop St
N Lexington St
Manor
S Bastrop St
Blake Manor Rd
Lapoynor St
Murchison St
Blue Bluff Rd
Parmer Ln
Chandler Way

Concept Site Plan

Family - 3 Stories Unit Mix	No.	%
2 Bedroom	78	24.1
3 Bedroom	180	55.5
4 Bedroom	66	20.4
Totals	324	

Zoning

- The site is zoned for industrial use
  - The proposed development will establish a buffer zone between the industrial and residential homes
  - Marketing efforts on the tract for other uses have proved unsuccessful
- Manor Comprehensive Plan – Mixed Density Neighborhoods
- Two Access Points will be off Tower Road
- Ordered, received, and updated a traffic study per P&Z feedback to analyze traffic impact
- Fencing, landscaping, and screening requirements will be followed

8

Unit Types & Restrictions

- Total of 324 units: 78 Two Bedroom, 180 Three Bedroom, 66 Four Bedroom
- 100% of the units will be income restricted to 60% Area Median Income through a 30-year period
- Rents: $1,512 – $1,744 – $1,940
- Income Limits Per Bedroom Type
  - 2 Person Income Limit – $56,100
  - 3 Person Income Limit – $63,120
  - 4 Person Income Limit – $70,080

Amenity Overview

In-Unit Amenities

- Private Balcony
- Full-size washer and dryer
- Gourmet Kitchens with full stainless steel appliance package
- Vinyl plank flooring, 9-foot ceilings, and walk-in closets

Community Amenities

- Clubhouse
- Picnic and grill areas
- Fitness center
- Business Center
- Professional on-site management
- Outdoor dining ramadas
- Outdoor game area
- Swimming Pool
- Playgrounds
- Resident Cafe
- Community Kitchen
- Learning Center

11

12

13

14

DOMINIUM

P&Z Meeting Follow-Ups

Traffic

- How will this impact traffic?
  - An additional 124 trips will be generated in the morning peak hour, and 160 trips in the evening peak hour
- At what time were the traffic counts taken, and what was the methodology?
  - Traffic movements were visually counted twice
  - Temporary cameras were placed at the intersections studied:
    - FM 973 at Suncrest Road
    - Suncrest and Tower Road
    - Bois D'Arc Road at Tower Road
  - Traffic Counts were taken on Thursday, December 7th, 2023, from
    - 7:00 to 9:00 AM
    - 4:00 to 6:00 PM

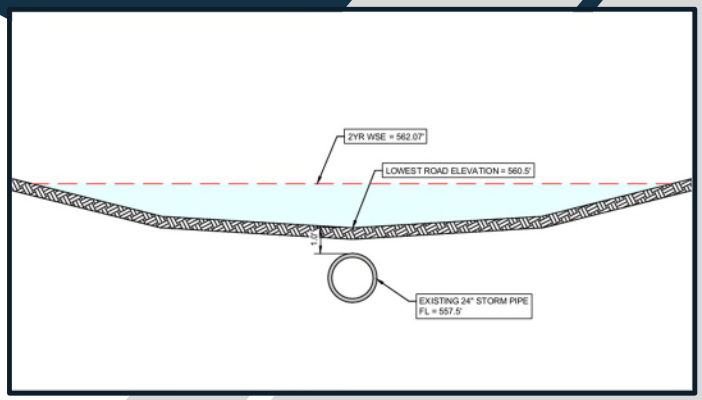
Traffic

- Does the Draft TIA contemplate the new developments in the area or the nearby schools?
  - Any traffic generated by existing developments would have been included in the analysis. We updated the Traffic Impact Analysis (TIA) to incorporate expected trips and planned mitigation for the new schools being constructed and the Monarch subdivision.
- Were buses or pedestrians considered in the analysis?
  - Busses were counted and considered in the analysis. A design factor was used to account for large vehicle traffic based on the number of buses counted.
  - Pedestrian traffic was considered; there is virtually no pedestrian traffic in the area in existing conditions.
  - We are installing a crosswalk at Suncrest that the TIA uses to address any additional walkers.

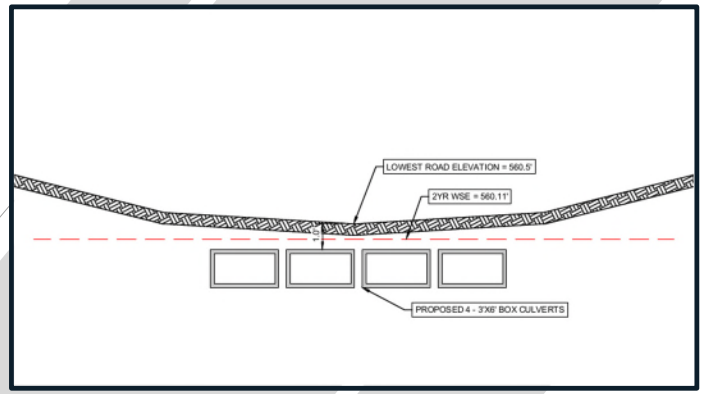
Drainage

- How will the proposed culvert under Tower Road improve the flooding situation?
  - Under the proposed conditions, we would be replacing the pipe with the culverts, which have more engineering capacity due to the design, which allows water to trickle through instead of filling up

- Will the construction of a culvert increase the flooding experienced downstream?
  - No, the culverts under Tower Road will prevent the water from ponding above the road but will not increase the flow of water downstream in accordance with City of Manor regulations and the Texas Water Code



Existing Conditions



Proposed Modification

Drainage

- How much impervious cover is the development considering?
  - The development will have an impervious coverage of 59%
- How will the detention be handled?
  - The stormwater design will consider the upstream drainage basin, and the detention pond will be sized to mitigate any increase in stormwater runoff

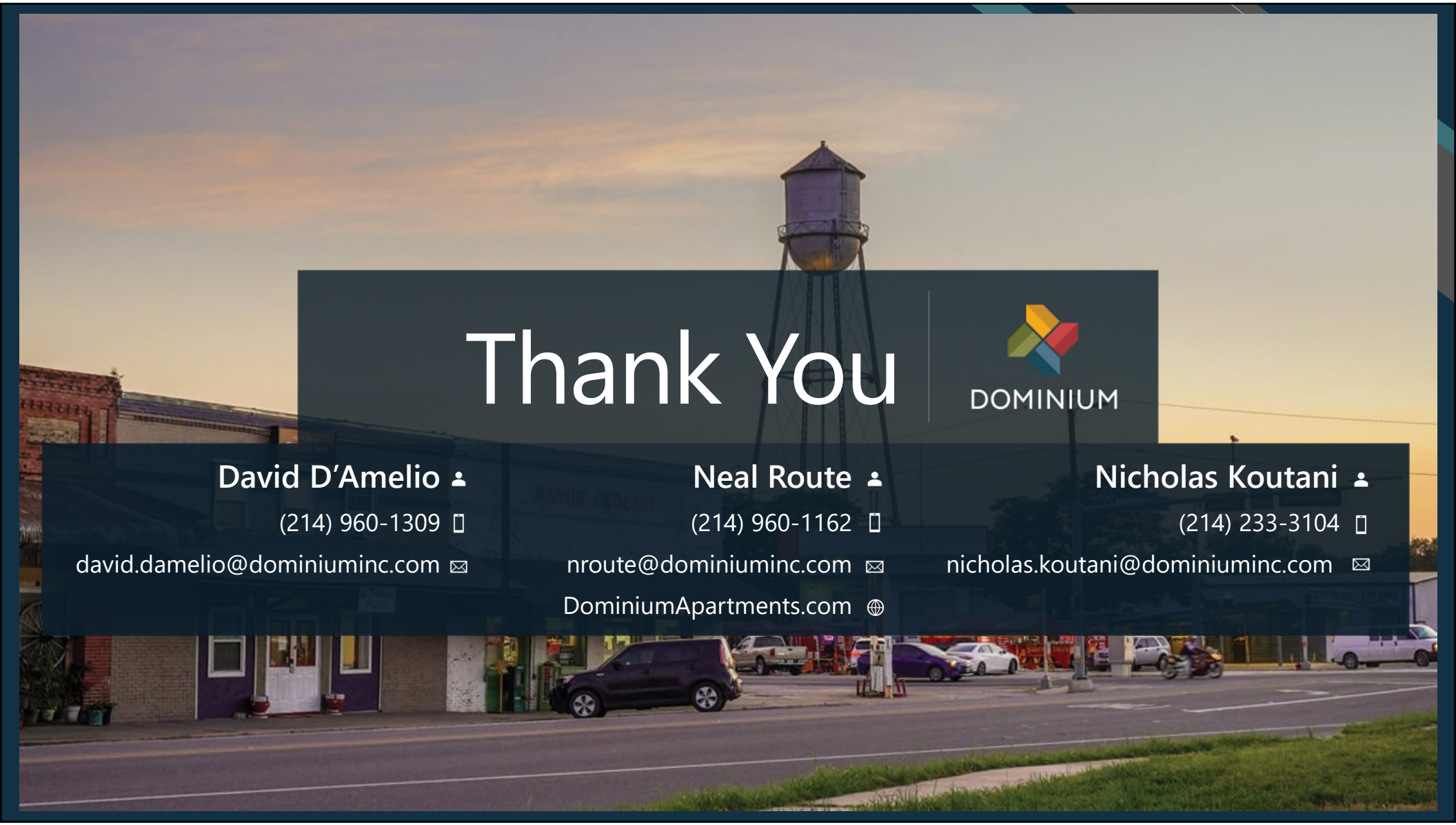
Safety & Security

- Is there sufficient emergency access?
  - We have spoken with the fire marshal, and he has indicated that our two access points off Tower Road are sufficient
  - No longer planning an emergency access point into Stonewater and have confirmed it works with the fire marshal

- Will you provide garages or a gate?
  - Garages will not be provided
    - The implementation of garages will reduce parking, causing residents to park on the street
  - A gate will not be provided
    - Gates break frequently and are a safety hazard
    - A stub out for a future gate will be provided
  - Security measures will be implemented
    - Security cameras, LED downlighting, and on-site management
    - Additional mitigation efforts in concert with the police department
    - Fob systems and compliance measures

Additional Concerns

- Have you met with the charter school?
  - Met with school leadership, where they expressed support for the affordable housing nature of the development and alignment with their mission
  - Expressed how increasing their enrollment helps their financial position
  - Provided an update on pedestrian infrastructure
- Will the new Traffic light be synced with the others?
  - TxDOT coordinates new signals with adjacent traffic signals
- Will you correct the address?
  - We have changed our address to 12102 Tower Road, Manor, TX 78653



Thank You

DOMINIUM

David D'Amelio
(214) 960-1309
david.damelio@dominiuminc.com

Neal Route
(214) 960-1162
nroute@dominiuminc.com
DominiumApartments.com

Nicholas Koutani
(214) 233-3104
nicholas.koutani@dominiuminc.com

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx
Applicant: Retail Connections
Owner: Retail Connections

BACKGROUND/SUMMARY:

This SUP request is on the property for the multi-tenant portion of the larger Manor Crossing development that is planned to have an HEB, Home Depot, and 11 pad sites. The multi-tenant property will have approximately 150,000 sf of commercial space. This SUP is requesting up to 15,000 sf of that be used for medical offices or medical clinics. Those uses would include dentists, eye doctors, and clinics.

