



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 Called Special Session

Tuesday, February 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 Commission and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Commission during Public Comments on Non-Agenda Items.

To address the Commission, 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 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
- 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

CONSENT AGENDA

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

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

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

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 9, 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 SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This item is discretionary.

The property is currently three platted lots that are zoned Single Family Suburban (SF-1) across from Jennie Lane Park. There exists one home situated on both Lots 9 and 10. Under their current entitlements, the property owner can remove the existing home and construct three single-family homes. They are proposing to rezone the property to Townhome (TH) and construct one building with four residential units.

In the Comprehensive Plan, this area is designated as Neighborhood Mixed-Use, which is a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential development intensities within Neighborhood Mixed-Use encourage single-family attached (townhomes) and small multi-family, ranging in unit densities of 4-20 per acre. The four proposed units, on a per acre density on this property, which is .396 of an acre, would be approximately 10 units/acre, which is within the range suggested in Neighborhood Mixed Use.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

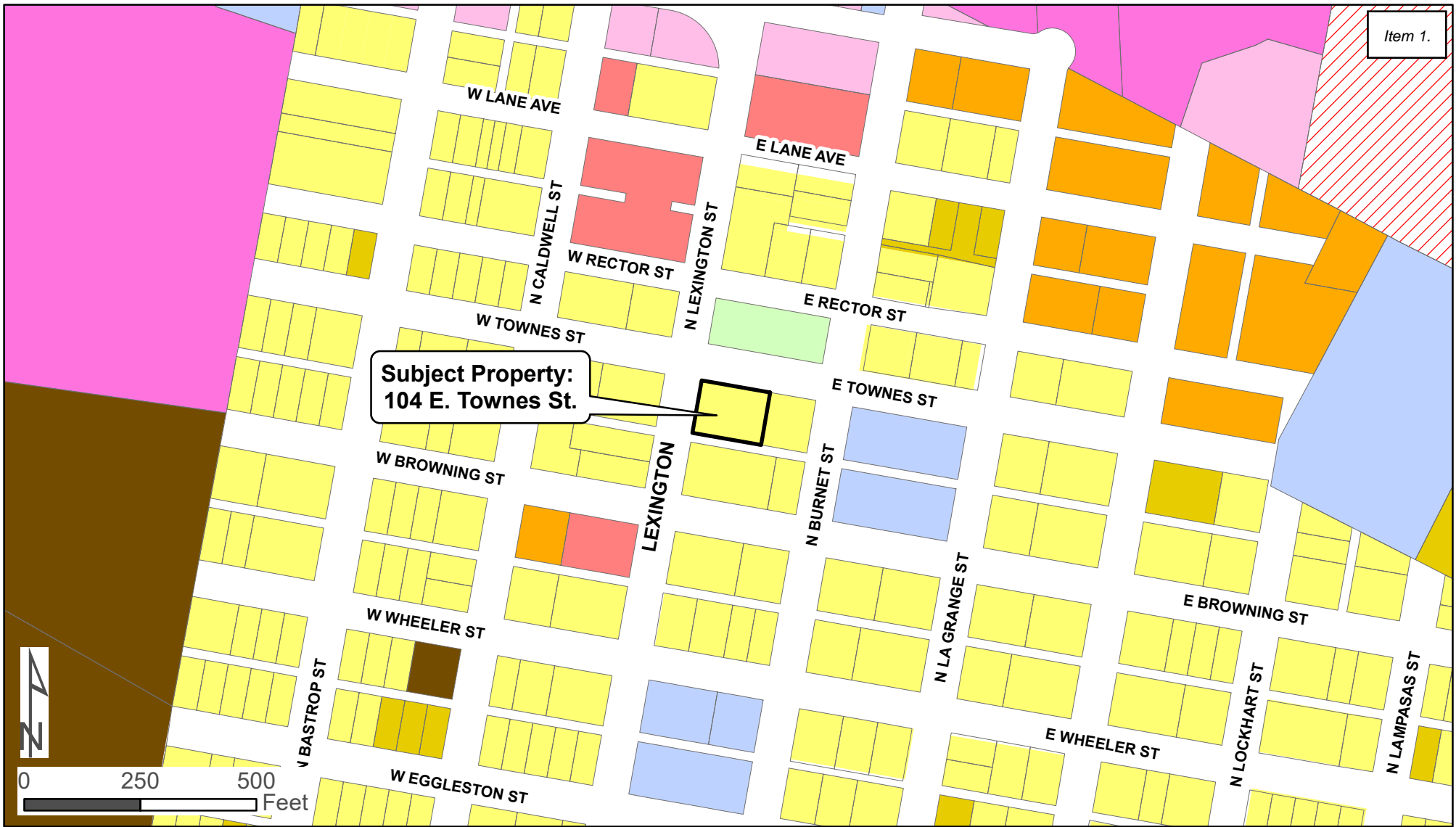
ATTACHMENTS: *YES*

- Rezoning Map
- Aerial Image
- FLUM
- Neighborhood Mixed-Use Dashboard
- Sample townhome design
- Sample townhome floorplan
- Survey
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a 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).

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



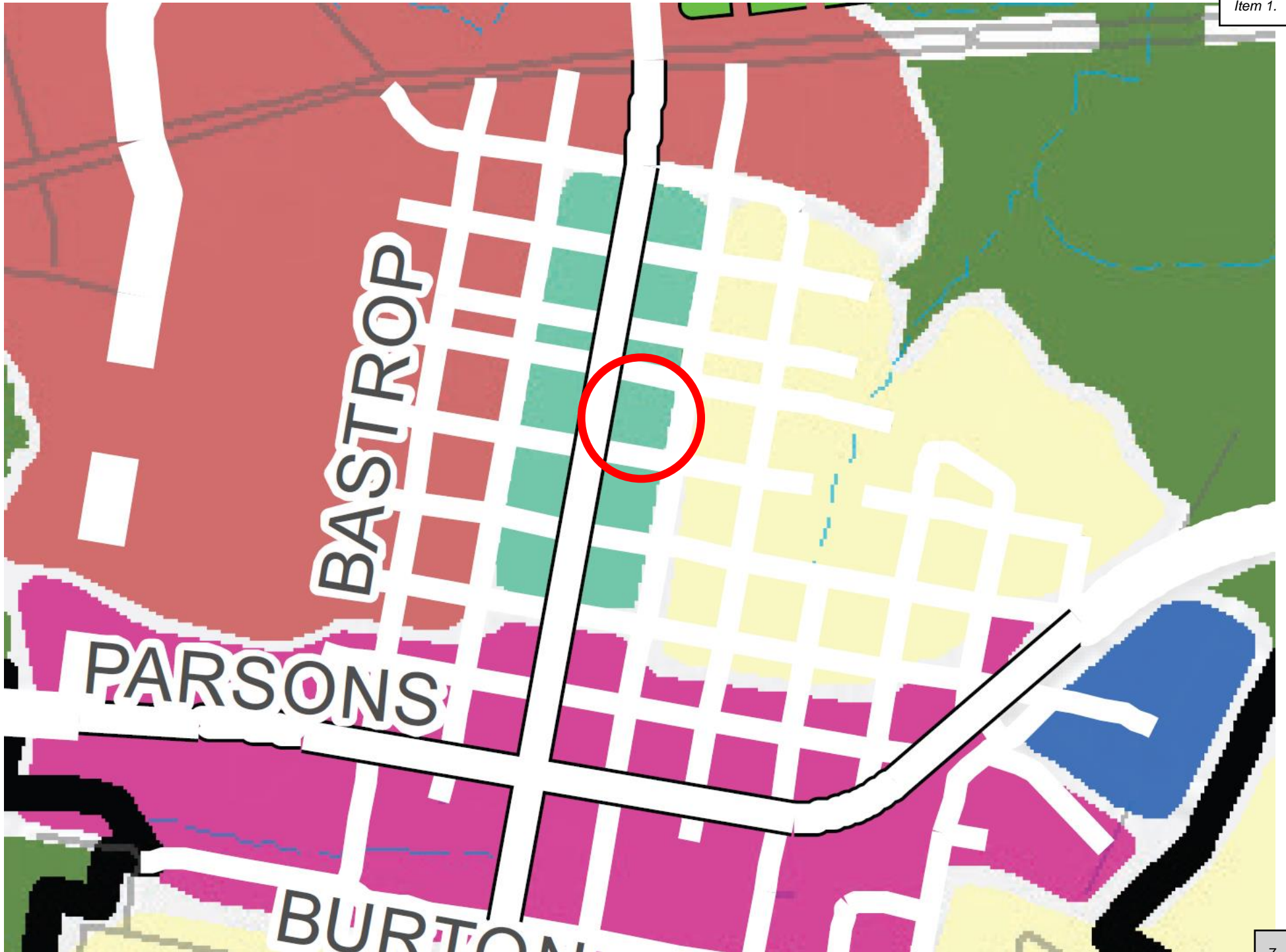
Current:
(SF-1) Single Family Suburban

Proposed:
(TH) Townhome

Zone

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





NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

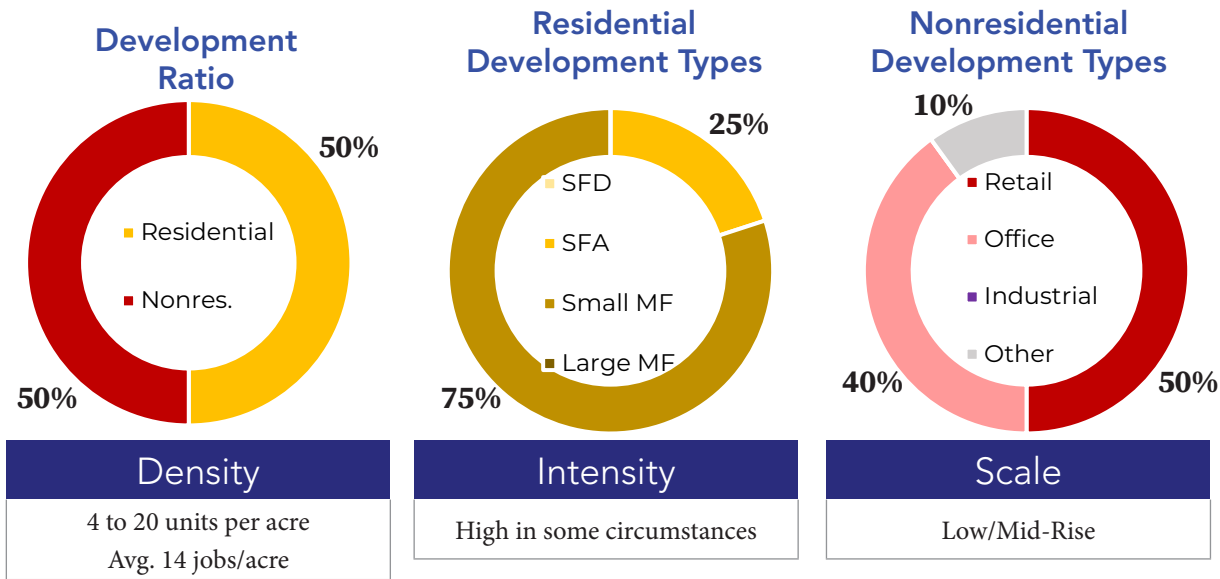
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

These places emphasize urban design and the experience created through density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

Often situated around an activity-generating element or an active public gathering spot, mixing of uses can take shape as either or both vertical (stacked on top of each other) and horizontal (next to each other). In vertical mixed-use, the ground floor is encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.