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

- Letter of Intent
- Building layout
- Proposed tenants
- Notice
- Mailing labels

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	NA
Actions	Approve, Approve with Conditions, Postpone, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx

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

THE retail CONNECTION™
CONNECTED DEVELOPMENT SERVICES

March 8, 2024

City of Manor – Planning & Zoning
105 E Eggleston St,
Manor, TX 78653
ATTN: Scott Dunlop, Michael Burrell Via email: sdunlop@manortx.gov , mburrell@manortx.gov

RE: Letter of Intent regarding applicant's intent to obtain an SUP in relation to "Medical Office(s)" & "Medical Clinic(s)" at Manor Crossing Shopping Center in Manor, Texas.

To whom it may concern,

This Letter of Intent ("LOI") shall formally represent applicant's intent to obtain a Special Use Permit ("SUP") for the right to operate one or multiple Medical Office(s) and/or Medical Clinic(s) (as defined in Sec. 14.01.008 in the city's ordinance and shown below) up to 15,000 square feet in the zone as shown on Exhibit A labeled as "Shopping Center".

Any and all Medical Office(s) and/or Medical Clinic(s) or replacements thereof, will be of the type and quality typically found in Class A shopping centers in Texas.

Medical Office Definition:
"Office, medical means the use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention."

Medical Clinic Definition:
"Medical clinic means the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility."

Let us know if there's further questions.

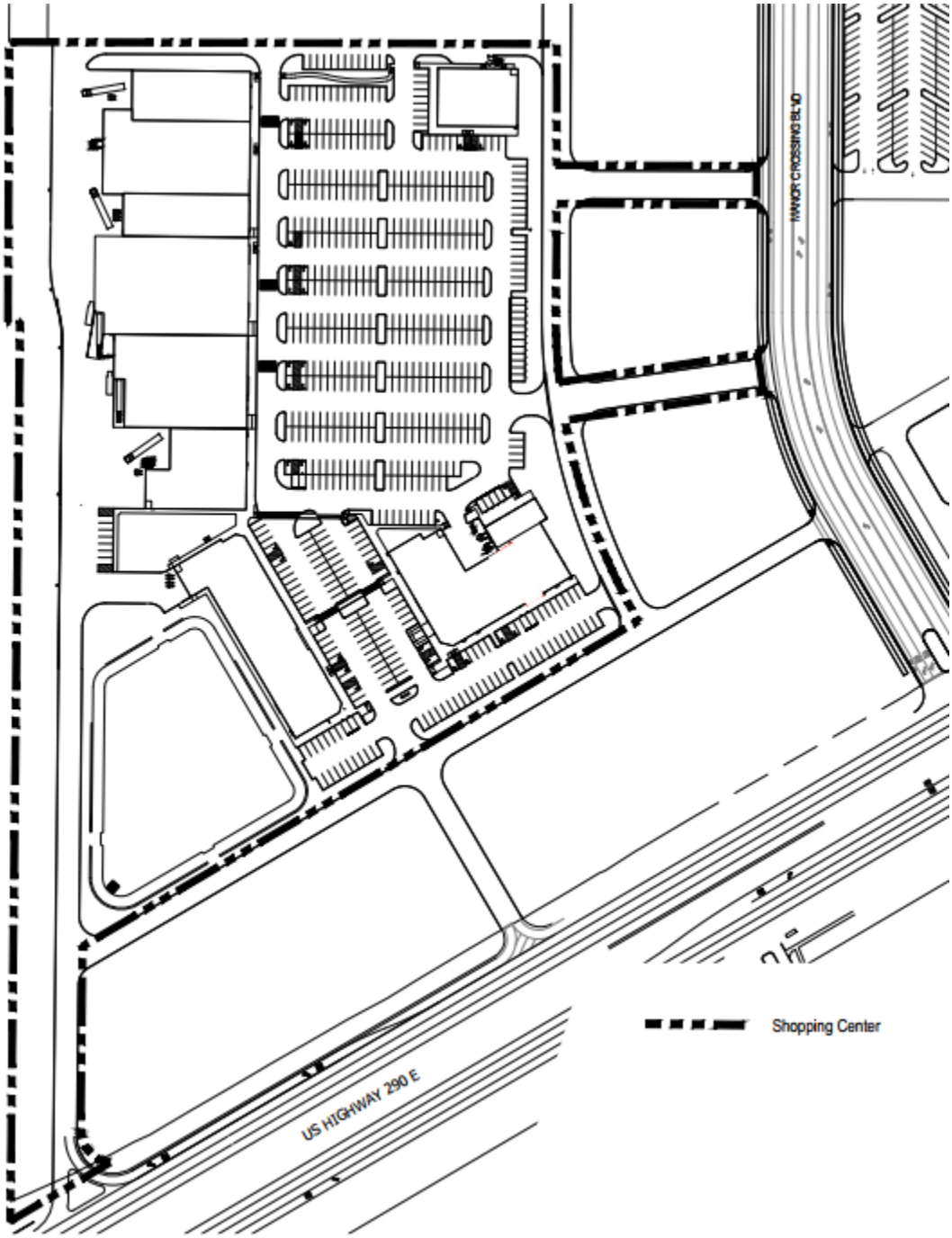
Sincerely,

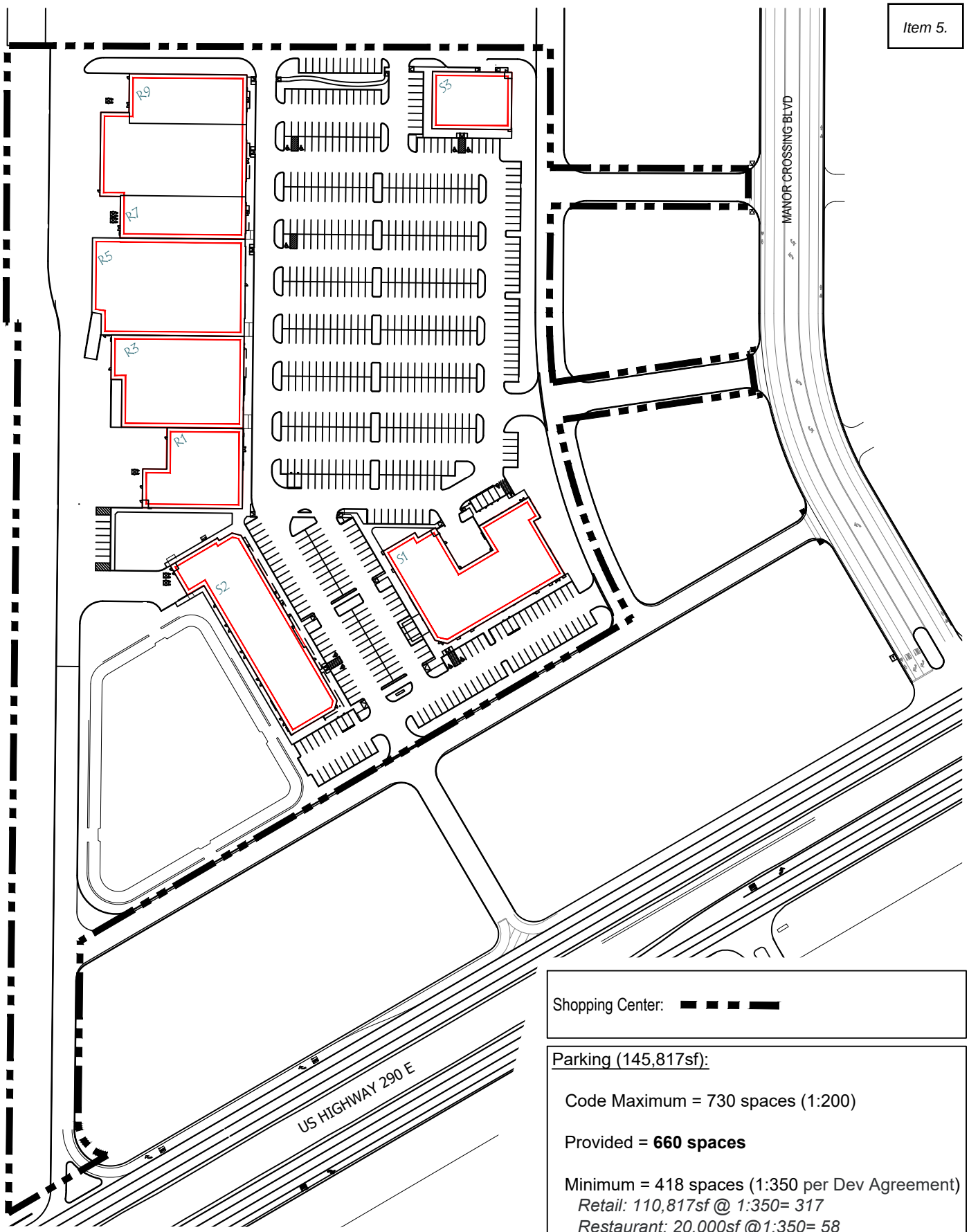
CONNECTED ACQUISITION SERVICES, LLC,

By:
Name: Matt Wilson

The Retail Connection
2525 McKinnon Street, Suite 700
Dallas, TX 75201

Exhibit A





Shopping Center:

Parking (145,817sf):

Code Maximum = 730 spaces (1:200)

Provided = **660 spaces**

Minimum = 418 spaces (1:350 per Dev Agreement)