Adaptive reuse of residential structures to commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Figure 3.8. Neighborhood Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent of mixed-use is to provide retail/services, activity centers and diversified housing in more dense and compact forms; these uses will provide opportunities and amenities to surrounding lower density neighborhoods.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Neighborhood Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Neighborhood Mixed-Use and other uses.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●○○○○	Not considered appropriate due to incompatible scale with neighborhoods
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Neighborhood Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods, but can be if particularly small-scale and included alongside more appropriate development types; examples might include artisan-scale manufacturing, maker spaces, and similar businesses.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





LEXINGTON STREET

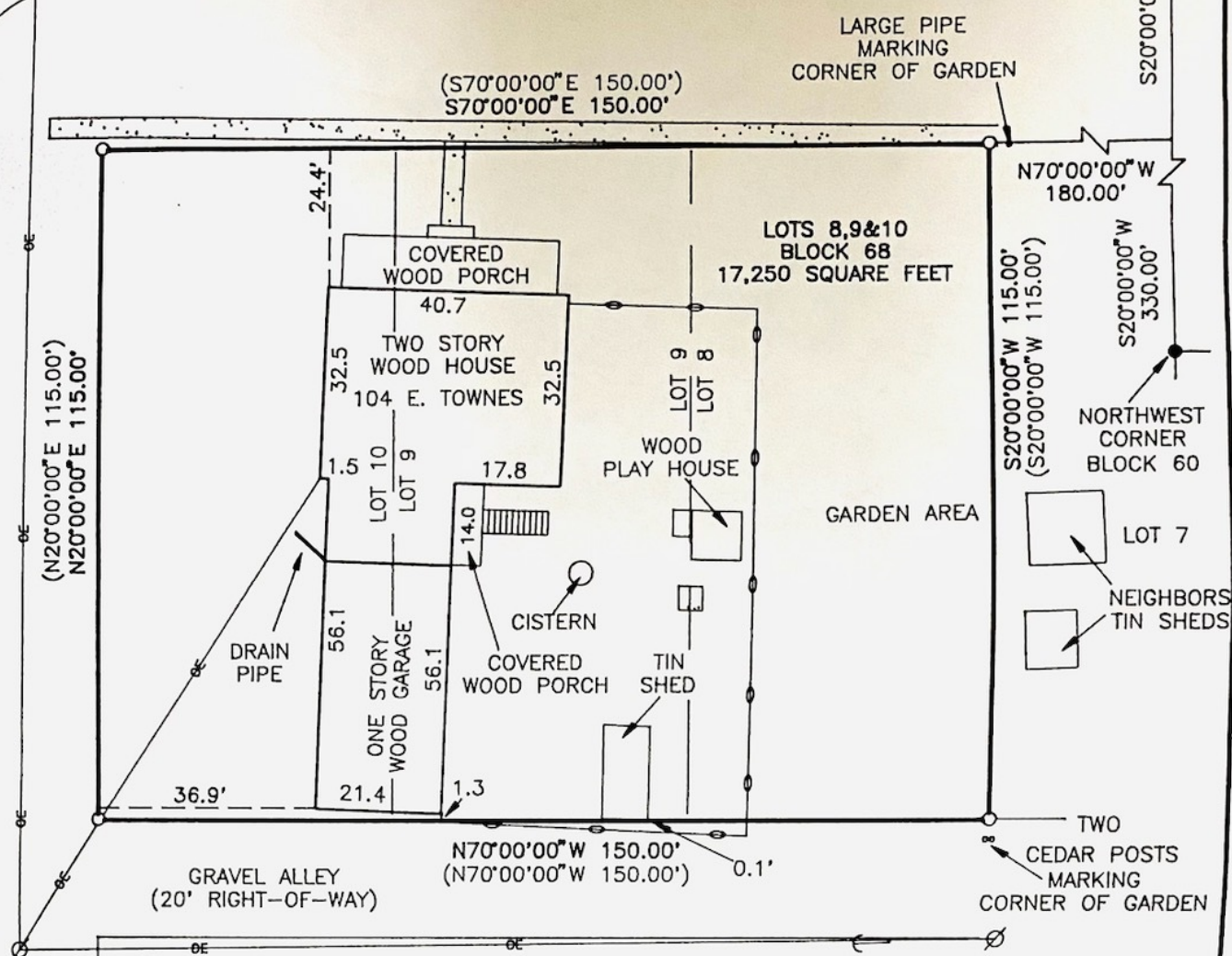
(80' RIGHT-OF-WAY)
— VOLUME "V", PAGE 796
T.C.D.R.

TOWNES STREET

(80' RIGHT-OF-WAY)
VOLUME "V", PAGE 796
T.C.D.R.

SOUTHWEST
CORNER
BLOCK 14
Item 1.

EDGE OF ASPHALT



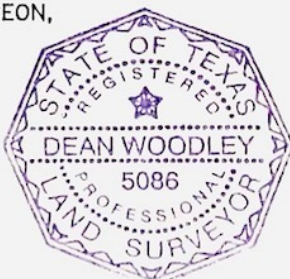
NOTES:

1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# GF#9610002 AS SUPPLIED BY HEART OF TEXAS TITLE COMPANY, DATED DECEMBER 18, 1996 NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481027-0055-E, DATED: JUNE 16, 1993

TO ROBERT CHASE OZMENT, A'LISA CAROL OZMENT, BECKY ANDERSON KLAUS, HEART OF TEXAS TITLE AND FIDELITY NATIONAL TITLE GF#9610002
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON

DEAN A WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE:



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- () RECORD INFORMATION
- Ø UTILITY POLE
- GUY WIRE
- CHAIN FENCE
- OVERHEAD ELECTRIC
- CONCRETE
- T.C.D.R. TRAVIS COUNTY DEED RECORDS

CLIENT: Heart of Texas
FIELD BOOK: 9
DRAWN BY: D.W.
PROJECT NO.: 129-74-97
DATE: 2-13-97
FILE: 1297497.DWG

SURVEY
OF LOTS 8, 9 & 10, BLOCK 68
TOWN OF MANOR
AS RECORDED IN VOLUME "V", PAGE 796
TRAVIS COUNTY, TEXAS



**LIVE OAK
SURVEYING**
12905 IRONGATE AVE.
AUSTIN, TX 78727-4314
(512) 837-1011



1/26/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 104 E. Townes Rezoning from SF-1 to TH

Case Number: 2024-P-1612-ZO

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting and the City of Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 104 E. Townes St., Manor, TX from (SF-1) Single Family Suburban to (TH) Townhome. The request will be posted on the agenda as follows:

Public Hearing: 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

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

The City of Manor City Council will meet at 7:00PM on February 21, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

GUERRERO RUDY & ALICE R (217648)
121 E. KILLEN LN
TEMPLE TX 76501-1420

REYNOLDS STACIE & MARGARET SALEEM
(1854871)
505 N LEXINGTON ST
MANOR TX 78653-3341

SOSA BENTURA & PATRICIA ANN (397177)
PO BOX 26
MANOR TX 78653-0026

RICH RICHARD (1674648)
PO BOX 374
MANOR TX 78653-0374

LEXINTON BROWNING LLC (1923599)
1410 E PALM VALLEY BLVD
ROUND ROCK TX 78664-4549

WINKLER MARIE A (1461366)
1807 LEXINGTON ST
TAYLOR TX 76574-1564

NINH JAMIE D (1693000)
409 BURNETT ST
MANOR TX 78653-3422

MOSELEY CHRISTINE ANDERSON
(217639)
PO BOX 593
MANOR TX 78653-0593

BAUER DOUGLAS A & LAURALEA (217642)
PO BOX 1048
MANOR TX 78653-1048

DOVER GARY WAYNE (1978698)
101 E Rector St
Manor TX 78653-3316

MORENO DANIEL & RUPERTA &
(1670228)
505 NORTH BURNET ST
MANOR TX 78653-3366

GONZALEZ LEOPOLDO (1582565)
107 RECTOR ST
MANOR TX 78653-3316

FLORES FRANCISCO JR & (1782491)
9705 DALLUM DR
AUSTIN TX 78753-4309

MANOR UNITED METHODIST CHURCH
(215687)
PO BOX J
MANOR TX 78653



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers and is non-discretionary.

This property was originally platted as one 30.86-acre lot in February 2022. It was zoned to Multi-Family 25 (MF-2) and Medium Commercial (C-2) by Ordinance 627 in October 2021. This plat will create three lots along the boundary lines of the zoning approved in 2021, so Lot 1 would be a 24.07-acre multi-family lot, and Lots 2 and 3 would be 3.36 and 3.44-acre commercial lots, respectively.

A site development plan for a two-phase approximately 600-unit multi-family development is under review.

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

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing 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.