Retail: 110,817sf @ 1:350= 317

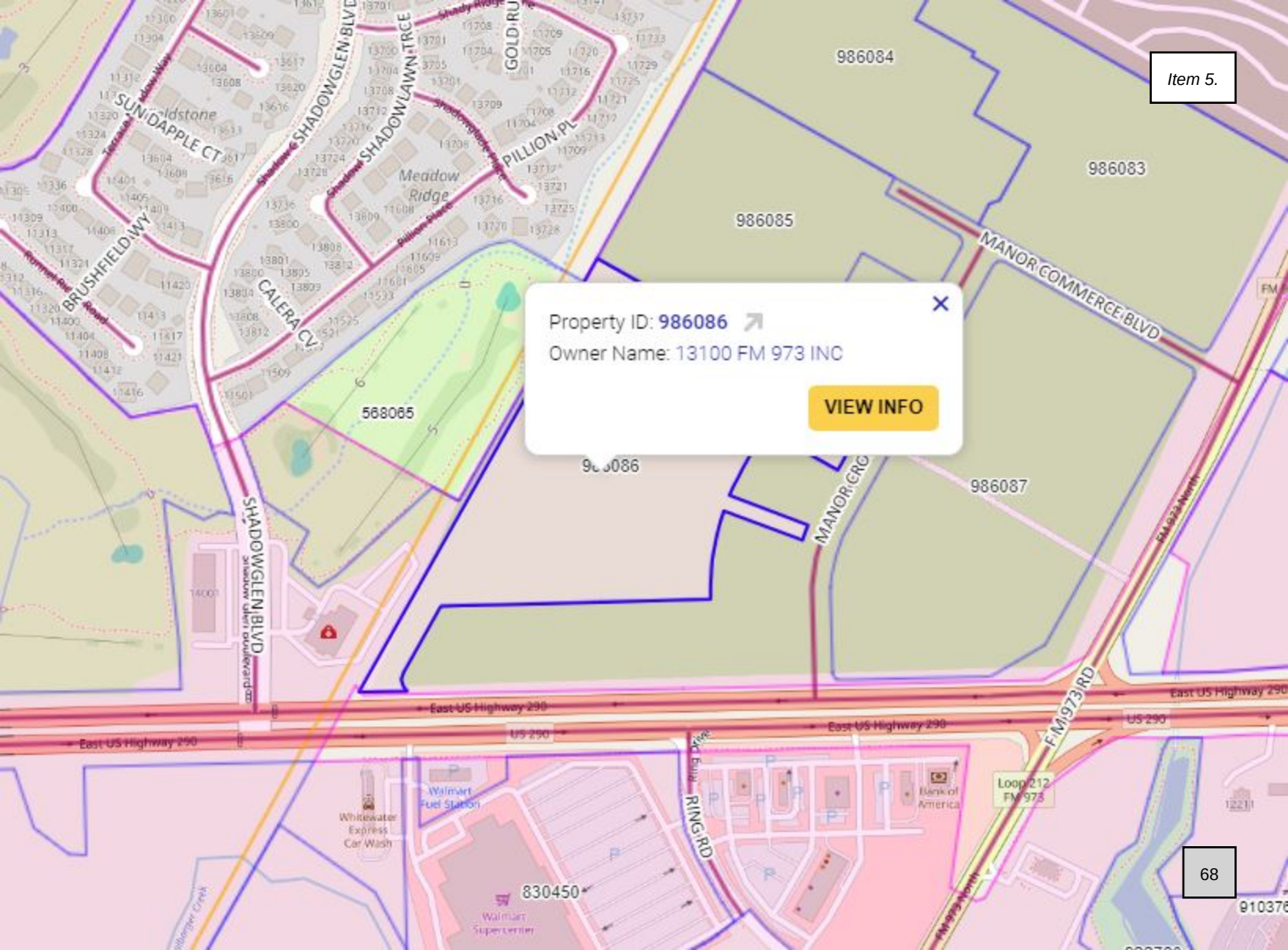
Restaurant: 20,000sf @1:350= 58

Medical Office: 15,000sf @ 1:350 = 43

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the Owner's discretion, except as otherwise expressly restricted herein.

Manor Crossing

Manor, TX February 15, 2024


986084
986083
986085
MANOR COMMERCE BLVD
Property ID: 986086
Owner Name: 13100 FM 973 INC
VIEW INFO
568065
986086
986087
MANOR CRC
SHADOWGLEN BLVD
SHADOWLAWN TRCE
GOLD RUN
SUNDAPPLE CT
PILLION PL
Meadow Ridge
BRUSHFIELD WY
CALERA CV
East US Highway 290
US 290
F M 973 RD
RING RD
Loop 212
FM 973
Bank of America
Walmart Fuel Station
Whitewater Express Car Wash
Walmart Supercenter
830450
910376

2/28/2024

City of Manor Development Services

Notification for a Specific Use Permit Application

Project Name: Medical Office SUP - Manor Crossing
Case Number: 2024-P-1618-CU
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 a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx

Applicant: Retail Connections
Owner: Retail Connections

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

Th City of Manor City Council will meet at 7:00PM on March 20, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Manor Crossing - SUP Notices Addresses (300')	
Parcel ID	**Address**
710219	14008 Shadowglen Blvd, 78653
568065	12801 Lexington St, 78653
697020	13720 Shadowglade Pl., 78653
697021	13724 Shadowglade Pl., 78653
697022	13728 Shadowglade Pl., 78653
697023	13725 Shadowglade Pl., 78653
697024	13721 Shadowglade Pl., 78653
697025	13717 Shadowglade Pl., 78653
697054	11708 Pillion Pl., 78653
697055	11705 Gold Run CV., 78653
697056	11716 Pillion Pl., 78653
697057	11720 Pillion Pl., 78653
697026	11709 Pillion Pl., 78653
697027	11713 Pillion Pl., 78653
697028	11717 Pillion Pl., 78653
697029	11721 Pillion Pl., 78653
697030	11725 Pillion Pl., 78653
697031	11729 Pillion Pl., 78653
697032	11733 Pillion Pl., 78653
697033	11737 Pillion Pl., 78653
697034	13745 Shady Ridge Ln., 78653
700577	13816 Field Spar Dr., 78653
700578	13820 Field Spar Dr., 78653
700579	13824 Field Spar Dr., 78653
700580	13828 Field Spar Dr., 78653
700581	13832 Field Spar Dr., 78653
700582	11501 Sun Glass Dr., 78653
700616	11505 Sun Glass Dr., 78653
700648	11509 Sun Glass Dr., 78653
700621	11513 Sun Glass Dr., 78653
700590	13821 Field Spar Dr., 78653
700591	13817 Field Spar Dr., 78653
700670	13820 Tercel Trce., 78653
700671	13824 Tercel Trce., 78653
236853	13407 N. FM Rd 973, 78653
236854	E. U.S. HY 290,78653

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx
Applicant: Quiddity Engineering
Owner: Gregg Lane Dev., LLC

BACKGROUND/SUMMARY:

The New Haven PUD was first approved on April 19th, 2023. The current PUD contains:

- 190 50' residential lots
- 81 60' residential lots
  - 271 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 21.6 acres of open space and parks, which contain:
  - 8' – 6' concrete trails
  - 10-20 space parking lot
  - Shade structure
  - Playgrounds
  - Active play equipment, exercise equipment, volleyball court, picnic tables
  - Benches and trash receptacles

The revised PUD contains:

- 175 50' residential lots
- 87 60' residential lots
  - 262 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 26.3 acres of open space and parks, which contain:
  - 8' – 6' concrete trails
  - 10-20 space parking lot
  - Shade structure
  - Playgrounds
  - Active play equipment, exercise equipment, volleyball court, picnic tables
  - Benches and trash receptacles

The revised PUD has reduced the number of residential lots by nine and increased the open space and park acreage by 4.7 acres. There is no change to the park amenities, the commercial acreage, or the utility lot acreage. The street layout has also been revised and there is now more street visibility into the open space and park areas.

The PUD is being revised because the proposed street is more cost-efficient for the developer due to the topography of the area and the grading work necessary during construction.

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

- New Haven revised PUD
- New Haven current PUD
- PUD comparison
- Conformance Letter
- Public notice
- Mailing labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	NA

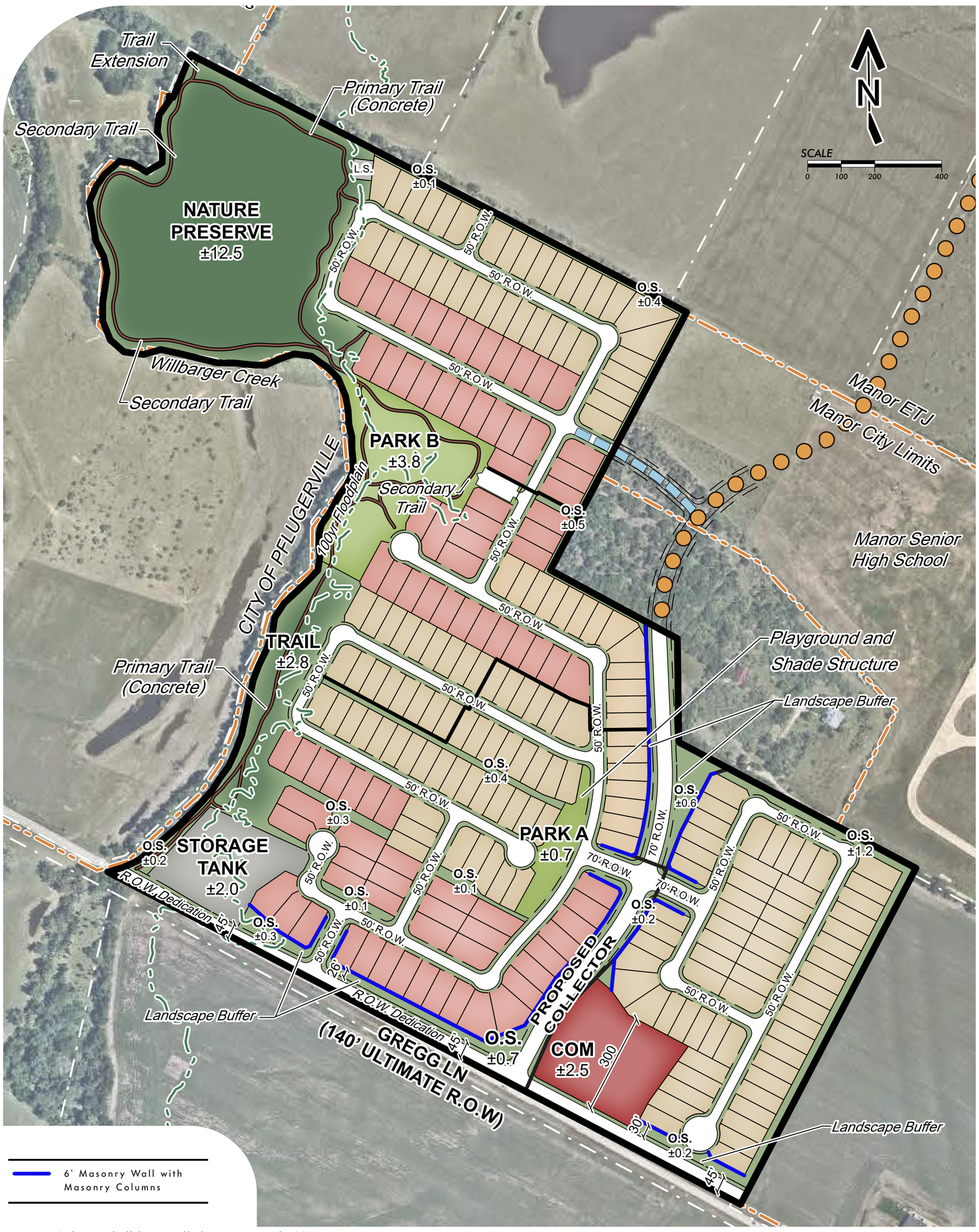
Actions	Approve, Approve with Conditions, Postpone, Deny

STAFF RECOMMENDATION:

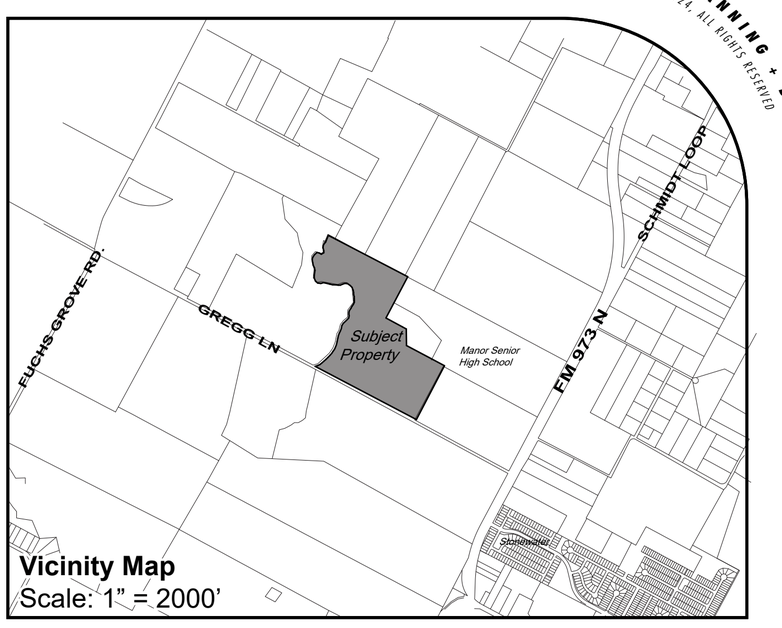
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

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

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED



*Masonry Columns shall be installed appromixately 200' apart.



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	175 LOTS	35.6 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	87 LOTS	19.2 Ac.	21%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION / NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		10.8 Ac.	12%
TR	TRAILS		3.0 Ac.	3%
	COLLECTOR / THOROUGHFARE		4.7 Ac.	5%
TOTALS		262 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) THREE-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trial (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10.(1) Pet Waste Station

TRAIL
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

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
   i. (2) Ping-Pong Table

8) TRAFFIC

The Traffic Volume will be 6,602 Trips generated to and from this site

9) UTILITIES

SF - 50'	35.6 Ac	175 Lots	175 LUES
SF - 60'	19.2 Ac	87 Lots	87 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	54.3 Ac		312 LUES

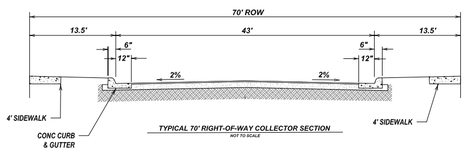
Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

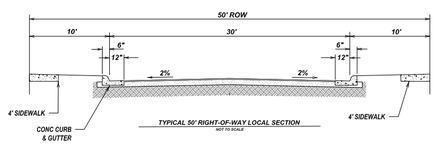
Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE. ALCOHOL SALES SHALL BE COMPLIANT WITH ARTICLE 4.02 ALCOHOLIC BEVERAGES.
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.
C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.
D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS





12.) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main.	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Parkland	Non-floodplain	Within floodplain

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
FELIX PAIZ, CHAIRPERSON

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:
QUIDDITY
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
FEBRUARY 16, 2024

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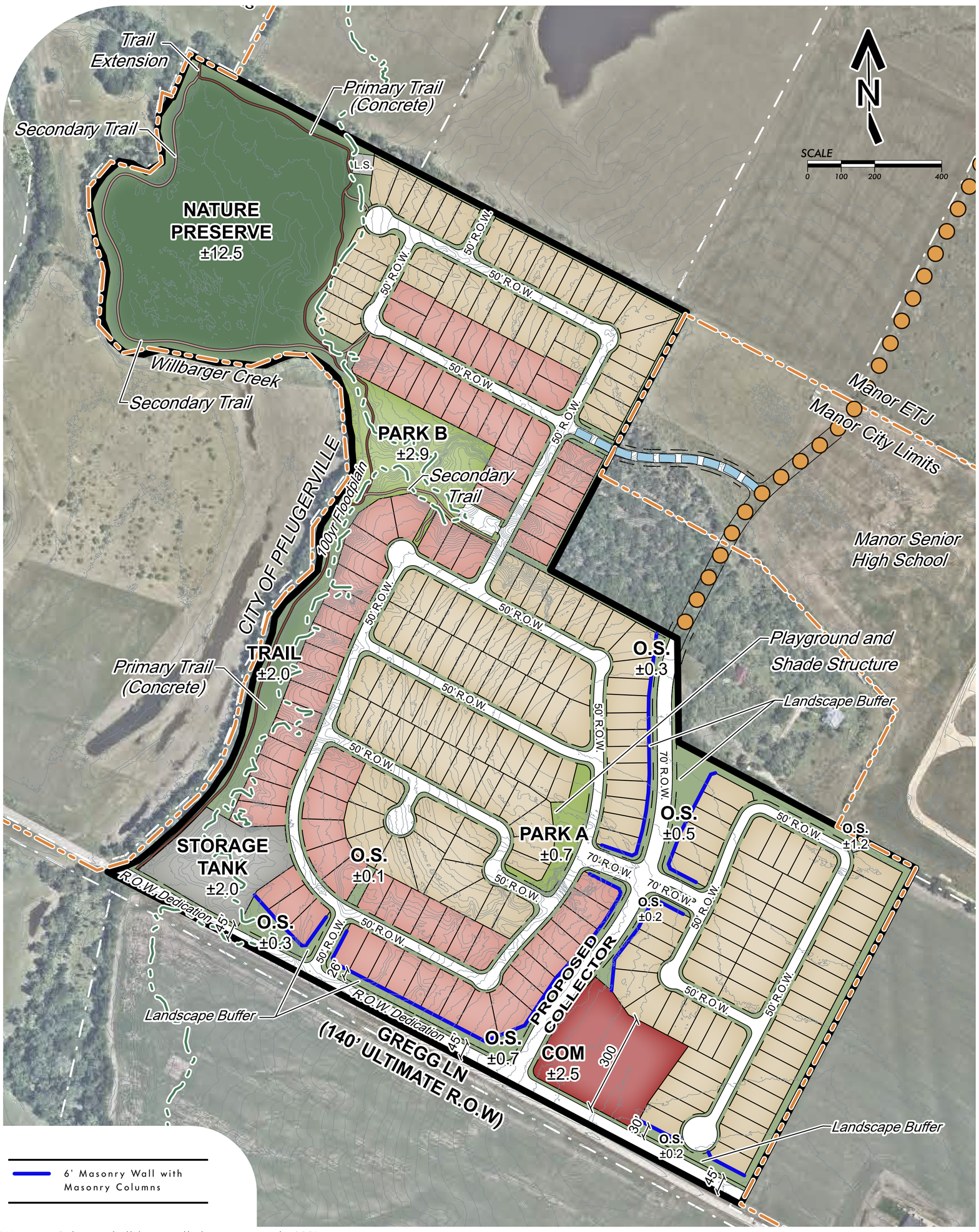
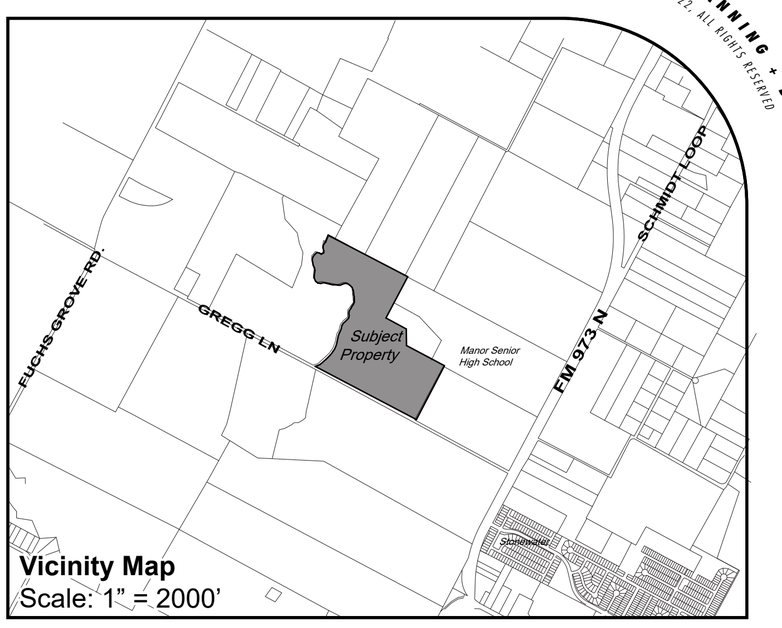
META PLANNING + DESIGN

META PLANNING + DESIGN
©2022. ALL RIGHTS RESERVED



*Masonry Columns shall be installed appromixately 200' apart.



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	81 LOTS	23.1 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.8 Ac.	5%
TOTALS		271 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

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6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trial (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
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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

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac	190 Lots	190 LUES
SF - 60'	23.3 Ac	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.

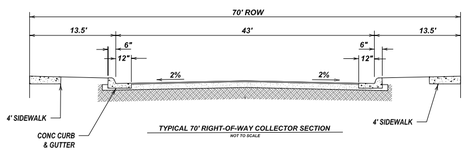
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.

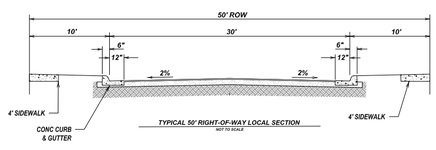
C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS





12.) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main.	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
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Parkland	Non-floodplain	Within floodplain

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

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

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

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ENGINEER:
QUIDDITY
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
DECEMBER 5, 2022