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



VICINITY MAP

SCALE: 1" = 2000'

GREENBERRY
GATES
SURVEY NO. 63
ABSTRACT NO. 315

MATCHLINE

GRID N: 10,100,249.40
GRID E: 3,182,662.63

DRAINAGE
EASEMENT
DOC. NO. 202200036

80' BUILDING SETBACK
(3 STORY)

50' BUILDING SETBACK
(2 STORY)

25' BUILDING SETBACK
(1 STORY)

SEE
DETAIL "B"

GRID N: 10,100,007.10
GRID E: 3,183,087.03

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

LOT 1
(MF-2)

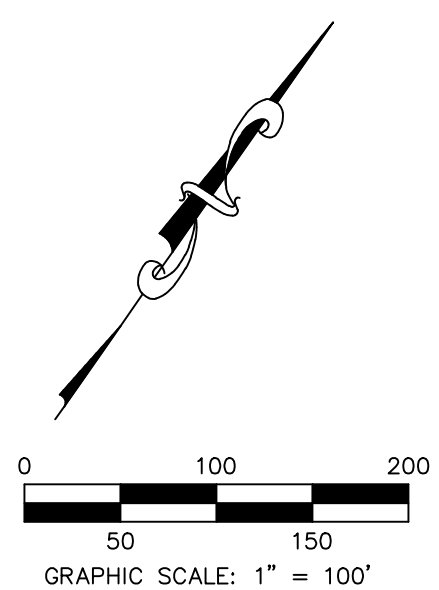
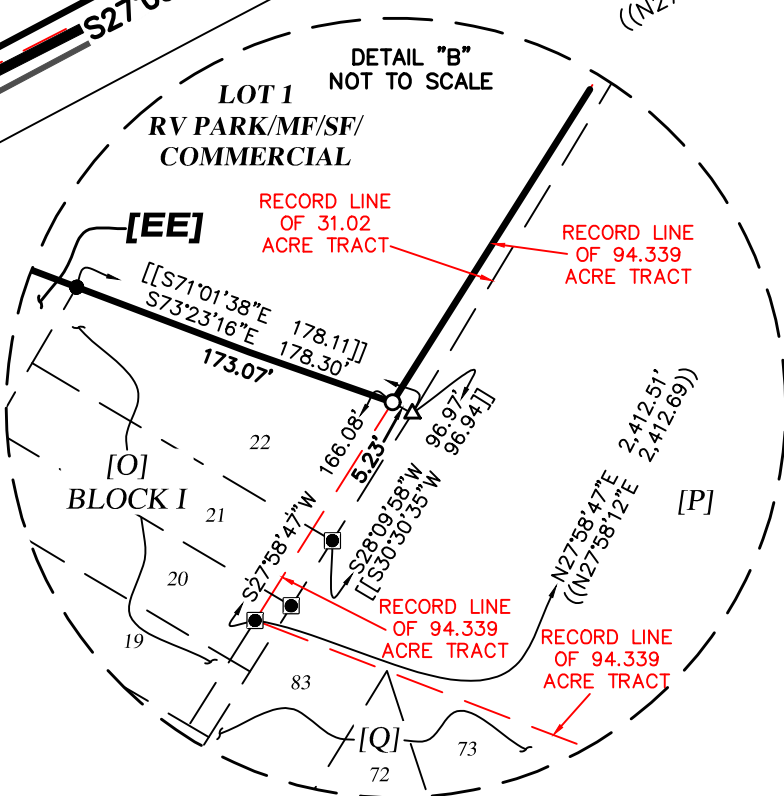
LOT 2
(COMMERCIAL)

LOT 3
(COMMERCIAL)

[P]
CALLED 84.2717 ACRES
("TRACT 1")
MANOR290 OZ REAL ESTATE LP
DOC. # 2021172435, O.P.R.T.C.T.
AND CORRECTED IN
IN DOC. # 2022056842
O.P.R.T.C.T.

LOT SUMMARY:

LOT 1	24.0681 AC.	1,048,407 SQ. FT.
LOT 2	3.3588 AC.	146,308 SQ. FT.
LOT 3	3.4374 AC.	149,735 SQ. FT.
OVERALL	30.8643 AC.	1,344,450 SQ. FT.



RESUBDIVISION OF
MANOR ADDITION
City of Manor,
Travis County, Texas



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

Date:	12/19/2023
Project:	00835
Scale:	1" = 100'
Reviewer:	DV
Tech:	TE
Field Crew:	TE/JC
Survey Date:	MAR. 2019
Sheet:	1 OF 3



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, September 21, 2023

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor, TX. 78653

Dear Anna Ford,

The first submittal of the Manor RV Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on February 05, 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. **Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.**
- ii. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.~~
- iii. ~~Identification and location of proposed uses and reservations for all lots within the subdivision. Provide a call out of each lot's proposed use.~~
- iv. ~~Provide 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. (Manville Water).~~
- v. ~~Provide 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. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vi. ~~Provide a current tax certificate. The one provided is from 2018.~~
- vii. ~~Provide the following note "Performance and maintenance guarantees as required by the city".~~
- viii. ~~The current Mayor of Manor is Dr. Christopher Harvey.~~

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

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

Thank you,

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



November 6, 2023

Tyler Shows
1500 County Road 269
P.O Box 2029
Leander, TX 78641-2029

RE: *Manor RV Subdivision Short Form Final Plat (2023-P-1568-SF)*

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated September 21, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comments:

- i. Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1.

Response: Note 15, " A Public wastewater easement must be dedicated by separate instrument across Lot 1 to provide service to Lots 2 and 3 prior to the initiation of construction on Lot 1."

- ii. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.

Response: Noted, once the plat is approved the plat will be sealed.

- iii. Identification and location of proposed uses and reservations for all lots within the subdivision. Provide a call out of each lot's proposed use.

Response: Proposed uses have been provided.

- iv. Provide 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. (Manville Water).

Response: the subdivision is located within the Manville Water Supply CCN and a will serve letter has been provided.

- v. Provide 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. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

Response: Setback lines have been added and called out.

- vi. Provide a current tax certificate. The one provided is from 2018.

Response: Current tax certificate has been provided.



- vii. Provide the following note "Performance and maintenance guarantees as required by the city".

Response: note 14 has been added.

- viii. The current Mayor of Manor is Dr. Christopher Harvey.

Response: Noted, signature block has been updated.

Please contact me at 737-241-9081 if additional information is required.

Sincerely,

Anna Ford

Anna Ford
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 4, 2023

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor 78653

Dear Anna Ford,

The subsequent submittal of the Manor RV Subdivision Short Form Final Plat submitted by Kimley-Horn and received on February 05, 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. **Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.**
- ii. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.~~
- iii. ~~Identification and location of proposed uses and reservations for all lots within the subdivision. Provide a call out of each lot's proposed use.~~
- iv. ~~Provide 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. (Manville Water).~~
- v. ~~Provide 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. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vi. ~~Provide a current tax certificate. The one provided is from 2018.~~
- vii. ~~Provide the following note "Performance and maintenance guarantees as required by the city".~~
- viii. ~~The current Mayor of Manor is Dr. Christopher Harvey.~~

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



December 26, 2023

Tyler Shows
1500 County Road 269
P.O Box 2029
Leander, TX 78641-2029

RE: *Manor RV Subdivision Short Form Final Plat (2023-P-1568-SF)*

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated December 04, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comments:

- i. Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.

Response: Note 15, " A Public wastewater easement must be dedicated by separate instrument across Lot 1 to provide service to Lots 2 and 3 prior to the initiation of construction on Lot 1." Note approval from the City of Manor has been provided by Scott Dunlop, approval email has been provided with this updated.

Please contact me at 737-241-9081 if additional information is required.

Sincerely,

Anna Ford

Anna Ford
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 7, 2024

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor 78653

Dear Anna Ford,

The submittal of the revised Manor RV Subdivision Short Form Final Plat Site Plans submitted by Kimley-Horn and received by our office on 2/5/2024, 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,

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

Pauline Gray, P.E.
Lead AES
GBA



1/26/24

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor RV Subdivision Short Form Final Plat

Case Number: 2023-P-1568-SF

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting and the City of Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for the Manor RV Park being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a Public Hearing on a Short Form Final Plat 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

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

The City of Manor City Council will meet at 7:00PM on February 21, 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 has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

NSJ Enterprise Inc
11700 Dessau Rd
Austin, TX 78754

Candelaria Calderon
12907 Armstrong Ave
Manor, TX 78653

Aguster Powell
709 Delmar Ave
Austin, TX 78752

Lucille Spears
106 Billingsley Hts
Cedar Creek, TX 78612

Pablo Mijares
17005 John Michael Dr
Manor, TX 7865

Shenea Wade
12905 Armstrong Ave
Manor, TX 78653

Emmitt Spears
5337 Westminster Dr
Austin, TX 78723

Frank Muniz
PO Box 238
Manor, TX 78653

Hilaria Reyes
PO Box 169
Manor, TX 78653

Guadalupe Hernandez
12907 Cedar St
Manor, TX 78653

Manor 290 OZ Real Estates LP
76 Renfield Dr
Princeton, NJ 08540-6263

Daniel Perez
12200 Johnson Rd
Manor, TX 78653

IBC Partners LTD
9900 US 290 E
Manor, TX 78653

Alberto Fernandez
6311 Capriola Dr
Austin, TX 78745

Greystone Holdings, LLC
10016 37th Ave, Apt 1-B
Corona, NY 11368

Amy Deleon
12915 Cedar St
Manor, TX 78653

Presidential Glen LTD
9900 US Hwy 290 E
Manor, TX 78653

Mecanika LLC
3901 N Hills Dr
Austin, TX 78731

GFAA Partners Inc
4125 E Austin St
Giddings, TX 78942

Lion Capital LLC
433 W North Loop
Houston, TX 77008

Raul Lopez
12917 US Hwy 290 E
Manor, TX 78653

Barbara Robertson
19701 Smith Gin St
Manor, TX 78653

Landmark at Manor Prop Holdings LLC
21500 Biscayne Blvd STE 42
Aventura, FL 33180

Anika Diana Flores
12901 Cedar St
Manor, TX 78653

Silvia Villa
9909 Oboe Rd
Houston, TX 77025

Howard Hester
19492 Bolin Rd
Montgomery, TX 77356

Dominga Reyes
12924 Cedar St
Manor, TX 78653

Robert Marciel
12917 Armstrong Ave
Manor, TX 78653

Alicia Pena
12913 Armstrong Ave
Manor, TX 78653

1-40 Group
PO BOX 3888
Lubbock, TX 79452



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

- January 10, 2024, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the January 10, 2024, P&Z Commission Regular Meeting.

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



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This item is discretionary.

The property is currently three platted lots that are zoned Single Family Suburban (SF-1) across from Jennie Lane Park. There exists one home situated on both Lots 9 and 10. Under their current entitlements, the property owner can remove the existing home and construct three single-family homes. They are proposing to rezone the property to Townhome (TH) and construct one building with four residential units.