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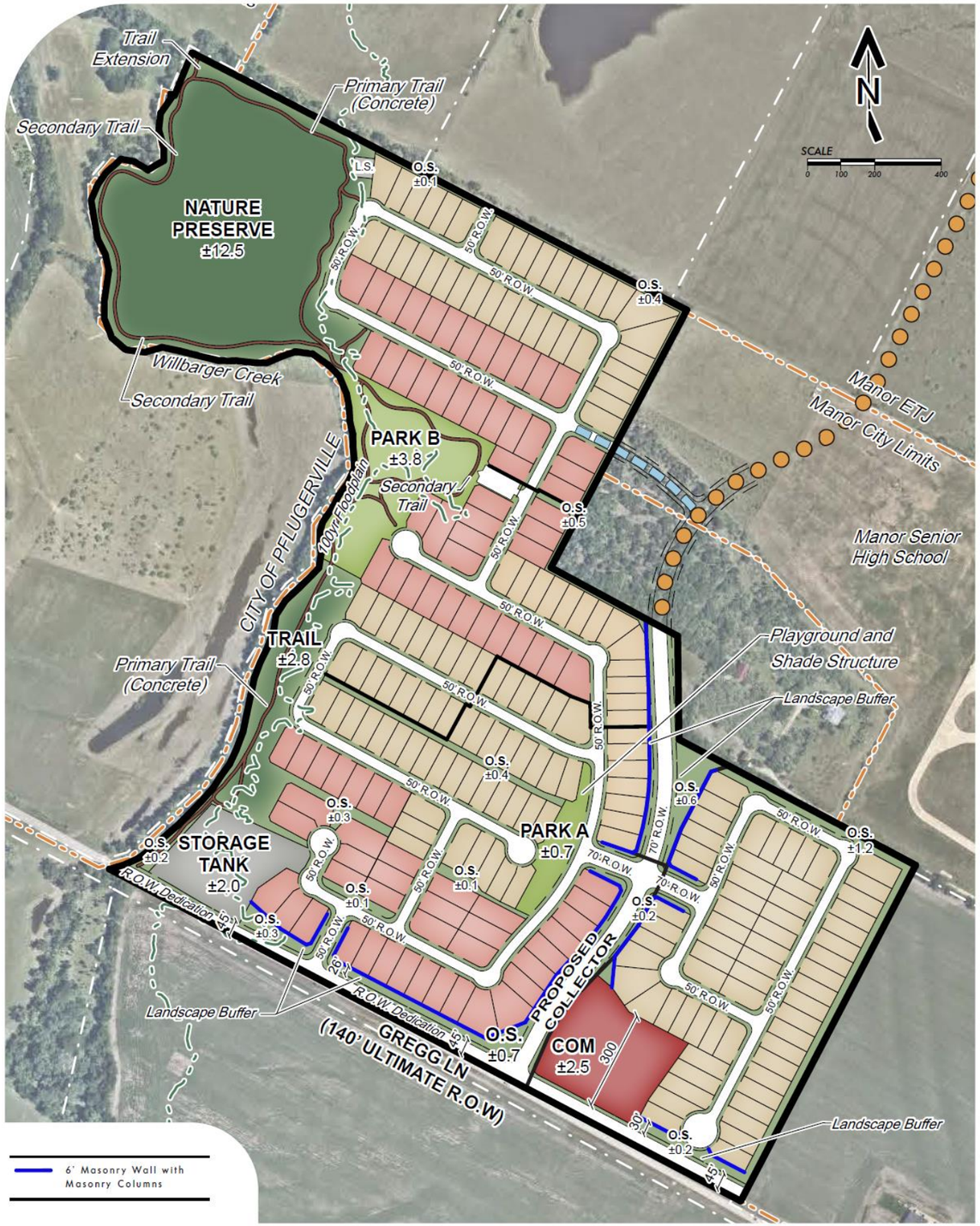
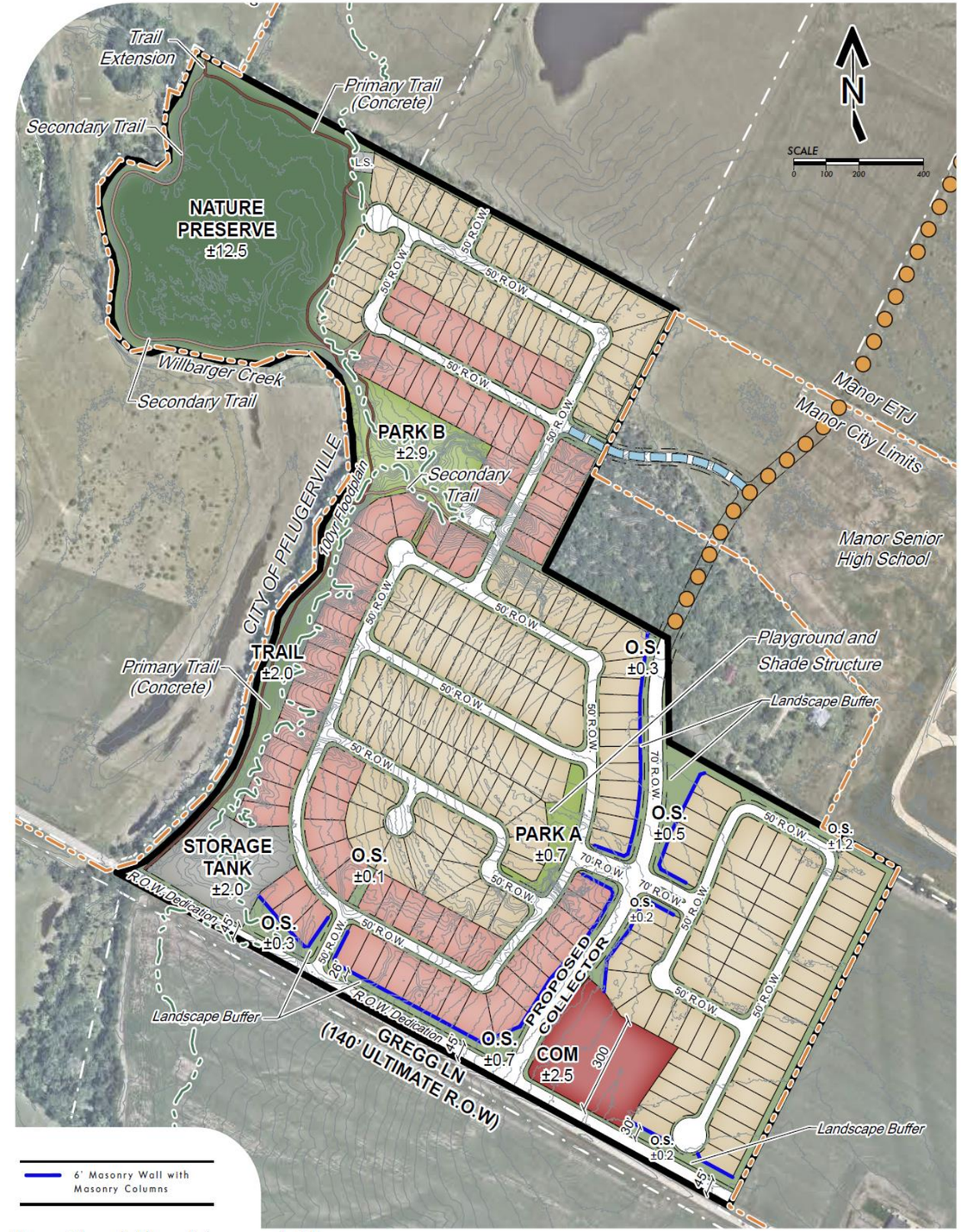
META PLANNING + DESIGN

PROPOSED



CURRENT



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 20, 2024

Brad Carabajal
Quiddity Engineering

TX
bcarabajal@quiddity.com

Permit Number 2024-P-1617-ZO
Job Address: ,

Dear Brad Carabajal,

The submittal of the revised New Haven PUD Update Site Plans submitted by Quiddity Engineering and received by our office on 2/20/2024, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

2/28/2024

City of Manor Development Services

Notification for a PUD Amendment

Project Name: New Haven PUD Update
Case Number: 2024-P-1617-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 a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

Applicant: Quiddity Engineering
Owner: Gregg Lane Dev., LLC

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

Th City of Manor City Council will meet at 7:00PM on March 20, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The purpose of this amendment is to alter the number of residential lots, increase park/openspace acreage, and change the street layout within the subdivision.

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

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

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

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

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

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

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

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

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

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

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

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

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.
Applicant: Morton Buildings
Owner: Morton Buildings

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one-lot plat for an approximately 1-acre tract between the Bell Farms and Carriage Hills neighborhoods. There is a proposed church to be built on the property.

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

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing labels

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Standard

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX

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

CITY OF REFUGE CHURCH OF GOD IN CHRIST

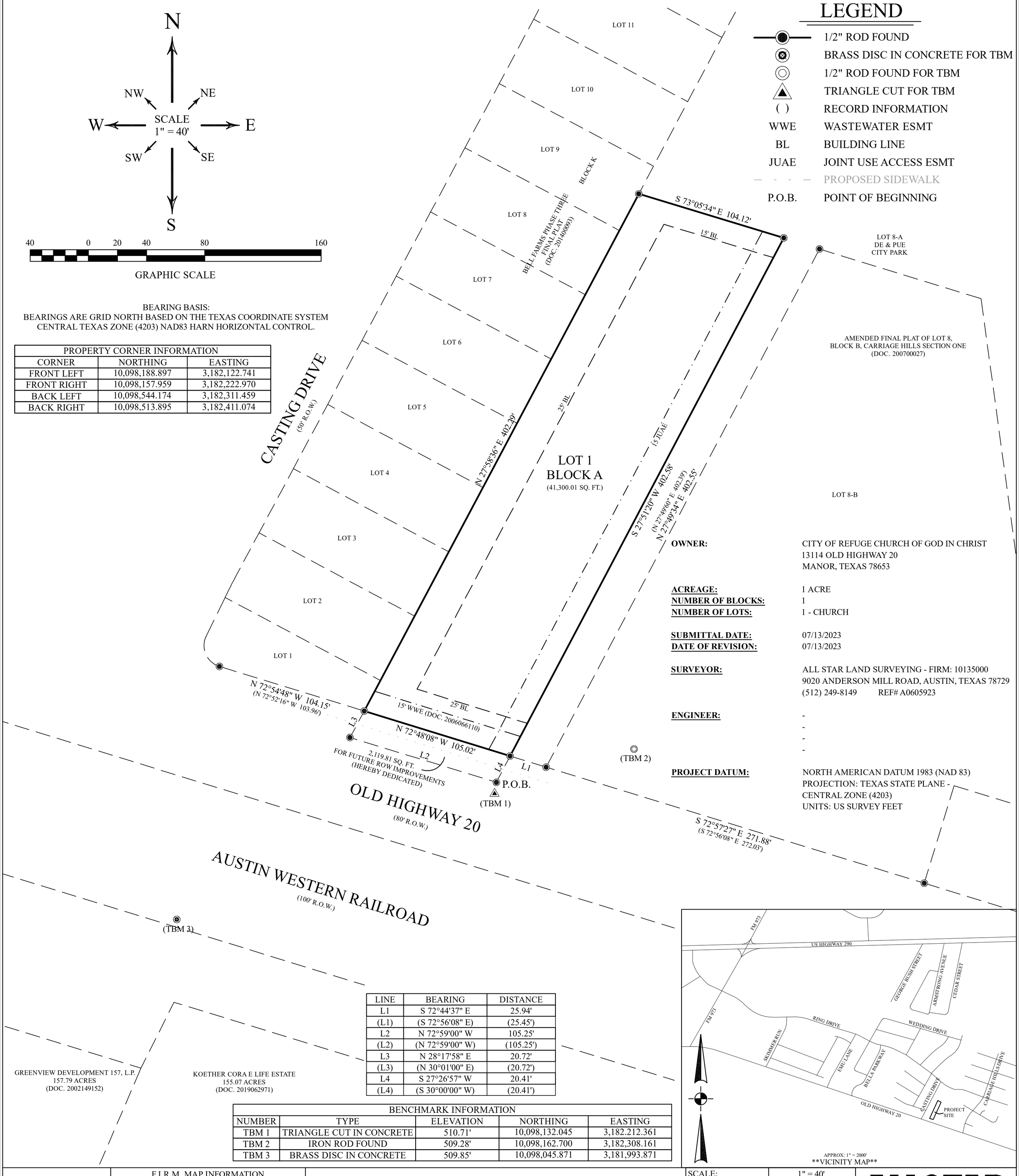
FINAL PLAT

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

PROPERTY CORNER INFORMATION		
CORNER	NORTHING	EASTING
FRONT LEFT	10,098,188.897	3,182,122.741
FRONT RIGHT	10,098,157.959	3,182,222.970
BACK LEFT	10,098,544.174	3,182,311.459
BACK RIGHT	10,098,513.895	3,182,411.074

LEGEND

	1/2" ROD FOUND
	BRASS DISC IN CONCRETE FOR TBM
	1/2" ROD FOUND FOR TBM
	TRIANGLE CUT FOR TBM
( )	RECORD INFORMATION
WWE	WASTEWATER ESMT
BL	BUILDING LINE
JUAE	JOINT USE ACCESS ESMT
— - - —	PROPOSED SIDEWALK
P.O.B.	POINT OF BEGINNING