In the Comprehensive Plan, this area is designated as Neighborhood Mixed-Use, which is a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential development intensities within Neighborhood Mixed-Use encourage single-family attached (townhomes) and small multi-family, ranging in unit densities of 4-20 per acre. The four proposed units, on a per acre density on this property, which is .396 of an acre, would be approximately 10 units/acre, which is within the range suggested in Neighborhood Mixed Use.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

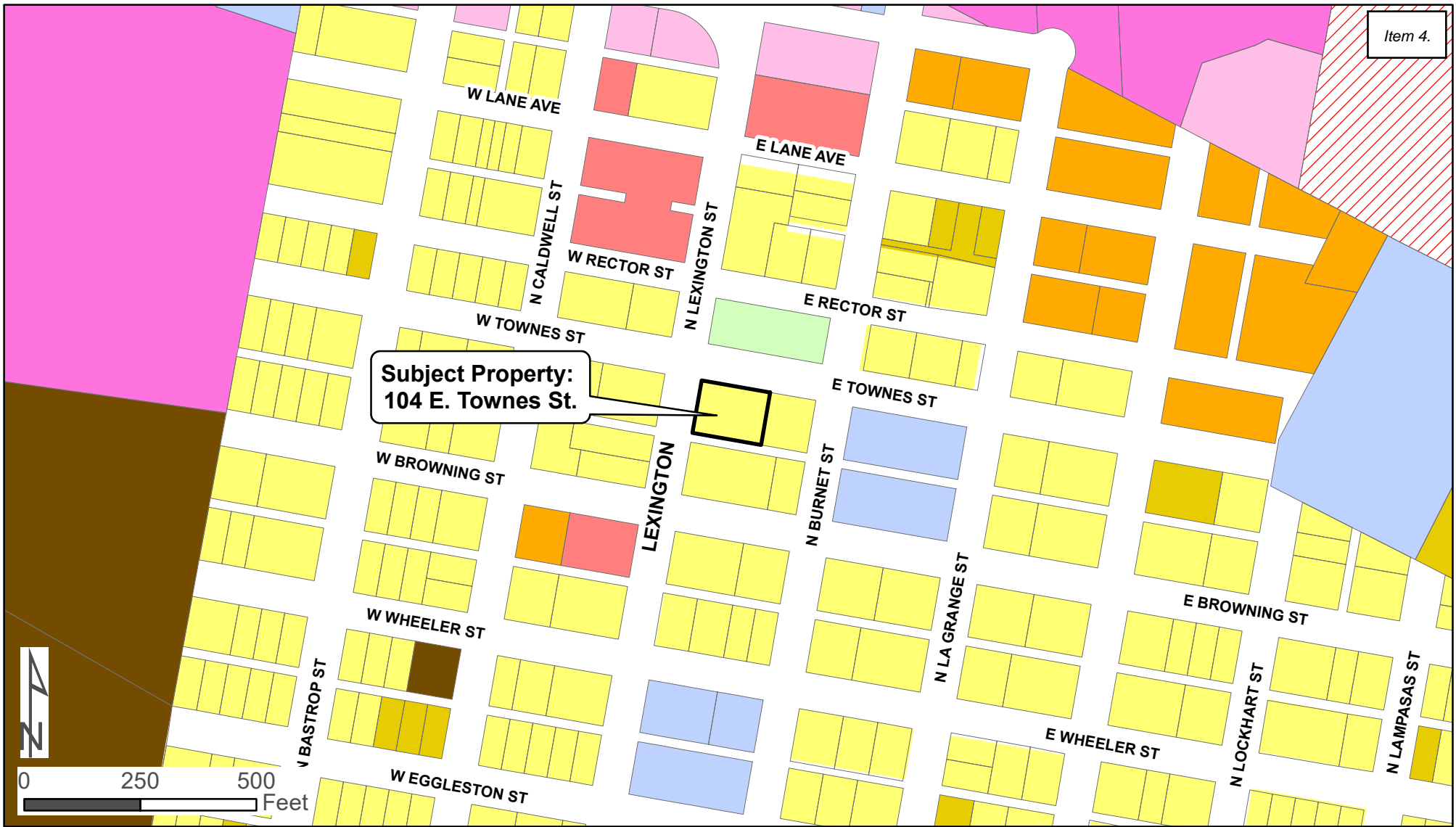
ATTACHMENTS: *YES*

- Rezoning Map
- Aerial Image
- FLUM
- Neighborhood Mixed-Use Dashboard
- Sample townhome design
- Sample townhome floorplan
- Survey
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning 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).