OWNER: CITY OF REFUGE CHURCH OF GOD IN CHRIST
13114 OLD HIGHWAY 20
MANOR, TEXAS 78653

ACREAGE: 1 ACRE
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - CHURCH

SUBMITTAL DATE: 07/13/2023
DATE OF REVISION: 07/13/2023

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0605923

ENGINEER: -
-
-
-

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

LINE	BEARING	DISTANCE
L1	S 72°44'37" E	25.94'
(L1)	(S 72°56'08" E)	(25.45')
L2	N 72°59'00" W	105.25'
(L2)	(N 72°59'00" W)	(105.25')
L3	N 28°17'58" E	20.72'
(L3)	(N 30°01'00" E)	(20.72')
L4	S 27°26'57" W	20.41'
(L4)	(S 30°00'00" W)	(20.41')

BENCHMARK INFORMATION				
NUMBER	TYPE	ELEVATION	NORTHING	EASTING
TBM 1	TRIANGLE CUT IN CONCRETE	510.71'	10,098,132.045	3,182,212.361
TBM 2	IRON ROD FOUND	509.28'	10,098,162.700	3,182,308.161
TBM 3	BRASS DISC IN CONCRETE	509.85'	10,098,045.871	3,181,993.871

VICINITY MAP

SHEET **1** OF **2**

F.I.R.M. MAP INFORMATION

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

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

CITY OF REFUGE CHURCH OF GOD IN CHRIST FINAL PLAT

SUBDIVISION PLAT OF 1 ACRE OF LAND, MORE OR LESS, OUT OF THE TIMOTHY MCKANE SURVEY, NUMBER 47, ABSTRACT NUMBER 525, AS CONVEYED TO THE CITY OF REFUGE CHURCH OF GOD IN CHRIST, RECORDED IN DOCUMENT NUMBER 2019069596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

SCALE:	1" = 40'
BEGIN DATE:	07/13/2023
DRAWN BY:	DAVID BAK
JOB NO.:	A0605923
REVISED DATE:	12/18/2023

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

1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat *(Short Form Final Plat*) submitted by Morton Buildings and received on February 07, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

i. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
   a. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
   b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~

ii. ~~Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~

iii. ~~The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development~~

iv. ~~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.~~

v. ~~Provide completed application forms and the payment of all applicable fees~~.

vi. **Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. A ~~tax certificate showing all taxes have been paid is required. A tax receipt will not address the comment.~~**

vii. ~~Provide the following note "Performance and maintenance guarantees as required by the City".~~

viii. ~~Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .~~

ix. **The P&Z Chairperson is Felix Paiz.**

x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. 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,

Tyler Shows
Staff Engineer
GBA

ALLSTAR Land Surveying

To whom it may concern:

The following updates have been done and corrected on the Plat that was prepared for Dr. Ricky Allen.

Project Name: City of Refuge Church of God in Christ Final Plat

Permit number: 2023-P-1593-SF

Job Address: 13114 Old Highway 20, Manor, Texas 78653

Review Notes:

i) Note was added to plat notes.
ii) A table was created and placed on the face of the plat with all 4 corners with northing and eastings.
iii) Lot has been designated as a church lot.
iv) As of this time we at All Star are unaware of any utilities to be serviced in this subdivision.
v) This is not something for the Surveyor.
vi) This is not something for the Surveyor.
vii) Note was added to plat notes.
viii) Note was added to page 2 and filled out.

1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat *(Short Form Final Plat)* submitted by Morton Buildings and received on November 14, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.
   a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
   b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
ii. Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
iii. The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development
iv. 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.
v. Provide completed application forms and the payment of all applicable fees.
vi. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
vii. Provide the following note "Performance and maintenance guarantees as required by the City".
viii. Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Monday, February 5, 2024

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor 78653

Dear Dr. Ricky Allen,

The subsequent submittal of the City of Refuge Church of God in Christ Short Form Final Plat submitted by Morton Buildings and received on February 07, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
   a. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
   b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~

ii. ~~Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~

iii. ~~The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development~~

iv. ~~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.~~

v. ~~Provide completed application forms and the payment of all applicable fees~~.

vi. **Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. A ~~tax certificate showing all taxes have been paid is required. A tax receipt will not address the comment.~~**

vii. ~~Provide the following note "Performance and maintenance guarantees as required by the City".~~

viii. ~~Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE._____ DAY OF_____ , 20__ .~~

ix. **The P&Z Chairperson is Felix Paiz.**

x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

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

Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Friday, February 9, 2024

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor 78653

Dear Dr. Ricky Allen,

We have conducted a review of the final plat for the above-referenced project, submitted by Dr. Ricky Allen and received by our office on February 07, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

2/28/2024

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: City of Refuge Church of God in Christ Short Form Final Plat
Case Number: 2023-P-1593-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 a Subdivision Short Form Final Plat Application for the City of Refuge Church of God in Christ located at 13114 Old Hwy 20, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the City of Refuge Church of God in Christ located, one (1) for lot on 1 acre, more or less, and being located at 13114 Old Hwy 20, Manor, TX.

Applicant: Morton Buildings
Owner: Morton Buildings

The Planning and Zoning Commission will meet at 6:30PM on March 13, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

BYRAM MARTHA & DIANE J

12629 CASTING DR

MANOR TX 78653-4942

LUPER BOB S

12701 CASTING DR

MANOR TX 78653-4950

MORALES SANDRA GISELLE

12625 CASTING DR

MANOR TX 78653-4942

HOLLIDAY MARCUS E

12621 CASTING DR

MANOR TX 78653-4942

HERNANDEZ ALONDRA

12617 CASTING DR

MANOR TX 78653-4942

SANCHEZ MARK A & APRIL FLORES

12613 CASTING DR

MANOR TX 78653-4942

FEDELI GIANNE THERESA

113 WAIMANALO DR

BASTROP TX 78602-6040

GUTIERREZ-PERA ELIZABETH

12605 CASTING DR

MANOR TX 78653-4942

CORREA JOSE S

12603 CASTING DR

MANOR TX 78653-4942

BELL FARMS MASTER COMMUNITY INC

PO BOX 7079

ROUND ROCK TX 78683-7079

MALDONADO SYLVIA B

13117 PEALING WAY

MANOR TX 78653-2021

PARRA RAUL

12612 CASTING DR

MANOR TX 78653-4942

ALBERT HUBERT J & THERESA

12616 CASTING DR

MANOR TX 78653-4942

GONZALES PETE PEREZ JR

12620 Casting Dr

Manor TX 78653-4942

GONZALES IDA M

12624 CASTING DR

MANOR TX 78653-4942

GARCIA OMAR ERICK HERNANDEZ & ERIKA ARRIAGE

12628 CASTING DR

MANOR TX 78653-4942

STEVENS JUSTIN R

12700 CASTING DR

MANOR TX 78653-4950

GOSEY SHELDON & BOBBY LIVING TRUST

7300 GILBERT RD

MANOR TX 78653-5083

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Las Entradas South Section 4 subdivision, two (2) lots on 13.22 acres, more or less, and being located near the intersection of Gregg Manor Road and W. Eggleston Street, Manor, TX.
Applicant: Kimley-Horn
Owner: Manor MF, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property was zoned Multi-family 25 (MF-2) on June 15, 2022 by Ordinance 655, with a 2.48-acre lot that remained C-1 Light Commercial. The Concept Plan was approved on April 19, 2023. The Preliminary Plat was approved June 14, 2023. There is an approved Site Development Plan for a 216-unit apartment complex. There is a proposed daycare on the commercial lot.

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

- Plat
- Engineer comments
- Conformance letter

ACTIONS:

Discretion	Non-Discretionary

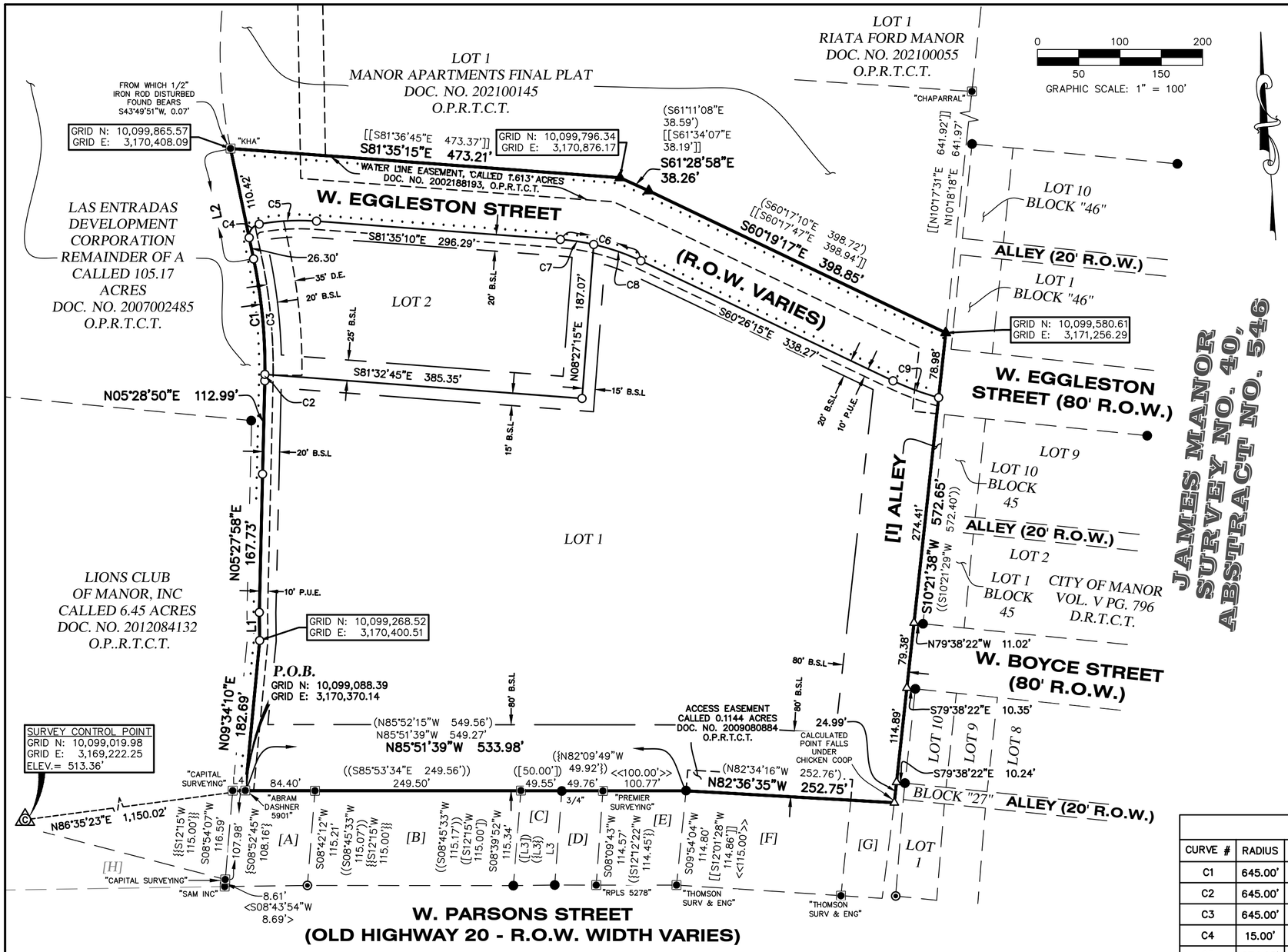
Subdivision Review Type	Alternate

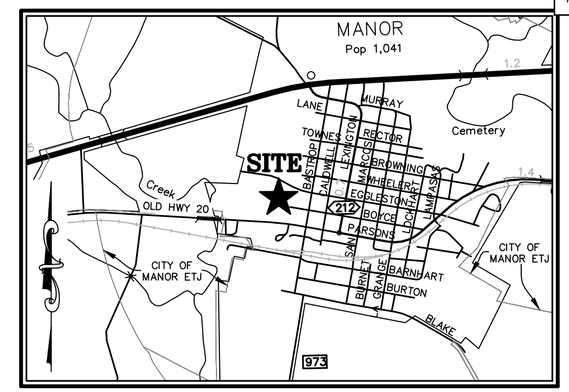
Actions	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Las Entradas South Section 4 subdivision, two (2) lots on 13.22 acres, more or less, and being located near the intersection of Gregg Manor Road and W. Eggleston Street, Manor, TX.