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

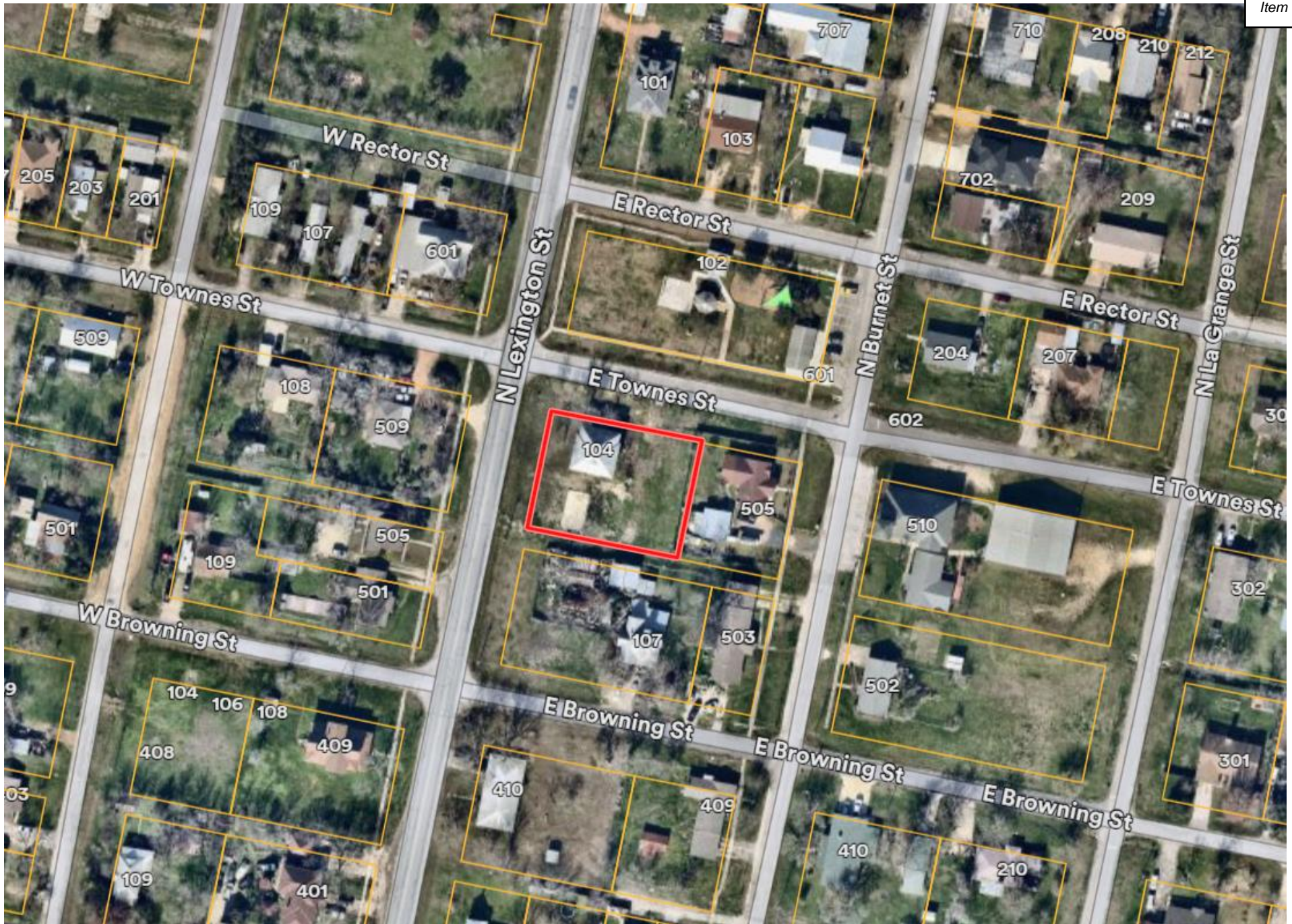


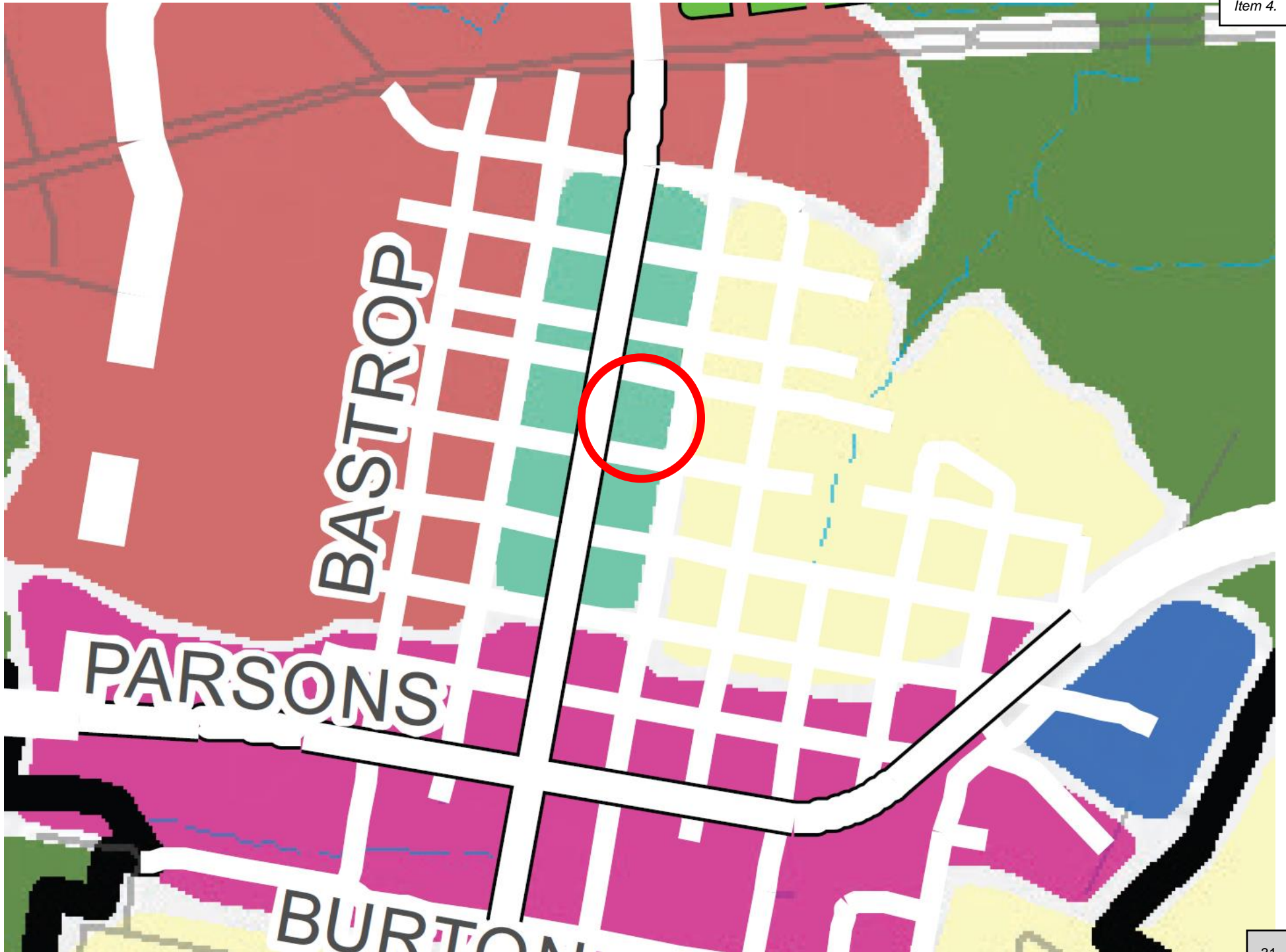
Current:
(SF-1) Single Family Suburban

Proposed:
(TH) Townhome

Zone

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





NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

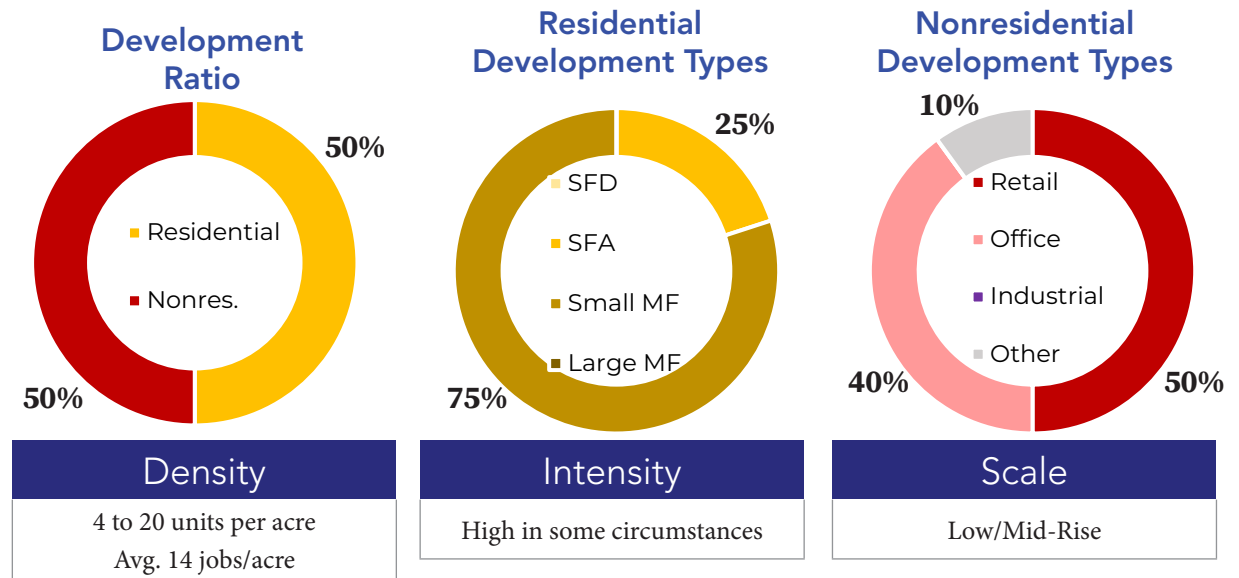
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

These places emphasize urban design and the experience created through density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

Often situated around an activity-generating element or an active public gathering spot, mixing of uses can take shape as either or both vertical (stacked on top of each other) and horizontal (next to each other). In vertical mixed-use, the ground floor is encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.

Adaptive reuse of residential structures to commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Figure 3.8. Neighborhood Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent of mixed-use is to provide retail/services, activity centers and diversified housing in more dense and compact forms; these uses will provide opportunities and amenities to surrounding lower density neighborhoods.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Neighborhood Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Neighborhood Mixed-Use and other uses.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●○○○○	Not considered appropriate due to incompatible scale with neighborhoods
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Neighborhood Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods, but can be if particularly small-scale and included alongside more appropriate development types; examples might include artisan-scale manufacturing, maker spaces, and similar businesses.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





LEXINGTON STREET

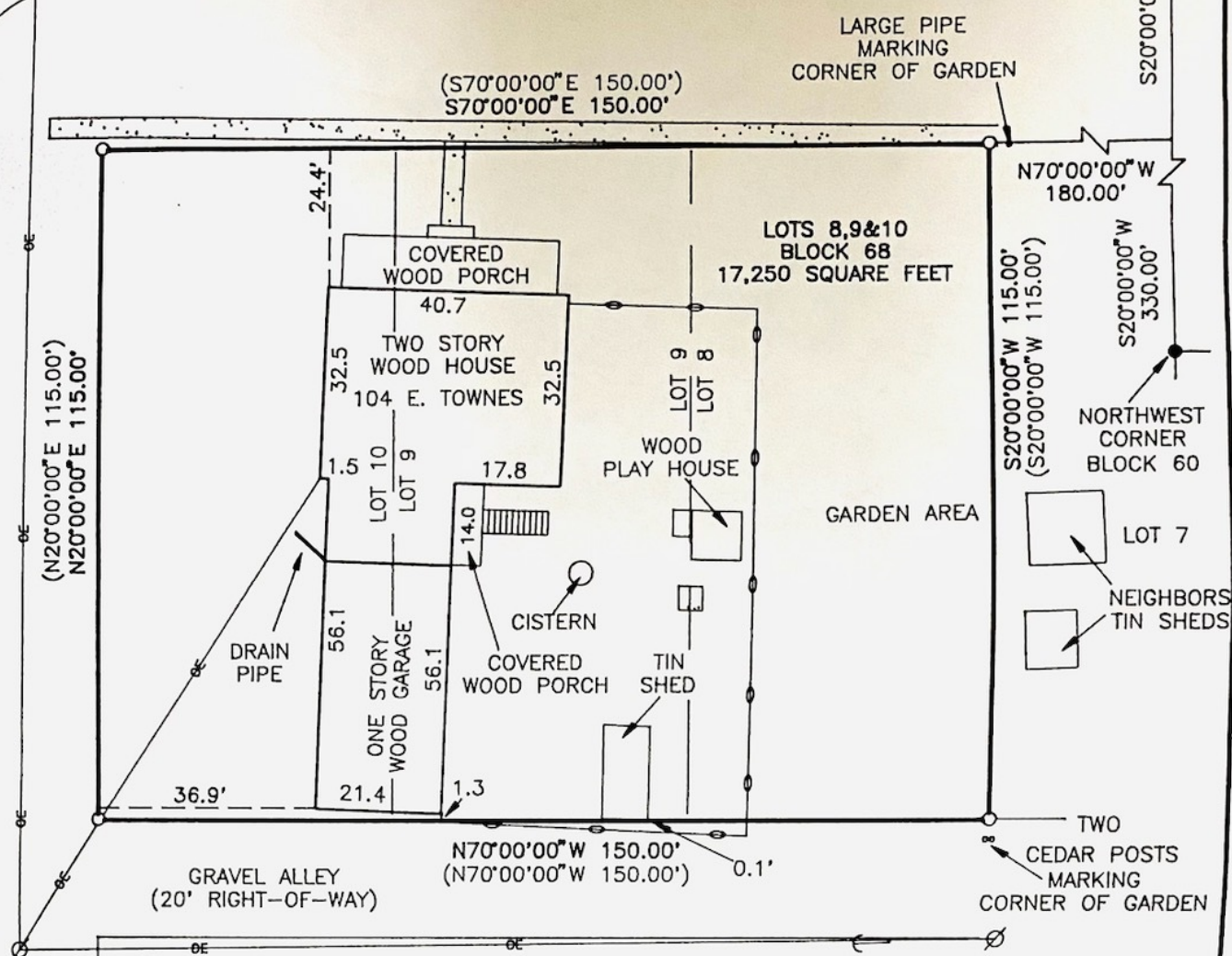
(80' RIGHT-OF-WAY)
— VOLUME "V", PAGE 796
T.C.D.R.

TOWNES STREET

(80' RIGHT-OF-WAY)
VOLUME "V", PAGE 796
T.C.D.R.

SOUTHWEST
CORNER
BLOCK 14
Item 4.

EDGE OF ASPHALT



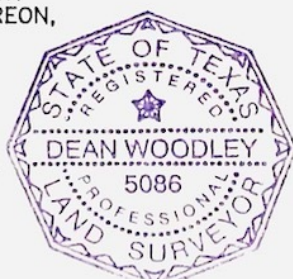
NOTES:

1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# GF#9610002 AS SUPPLIED BY HEART OF TEXAS TITLE COMPANY, DATED DECEMBER 18, 1996 NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481027-0055-E, DATED: JUNE 16, 1993

TO ROBERT CHASE OZMENT, A'LISA CAROL OZMENT, BECKY ANDERSON KLAUS, HEART OF TEXAS TITLE AND FIDELITY NATIONAL TITLE GF#9610002 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON

DEAN A WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

DATE:



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- () RECORD INFORMATION
- Ø UTILITY POLE
- GUY WIRE
- CHAIN FENCE
- OVERHEAD ELECTRIC
- CONCRETE
- T.C.D.R. TRAVIS COUNTY DEED RECORDS

CLIENT: Heart of Texas
FIELD BOOK: 9
DRAWN BY: D.W.
PROJECT NO.: 129-74-97
DATE: 2-13-97
FILE: 1297497.DWG

SURVEY
OF LOTS 8, 9 & 10, BLOCK 68
TOWN OF MANOR
AS RECORDED IN VOLUME "V", PAGE 796
TRAVIS COUNTY, TEXAS



LIVE OAK
SURVEYING
12905 IRONGATE AVE.
AUSTIN, TX 78727-4314
(512) 837-1011



1/26/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 104 E. Townes Rezoning from SF-1 to TH

Case Number: 2024-P-1612-ZO

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting and the City of Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 104 E. Townes St., Manor, TX from (SF-1) Single Family Suburban to (TH) Townhome. The request will be posted on the agenda as follows:

Public Hearing: 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

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

The City of Manor City Council will meet at 7:00PM on February 21, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

GUERRERO RUDY & ALICE R (217648)
121 E. KILLEN LN
TEMPLE TX 76501-1420

REYNOLDS STACIE & MARGARET SALEEM
(1854871)
505 N LEXINGTON ST
MANOR TX 78653-3341

SOSA BENTURA & PATRICIA ANN (397177)
PO BOX 26
MANOR TX 78653-0026

RICH RICHARD (1674648)
PO BOX 374
MANOR TX 78653-0374

LEXINTON BROWNING LLC (1923599)
1410 E PALM VALLEY BLVD
ROUND ROCK TX 78664-4549

WINKLER MARIE A (1461366)
1807 LEXINGTON ST
TAYLOR TX 76574-1564

NINH JAMIE D (1693000)
409 BURNETT ST
MANOR TX 78653-3422

MOSELEY CHRISTINE ANDERSON
(217639)
PO BOX 593
MANOR TX 78653-0593

BAUER DOUGLAS A & LAURALEA (217642)
PO BOX 1048
MANOR TX 78653-1048

DOVER GARY WAYNE (1978698)
101 E Rector St
Manor TX 78653-3316

MORENO DANIEL & RUPERTA &
(1670228)
505 NORTH BURNET ST
MANOR TX 78653-3366

GONZALEZ LEOPOLDO (1582565)
107 RECTOR ST
MANOR TX 78653-3316

FLORES FRANCISCO JR & (1782491)
9705 DALLUM DR
AUSTIN TX 78753-4309

MANOR UNITED METHODIST CHURCH
(215687)
PO BOX J
MANOR TX 78653



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers and is non-discretionary.

This property was originally platted as one 30.86-acre lot in February 2022. It was zoned to Multi-Family 25 (MF-2) and Medium Commercial (C-2) by Ordinance 627 in October 2021. This plat will create three lots along the boundary lines of the zoning approved in 2021, so Lot 1 would be a 24.07-acre multi-family lot, and Lots 2 and 3 would be 3.36 and 3.44-acre commercial lots, respectively.

A site development plan for a two-phase approximately 600-unit multi-family development is under review.

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

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the 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.

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



VICINITY MAP

SCALE: 1" = 2000'

GREENBERRY
GATES
SURVEY NO. 63
ABSTRACT NO. 315

MATCHLINE

GRID N: 10,100,249.40
GRID E: 3,182,662.63

DRAINAGE
EASEMENT
DOC. NO. 202200036

GRID N: 10,100,007.10
GRID E: 3,183,087.03

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

LOT 1
(MF-2)

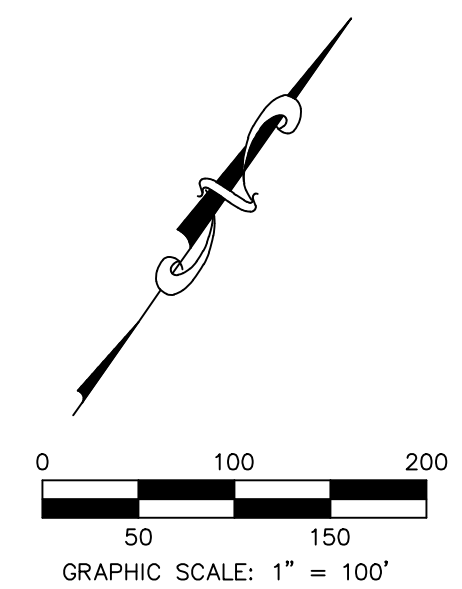
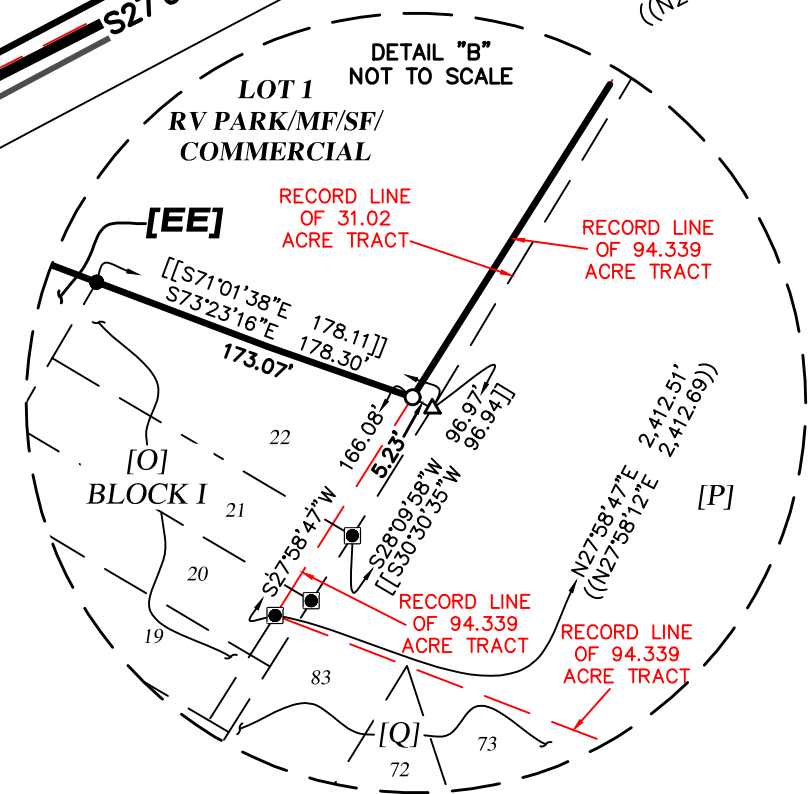
LOT 2
(COMMERCIAL)

LOT 3
(COMMERCIAL)

[P]
CALLED 84.2717 ACRES
("TRACT 1")
MANOR290 OZ REAL ESTATE LP
DOC. # 2021172435, O.P.R.T.C.T.
AND CORRECTED IN
IN DOC. # 2022056842
O.P.R.T.C.T.

LOT SUMMARY:

LOT 1	24.0681 AC.	1,048,407 SQ. FT.
LOT 2	3.3588 AC.	146,308 SQ. FT.
LOT 3	3.4374 AC.	149,735 SQ. FT.
OVERALL	30.8643 AC.	1,344,450 SQ. FT.



RESUBDIVISION OF MANOR ADDITION City of Manor, Travis County, Texas

4WARD
Land Surveying
A Limited Liability Company

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

Date:	12/19/2023
Project:	00835
Scale:	1" = 100'
Reviewer:	DV
Tech:	TE
Field Crew:	TE/JC
Survey Date:	MAR. 2019
Sheet:	1 OF 3

SURVEY CONTROL POINT
GRID N: 10,102,097.66
GRID E: 3,184,144.16
ELEV. = 540.82'

GRID N: 10,102,069.52
GRID E: 3,184,022.66



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, September 21, 2023

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor, TX. 78653

Dear Anna Ford,

The first submittal of the Manor RV Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on February 05, 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. **Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.**
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- vi. ~~Provide a current tax certificate. The one provided is from 2018.~~
- vii. ~~Provide the following note "Performance and maintenance guarantees as required by the city".~~
- viii. ~~The current Mayor of Manor is Dr. Christopher Harvey.~~

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

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

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



November 6, 2023

Tyler Shows
1500 County Road 269
P.O Box 2029
Leander, TX 78641-2029

RE: *Manor RV Subdivision Short Form Final Plat (2023-P-1568-SF)*

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated September 21, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comments:

- i. Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1.

Response: Note 15, " A Public wastewater easement must be dedicated by separate instrument across Lot 1 to provide service to Lots 2 and 3 prior to the initiation of construction on Lot 1."

- ii. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.

Response: Noted, once the plat is approved the plat will be sealed.

- iii. Identification and location of proposed uses and reservations for all lots within the subdivision. Provide a call out of each lot's proposed use.

Response: Proposed uses have been provided.

- iv. Provide 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. (Manville Water).

Response: the subdivision is located within the Manville Water Supply CCN and a will serve letter has been provided.

- v. Provide 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. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

Response: Setback lines have been added and called out.

- vi. Provide a current tax certificate. The one provided is from 2018.

Response: Current tax certificate has been provided.



- vii. Provide the following note "Performance and maintenance guarantees as required by the city".

Response: note 14 has been added.

- viii. The current Mayor of Manor is Dr. Christopher Harvey.

Response: Noted, signature block has been updated.

Please contact me at 737-241-9081 if additional information is required.

Sincerely,

Anna Ford

Anna Ford
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 4, 2023

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor 78653

Dear Anna Ford,

The subsequent submittal of the Manor RV Subdivision Short Form Final Plat submitted by Kimley-Horn and received on February 05, 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. **Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.**
- ii. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.~~
- iii. ~~Identification and location of proposed uses and reservations for all lots within the subdivision. Provide a call out of each lot's proposed use.~~
- iv. ~~Provide 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. (Manville Water).~~
- v. ~~Provide 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. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vi. ~~Provide a current tax certificate. The one provided is from 2018.~~
- vii. ~~Provide the following note "Performance and maintenance guarantees as required by the city".~~
- viii. ~~The current Mayor of Manor is Dr. Christopher Harvey.~~

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



December 26, 2023

Tyler Shows
1500 County Road 269
P.O Box 2029
Leander, TX 78641-2029

RE: *Manor RV Subdivision Short Form Final Plat (2023-P-1568-SF)*

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated December 04, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comments:

- i. Lots 2 and 3 will need access to wastewater services. The owner of lot 1 will need to provide an easement through lot 1 for lots 2 and 3 to access their wastewater connection. The wastewater connection for this site is on the south side of lot 1. The easement must be shown on the final plat. Also, City Legal will need to review the easement.