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





VICINITY MAP

SCALE: 1" = 2000'

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
◙	IRON ROD WITH "RPLS 6392" CAP FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
△	SURVEY CONTROL POINT
◉	BENCHMARK (OFF SURVEY MAP)
B.S.L	BUILDING SETBACK LINE
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2007002485
{.....}	RECORD INFORMATION PER DOC. NO. 2012084132
<.....>	RECORD INFORMATION PER DOC. NO. 2007094817
[.....]	RECORD INFORMATION PER VOL. V, PG. 796
[[.....]]	RECORD INFORMATION PER DOC. NO. 202100145
((.....))	RECORD INFORMATION PER DOC. NO. 2019050988
{{.....}}	RECORD INFORMATION PER VOL. 7614, PG. 327
([.....])	RECORD INFORMATION PER VOL. 12540, PGS. 394-396
({.....})	RECORD INFORMATION PER DOC. NO. 20220415131
<<.....>>	RECORD INFORMATION PER VOL. 4379, PG. 1596

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N03°30'05"E	34.01'
L2	N07°43'12"W	136.73'
L3	S08°24'33"W	114.49'
L4	S85°51'39"E	15.29'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
([L3])	S12°15'00"W	115.00'
({L3})	S12°15'W	114.39'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	645.00'	148.57'	13°11'52"	N01°07'11"W	148.24'
C2	645.00'	7.74'	0°41'16"	N05°08'07"E	7.74'
C3	645.00'	140.83'	12°30'36"	N01°27'49"W	140.55'
C4	15.00'	22.57'	86°12'40"	N40°47'32"E	20.50'
C5	274.98'	69.67'	14°30'58"	S88°50'39"E	69.48'
C6	274.98'	101.50'	21°08'55"	S71°00'43"E	100.92'
C7	274.98'	40.85'	8°30'45"	N77°19'48"W	40.82'
C8	274.98'	60.65'	12°38'14"	N66°45'18"W	60.53'
C9	324.98'	58.93'	10°23'22"	S65°37'56"E	58.85'

[A]
JULIE LI
CALLED 0.26 ACRE
DOC. NO. 2019104747
O.P.R.T.C.T.
METES AND BOUNDS REFERENCED
VOL. 7614, PG. 327
D.R.T.C.T.

[B]
BURNS MEMORIAL TEMPLE CHURCH OF GOD IN CHRIST
CALLED 0.65 ACRES
DOC. NO. 2019050988
O.P.R.T.C.T.

[C]
JOETTA WILSON
CALLED 0.13 ACRES
VOL. 12540, PGS. 394-396
R.P.R.T.C.T.

[D]
ROBERT HEIN
CALLED 0.131 ACRES
DOC. NO. 2022041531
O.P.R.T.C.T.

[E]
FINISH MILLIGAN
CALLED 0.26 ACRES
VOL. 6819, PGS. 615
D.R.T.C.T.

[F]
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12
CALLED 0.526 ACRES
DOC. NO. 2008156491
O.P.R.T.C.T.

[G]
GILBERT & ESSIE CRUMLEY
CALLED 0.66 ACRES
VOL. 4547, PG. 1115
D.R.T.C.T.

[H]
TRAVIS COUNTY
CALLED 0.577 ACRE
DOC. NO. 2007094817
O.P.R.T.C.T.

[I]
APPARENT ALLEY
(NO R.O.W. WIDTH FOUND)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077099614.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 22, 2022.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NOS. 48453C0480J, AND 48453C0485J TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT TABLE SUMMARY:

LOT 1, (DEVELOPMENT LOT)	–	9.8177 ACRES	(427,655 SQ. FT.)
LOT 2, (DEVELOPMENT LOT)	–	1.7371 ACRES	(75,669 SQ. FT.)
R.O.W. DEDICATION	–	1.6629 ACRES	(72,437 SQ. FT.)
TOTAL	–	13.2177 ACRES	(575,761 SQ. FT.)

BENCHMARK NOTE:
TBM #1– SQUARE CUT ON TOP OF CONCRETE AT THE WEST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE NORTH SIDE OF OLD HIGHWAY 20 ±144' FEET NORTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY.
ELEVATION = 516.75'. (NOT SHOWN ON THIS SURVEY)

TBM #2– SQUARE CUT ON TOP OF CONCRETE EMBANKMENT AT THE EAST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE SOUTH SIDE OF OLD HIGHWAY 20 ±651' FEET SOUTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY.
ELEVATION = 517.50'. (NOT SHOWN ON THIS SURVEY)

LAS ENTRADAS SOUTH SECTION 4 MANOR
City of Manor, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/14/2024
Project:	01517
Scale:	1" = 100'
Reviewer:	PRB
Tech:	CC
Field Crew:	JC/FH
Survey Date:	SEP. 2021
Sheet:	1 OF 2

P:\01517\Dwg\01517_PLAT_REV.dwg

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT LAS ENTRADAS DEVELOPMENT CORPORATION, THE UNDERSIGNED OWNER(S) OF 13.2177 ACRES OF LAND OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2007002485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ENTRADA GLEN MANOR SUBDIVISION OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, HEREBY SUBDIVIDE(S) SAID 13.2177 ACRES OF LAND TO BE KNOWN AS THE

"LAS ENTRADAS SOUTH SECTION 4 MANOR"

SUBDIVISION AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____

X
BY: _____
SUSHIL MEHTA
MANOR MF, LLC
17B FIRSTFIELD ROAD SUITE 203
GAITHERSBURG MARYLAND 20878

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____

NOTARY PUBLIC
FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED DOCUMENTS ENCLOSED ARE ACCURATE AND COMPLETE AND THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF MANOR AND OTHER FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

_____

T. CRAIG CARNEY, PE DATE
TEXAS REGISTRATION NO. 55714
CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5033
5465 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAKEWAY, AND WAS PREPARED FROM A SURVEY MAKE ON THE GROUND UNDER MY DIRECT SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

_____

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET
SUITE 2201
AUSTIN, TEXAS 78744

LEGAL DESCRIPTION

BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMMENCING, AT AN IRON ROD WITH "CAPITAL SURVEYING" CAP FOUND IN THE EAST LINE OF A CALLED 6.45 ACRES TRACT CONVEYED TO LIONS CLUB OF MANOR, INC. IN DOCUMENT NO. 2012084132 (O.P.R.T.C.T.), BEING THE NORTHWEST CORNER OF A CALLED 0.26 ACRE TRACT CONVEYED TO JULIE LI IN DOCUMENT NO. 2019104747 (O.P.R.T.C.T.) AS DESCRIBED BY METES AND BOUNDS IN VOLUME 7614, PAGE 327 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, FROM WHICH AN IRON ROD WITH "SAM INC." CAP FOUND FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST PARSONS STREET (OLD HIGHWAY 20 – RIGHT-OF-WAY VARIES), BEING IN THE WEST LINE OF SAID LI TRACT, AND BEING THE SOUTHEAST CORNER OF SAID LIONS CLUB OF MANOR TRACT BEARS, S08°54'07"W, A DISTANCE OF 107.98 FEET;

THENCE, LEAVING THE EAST LINE OF SAID LIONS CLUB OF MANOR TRACT, WITH THE COMMON LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT AND SAID LI TRACT, S85°51'39"E, A DISTANCE OF 15.29 FEET TO AN IRON ROD WITH "ABRAM DASHNER 5901" CAP FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE NORTH LINE OF SAID LI TRACT, OVER AND ACROSS SAID LAS ENTRADAS DEVELOPMENT TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) N09°34'10"E, A DISTANCE OF 182.69 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
2) N03°30'05"E, A DISTANCE OF 34.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
3) N05°27'58"E, A DISTANCE OF 167.73 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
4) N05°28'50"E, A DISTANCE OF 112.99 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
5) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 645.00 FEET, WHOSE ARC LENGTH IS 148.57 FEET AND WHOSE CHORD BEARS N01°07'11"W, A DISTANCE OF 148.24 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
6) N07°43'12"W, A DISTANCE OF 136.73 FEET TO A 1/2-INCH IRON ROD WITH "KHA" CAP FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF LOT 1, MANOR APARTMENTS FINAL PLAT, A SUBDIVISION RECORDED IN VOLUME 202100145 (O.P.R.T.C.T.) CONVEYED TO MANOR APARTMENTS LLC IN DOCUMENT NO. 2019137031 (O.P.R.T.C.T.) AND DOCUMENT NO. 2020193110 (O.P.R.T.C.T.);