Response: Note 15, " A Public wastewater easement must be dedicated by separate instrument across Lot 1 to provide service to Lots 2 and 3 prior to the initiation of construction on Lot 1." Note approval from the City of Manor has been provided by Scott Dunlop, approval email has been provided with this updated.

Please contact me at 737-241-9081 if additional information is required.

Sincerely,

Anna Ford

Anna Ford
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 7, 2024

Anna Ford
Kimley-Horn
5301
AUSTIN TX
anna.ford@kimley-horn.com

Permit Number 2023-P-1568-SF
Job Address: 13113 US 290, Manor 78653

Dear Anna Ford,

The submittal of the revised Manor RV Subdivision Short Form Final Plat Site Plans submitted by Kimley-Horn and received by our office on 2/5/2024, 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,

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

Pauline Gray, P.E.
Lead AES
GBA



1/26/24

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor RV Subdivision Short Form Final Plat

Case Number: 2023-P-1568-SF

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Special Called meeting and the City of Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for the Manor RV Park being located near the intersection of US Hwy 290 E and Bois D'Arc Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a Public Hearing on a Short Form Final Plat 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

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

The City of Manor City Council will meet at 7:00PM on February 21, 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 has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

NSJ Enterprise Inc
11700 Dessau Rd
Austin, TX 78754

Candelaria Calderon
12907 Armstrong Ave
Manor, TX 78653

Aguster Powell
709 Delmar Ave
Austin, TX 78752

Lucille Spears
106 Billingsley Hts
Cedar Creek, TX 78612

Pablo Mijares
17005 John Michael Dr
Manor, TX 7865

Shenea Wade
12905 Armstrong Ave
Manor, TX 78653

Emmitt Spears
5337 Westminster Dr
Austin, TX 78723

Frank Muniz
PO Box 238
Manor, TX 78653

Hilaria Reyes
PO Box 169
Manor, TX 78653

Guadalupe Hernandez
12907 Cedar St
Manor, TX 78653

Manor 290 OZ Real Estates LP
76 Renfield Dr
Princeton, NJ 08540-6263

Daniel Perez
12200 Johnson Rd
Manor, TX 78653

IBC Partners LTD
9900 US 290 E
Manor, TX 78653

Alberto Fernandez
6311 Capriola Dr
Austin, TX 78745

Greystone Holdings, LLC
10016 37th Ave, Apt 1-B
Corona, NY 11368

Amy Deleon
12915 Cedar St
Manor, TX 78653

Presidential Glen LTD
9900 US Hwy 290 E
Manor, TX 78653

Mecanika LLC
3901 N Hills Dr
Austin, TX 78731

GFAA Partners Inc
4125 E Austin St
Giddings, TX 78942

Lion Capital LLC
433 W North Loop
Houston, TX 77008

Raul Lopez
12917 US Hwy 290 E
Manor, TX 78653

Barbara Robertson
19701 Smith Gin St
Manor, TX 78653

Landmark at Manor Prop Holdings LLC
21500 Biscayne Blvd STE 42
Aventura, FL 33180

Anika Diana Flores
12901 Cedar St
Manor, TX 78653

Silvia Villa
9909 Oboe Rd
Houston, TX 77025

Howard Hester
19492 Bolin Rd
Montgomery, TX 77356

Dominga Reyes
12924 Cedar St
Manor, TX 78653

Robert Marciel
12917 Armstrong Ave
Manor, TX 78653

Alicia Pena
12913 Armstrong Ave
Manor, TX 78653

1-40 Group
PO BOX 3888
Lubbock, TX 79452



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for the Dominion 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: Dominion

Owner: Kenneth Tumlinson

BACKGROUND/SUMMARY:

This item is discretionary.

This property was annexed into the city in 2010 by Ord. 383. It was zoned from interim zoning to IN-1 Light Industrial in December 2017 by Ord. 499. A previous rezoning case was heard by the Commission on Sept. 14, 2022 to rezone the property from IN-1 to MF-2 Multi-Family 25. The Commission recommended MF-1 Multi-Family 15, but the City Council denied the request at their Nov. 2, 2022 meeting. They requested the seller spend more time marketing to industrial users before considering a residential use.

At the time of the first multi-family zoning request, the seller did not have an end user for the property. Since Nov. 2022, a new group – Dominion, has approached the city's Public Facilities Corporation with the intent to partner with the PFC to provide affordable rental units. As part of their process to partner with PFC and gain funding, they need proper zoning entitlements so they have filed to rezone the property to Multi-Family 25 (MF-2).

The property is 15.4217 acres and has frontage on Tower Road. To the west are existing light industrial buildings, to the north is the Stonewater Subdivision, and to the east is a 6-acre tract that has 1 single-family dwelling. The northern property boundary to Stonewater only directly abuts 1 single-family dwelling, with the majority of the northern property boundary being adjacent to a detention pond or Tinajero Way. The northern and eastern property boundaries abut less intense residential uses so the multi-family property would have 80' building setbacks along those boundaries and of those 80 feet, 25' would be landscaping bufferyards that would have additional tree and shrub planting as well as a minimum 6' privacy screening fence.

At 15.4217 acres and 25 units/acre under MF-2, the property would be entitled to 386 units. They are planning to have 324 units, and through the city's PFC, they all would be affordable to people earning 60% of the area median income (AMI).

The developer plans to have access points on Tower Road and has indicated they'll conduct a Traffic Impact Analysis.

This property on our Future Land Use Map is designated as Mixed-Density Neighborhoods. Mixed-Density Neighborhoods support residential uses that are 12-25 units per acre. Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category. The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes. This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

At the January P&Z meeting, the public hearing was conducted but action on this item was postponed so the applicant could supply more information regarding the Traffic Impact Analysis and when the traffic counts were collected or would be collected, if the developer had spoken with Compass Rose of MISD about school traffic in the area, modifications to their entrances including gates and fire access into Stonewater, more details about their proposed mitigations on Tower Road, and to have the property receive a 911 address.

LEGAL REVIEW:	<i>Not Applicable</i>
FISCAL IMPACT:	<i>NO</i>
PRESENTATION:	<i>YES</i>
ATTACHMENTS:	<i>YES</i>

- | | |
|---|---|
| <ul style="list-style-type: none"> • Letter of Intent • Rezoning Map • Aerial Image • Renderings • Traffic Count Methodology | <ul style="list-style-type: none"> • Drainage Memo and Exhibit • Future Land Use Map • Mixed-Density Neighborhood Dashboard • Public Notice • Mailing Labels |
|---|---|

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for the Dominion 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.

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



December 1st, 2023
Scott Dunlop
Development Services Director
City of Manor
105 E Eggleston St.
Manor, TX 78653

RE: Zoning Application, 12200 Tower Road, Manor, TX 78653

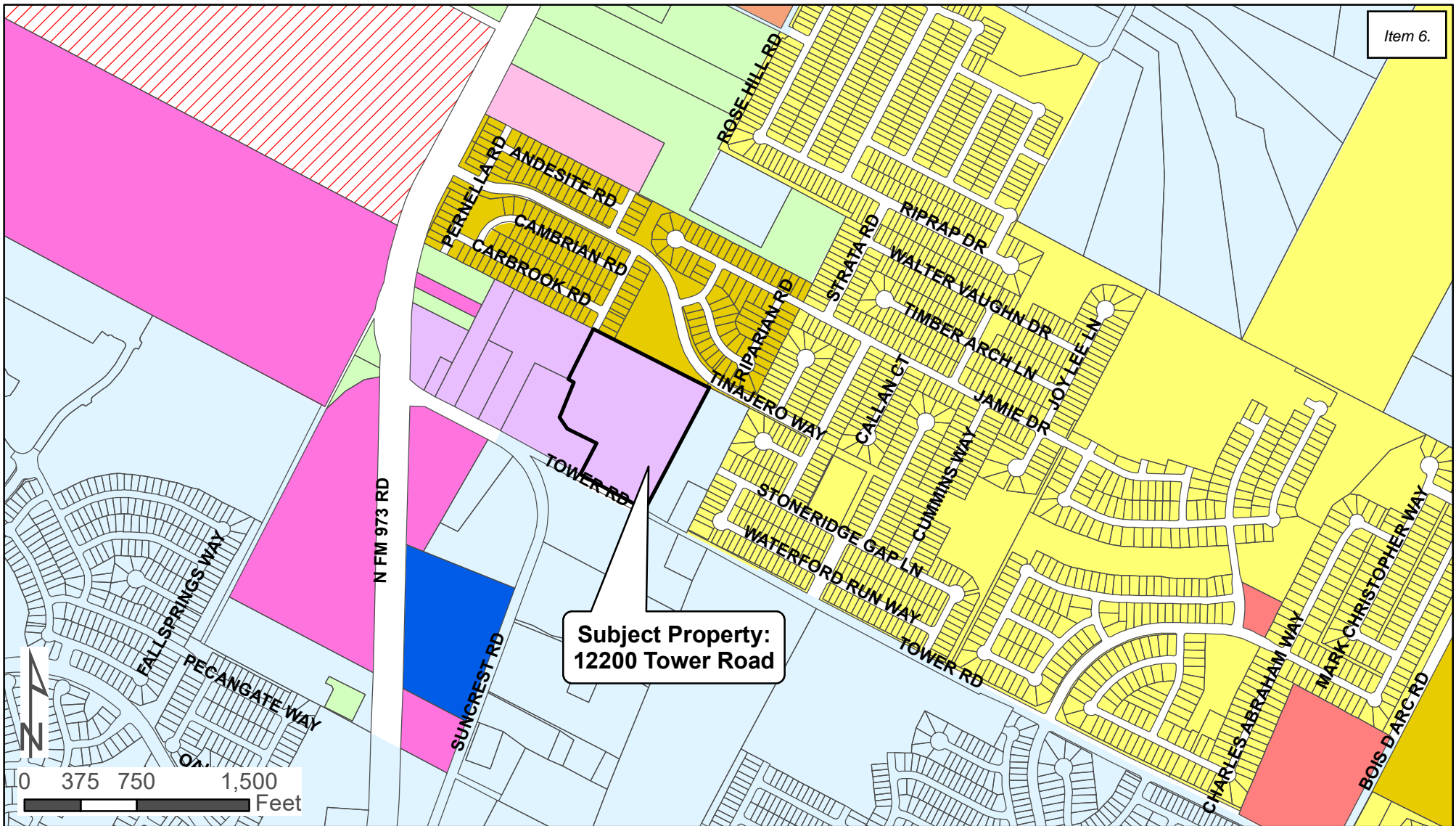
Mr. Dunlop,

Dominium is requesting that the City of Manor accept our zoning application for the above-referenced property. We intend to rezone the property from Light Industrial (IN-1) to Multi-Family 25 (MF-2). This will give us the opportunity to partner with Manor PFC to provide affordable homes where there is much-needed demand. The intention is to develop 324 affordable homes across eleven 3-story garden-style buildings. All units will be restricted to 60% Area Median Income. The subject parcel has been marketed with the current zoning for over a year and has had minimal interest. Limited demand for industrial space on the parcel arises from its size being too small for extensive industrial use and excessively large for light industrial use. The proposed rezoning will establish a buffer zone between the present industrial facilities to the west and the surrounding residential homes. Accepting this letter will allow us to continue pursuing the anticipated development.