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LAS ENTRADAS DEVELOPMENT TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S81°35'15"E, A DISTANCE OF 473.21 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF,
2) S61°28'58"E, A DISTANCE OF 38.26 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF,
3) S60°19'17"E, A DISTANCE OF 398.85 FEET TO A 60D NAIL FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF AN APPARENT ALLEY (NO RIGHT-OF-WAY WIDTH WIDTH FOUND) DEDICATED IN CITY OF MANOR, A SUBDIVISION RECORDED IN VOLUME V, PAGE 796 OF THE (D.R.T.C.T.), AND BEING THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LAS ENTRADAS DEVELOPMENT TRACT, FROM WHICH AN IRON ROD WITH "CHAPARRAL" CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY, BEING THE COMMON EAST CORNER OF SAID LOT 1 AND LOT 1, RIATA FORD MANOR, A SUBDIVISION RECORDED IN DOCUMENT NO. 202100055 (O.P.R.T.C.T.) BEARS, N10°18'18"E, A DISTANCE OF 641.97 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID LOT 1, MANOR APARTMENTS FINAL PLAT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY AND THE EAST LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, S10°21'38"W, A DISTANCE OF 572.65 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF A CALLED 0.66 ACRE TRACT CONVEYED TO GILBERT AND ESSIE CRUMLEY IN VOLUME 4547, PAGE 1115 (D.R.T.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY, WITH THE SOUTH LINE OF SAID LAS ENTRADAS TRACT, IN PART WITH THE NORTH LINE OF SAID CRUMLEY TRACT, IN PART WITH THE NORTH LINE OF A CALLED 0.526 ACRE TRACT CONVEYED TO TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 IN DOCUMENT NO. 2008156491 (O.P.R.T.C.T.), N82°36'35"W, A DISTANCE OF 252.75 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE WEST LINE OF SAID TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 TRACT, WITH THE SOUTH LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, IN PART WITH THE NORTH LINE OF A CALLED 0.26 ARE TRACT CONVEYED TO SAINT PETERS MASONIC LODGE NO. 37 IN VOLUME 4379, PAGE 1595-1598 (D.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.131 ACRE TRACT CONVEYED TO ROBERT HEIN IN DOCUMENT NO. 2022041531 (O.P.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.13 ACRE TRACT CONVEYED TO JOETTA WILSON IN VOLUME 12450, PAGE 394-396 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.65 ACRE TRACT CONVEYED TO BURNS MEMORIAL TEMPLE CHURCH OF GOD IN CHRIST IN DOCUMENT NO. 2019050988 (O.P.R.T.C.T.), AND IN PART WITH THE NORTH LINE OF SAID LI TRACT, N85°51'39"W, PASSING AT A DISTANCE OF 100.74 FEET AN IRON ROD WITH "PREMIER SURVEYING" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID SAINT PETERS MASONIC LODGE TRACT AND SAID HEIN TRACT, PASSING AT A DISTANCE OF 150.50 FEET A 3/4-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID HEIN TRACT AND SAID WILSON TRACT, PASSING AT A DISTANCE OF 200.05 FEET AN IRON ROD WITH "RPLS 6392" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID WILSON TRACT AND SAID BURNS MEMORIAL TEMPLE TRACT, PASSING AT A DISTANCE OF 449.55 FEET AN IRON ROD WITH "RPLS 6392" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID BURNS MEMORIA TEMPLE TRACT AND SAID LI TRACT, IN ALL A DISTANCE OF 533.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.2177 ACRES (575,761 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER DEPARTMENT FOR REVIEW.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
4. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF MANOR FOR REVIEW.
7. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
8. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
9. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
10. WASTEWATER SERVICE FOR THE SITE IS TO BE PROVIDED BY THE CITY OF MANOR.
11. NO OBJECTS INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
12. WATER TO BE PROVIDED BY CITY OF MANOR

NOTES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.

RECOMMENDATION FOR APPROVAL BY THE ZONING AND PLANNING COMMISSION:

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

APPROVED: ATTEST:

_____ _____ _____
FELIX PAIZ, CHAIRPERSON LIUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: ATTEST:

_____ _____ _____
DE. CHRISTOPHER HARVEY, MAYOR. LIUVIA ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, 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 _____, 20___ A.D., AT _____ O'CLOCK ___ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20___ A.D.

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

_____

BY: DEPUTY, COUNTY CLERK

LAS ENTRADAS SOUTH SECTION 4 MANOR
City of Manor, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/14/2024
Project:	01517
Scale:	N/A
Reviewer:	PRB
Tech:	CC
Field Crew:	JC/FH
Survey Date:	SEP. 2021
Sheet:	2 OF 2

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1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 28, 2023

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat, , LA.

Dear Craig Carney,

The first submittal of the Reserves at Las Entradas Apartments Final Plat *(Final Plat*) submitted by 210455 and received on February 15, 2024, 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. Provide the name and title for the person who will be signing the plat as the Owner.

2. Add a plat note regarding who will be providing water service to the lots.

3. Public utility, easements, and setbacks should be shown on the final plat.

4. Lot 3 cannot be listed as a public utility easement nor should it be a lot. List what the recorded document calls the easement. It would be shown as an easement on one of the proposed lots.

5. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

6. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.

7. Certification from all applicable taxing authorities that all taxes due on the property have been paid. A TAX CERTIFICATE is required. What was provided does not meet the requirements.

8. The P&Z Chairperson is LaKesha Small.

9. The Mayor is Dr. Christopher Harvey.

10. The City Secretary is Lluvia Almaraz.

11. Note #12 should be removed as this is not a Manor ISD development.

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

1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 28, 2023

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat, , LA.

Dear Craig Carney,

The first submittal of the Reserves at Las Entradas Apartments Final Plat *(Final Plat*) submitted by 210455 and received on August 04, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. Provide the name and title for the person who will be signing the plat as the Owner. **Owner entity added**

2. Add a plat note regarding who will be providing water service to the lots. **Note added: City of Manor**

3. Public utility, easements, and setbacks should be shown on the final plat. **Setbacks & PUE shown**

4. Lot 3 cannot be listed as a public utility easement nor should it be a lot. List what the recorded document calls the easement. It would be shown as an easement on one of the proposed lots. **Lot 3 removed**

5. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. **Building Setbacks shown**

6. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. **Sidewalks shown on Gregg Manor & Eggleston**

7. Certification from all applicable taxing authorities that all taxes due on the property have been paid. A TAX CERTIFICATE is required. What was provided does not meet the requirements. **Tax Certificate has been uploaded**

8. The P&Z Chairperson is LaKesha Small. **Shown**

9. The Mayor is Dr. Christopher Harvey. **Shown**

10. The City Secretary is Lluvia Almaraz. **Shown**

11. Note #12 should be removed as this is not a Manor ISD development. **Note #12 corrected**

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 M Gray

Pauline Gray, P.E.
Lead AES
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, January 10, 2024

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat,

Dear Craig Carney,

The subsequent submittal of the Reserves at Las Entradas Apartments Final Plat submitted by 210455 and received on December 12, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. Provide the name and title for the person who will be signing the plat as the Owner.~~

~~2. Add a plat note regarding who will be providing water service to the lots.~~

~~3. Public utility, easements, and setbacks should be shown on the final plat.~~

~~4. Lot 3 cannot be listed as a public utility easement nor should it be a lot. List what the recorded document calls the easement. It would be shown as an easement on one of the proposed lots.~~

~~5. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.~~

~~6. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~

~~7. Certification from all applicable taxing authorities that all taxes due on the property have been paid. A TAX CERTIFICATE is required. What was provided does not meet the requirements. **Provide the actual tax certificate, a screen shot will not be accepted.**~~

8. ~~**The P&Z Chairperson is LaKesha Small.**~~ The P&Z Chairperson is Felix Paiz.

~~9. The Mayor is Dr. Christopher Harvey.~~

~~10. The City Secretary is Lluvia Almaraz.~~

~~11. Note #12 should be removed as this is not a Manor ISD development.~~

~~Only page one of the plat was submitted, missing 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, January 10, 2024

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat,

Dear Craig Carney,

The subsequent submittal of the Reserves at Las Entradas Apartments Final Plat submitted by 210455 and received on February 15, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. Provide the name and title for the person who will be signing the plat as the Owner. 2nd sheet included with this info

2. Add a plat note regarding who will be providing water service to the lots. 2nd sheet included with this info

~~3. Public utility, easements, and setbacks should be shown on the final plat.~~

~~4. Lot 3 cannot be listed as a public utility easement nor should it be a lot. List what the recorded document calls the easement. It would be shown as an easement on one of the proposed lots.~~

~~5. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.~~

~~6. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~

7. Certification from all applicable taxing authorities that all taxes due on the property have been paid. A TAX CERTIFICATE is required. What was provided does not meet the requirements. **Provide the actual tax certificate, a screen shot will not be accepted.** Michael Burrell has the original tax certicate

8. The P&Z Chairperson is LaKesha Small. 2nd sheet included with this info

9. The Mayor is Dr. Christopher Harvey. 2nd sheet included with this info

10. The City Secretary is Lluvia Almaraz. 2nd sheet included with this info

11. Note #12 should be removed as this is not a Manor ISD development. 2nd sheet included with this info

Only page one of the plat was submitted, missing 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 13, 2024

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat,

Dear Craig Carney,

The subsequent submittal of the Reserves at Las Entradas Apartments Final Plat submitted by 210455 and received on February 15, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

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~~2. Add a plat note regarding who will be providing water service to the lots.~~

~~3. Public utility, easements, and setbacks should be shown on the final plat.~~

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~~6. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~

~~7. Certification from all applicable taxing authorities that all taxes due on the property have been paid. A TAX CERTIFICATE is required. What was provided does not meet the requirements. **Provide the actual tax certificate, a screen shot will not be accepted.**~~

8. ~~**The P&Z Chairperson is LaKesha Small.**~~ The P&Z Chairperson is Felix Paiz.

~~9. The Mayor is Dr. Christopher Harvey.~~

~~10. The City Secretary is Lluvia Almaraz.~~

~~11. Note #12 should be removed as this is not a Manor ISD development.~~

~~Only page one of the plat was submitted, missing 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

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

Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Friday, February 16, 2024

Craig Carney
210455
4588 Hinton Dr.
Plano TX 75024
craig@eng-firm.com

Permit Number 2023-P-1550-FP
Job Address: Reserves at Las Entradas Apartments Final Plat,

Dear Craig Carney,

We have conducted a review of the final plat for the above-referenced project, submitted by Craig Carney and received by our office on February 15, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	March 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 19, Town of Manor to permit a 20’ front setback, 10’ rear setback, and 5’ side setback.

BACKGROUND/SUMMARY:

This setback waiver is in compliance with our Zoning Ordinance, which authorizes waiver requests to be made to reduce setbacks up to 20’ front, 10’ rear, and 5’ side. Setback waivers allow property owners in the older part of the city to construct dwelling units and accessory structures on their properties, which are typically smaller acreage than in the newer subdivisions. The setback waiver allows property owners to construct dwelling units that meet the minimum living unit size requirements, other architectural requirements, and maximum lot coverage without needing to apply for variances with the Board of Adjustment. This property is zoned Single Family Suburban (SF-1), and the applicant intends to construct a new single-family dwelling on the property.

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

- Waiver
- Aerial image

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 10, Block 19, Town of Manor to permit a 20’ front setback, 10’ rear setback, and 5’ side setback.

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

CITY OF MANOR EST. 1872 TEXAS

SETBACK WAIVER REQUEST

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

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

Applicant Contact Information

Name: Victor Rebollar Carbajal.

Address: 1105 timber bend dr Pflugerville Tx 78660.

Phone Number: 512-573-2281 Email: [redacted]

Property Information

Address: 401 E Carrie st Manor Tx 78653

Lot: 10 Block: 19

Zoning District: SF-1

Requested Front Setback: 20'

Requested Rear Setback: 10'

Requested Side Setback: side #5' street side 15

Applicant Signature

1-4-24

Date

STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME the undersigned authority on this day personally appeared Victor Rebollar carbajal Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4th day of January, 2024.

Dalton White
Notary Public - State of Texas

DALTON WHITE
Notary Public, State of Texas
Comm. Expires 09-09-2025
Notary ID 133323269

PASSED AND APPROVED on this the ____ day of _____ 202__.

THE CITY OF MANOR, TEXAS

~~LaKesha Small~~,
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

After recording return to:

Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653

S La Grange St
S San Mar
Jesse St
S Lockhart St
E Carrie Manor St
S San Marcos St
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