Thank you for considering this request.

Sincerely,

Mr. Neal Route
Dominium
Vice President & Project Partner



Current:
Light Industrial (IN-1)

Proposed:
Multi-Family 25 (MF-2)

Zone

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

Aerial image

Write a description for your map.

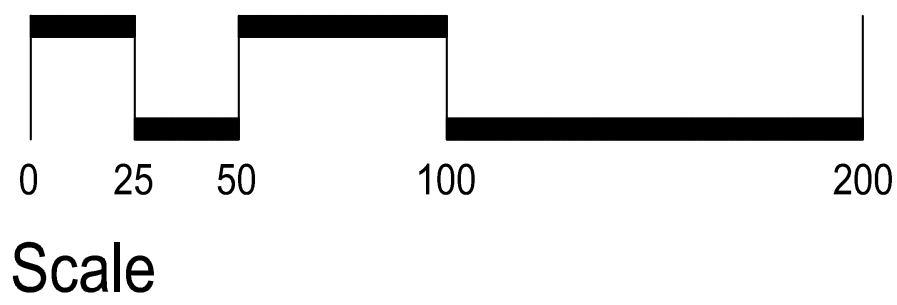
Legend

1220 Item 6. d





Site Data				
Family - 3 Stories Unit Mix			No.	%
2 Bedroom			78	24.1
3 Bedroom			180	55.5
4 Bedroom			66	20.4
Totals			324	
Parking Required			Parking Provided	
2 Beds	2.0/unit	156	516	1.59/unit
3 Beds	2.5/unit	450		
4 Beds	2.5/unit	165		
Total Res.	2.38/unit	771		
Guest	10%	77		
Total	2.62/unit	848		









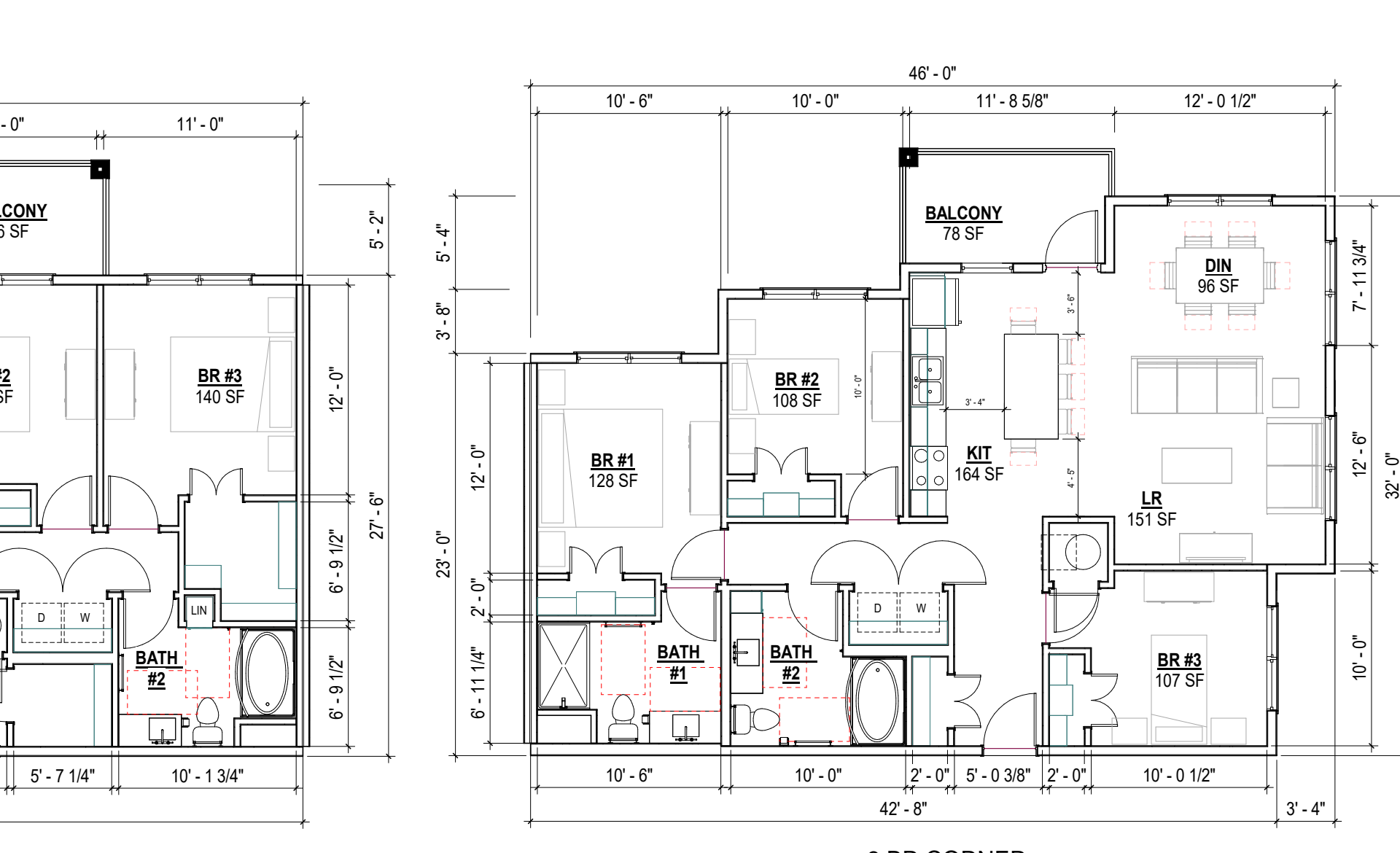
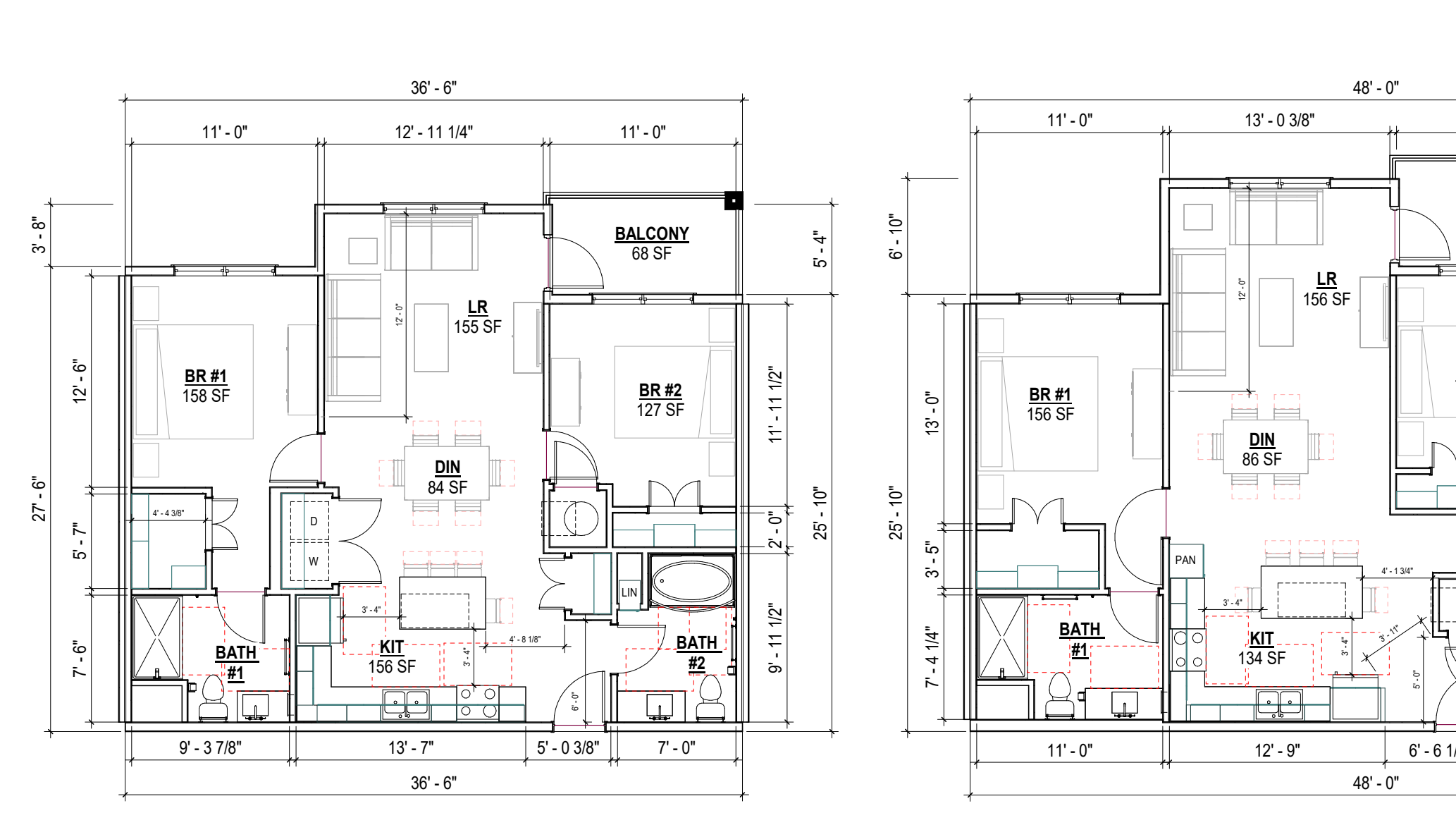




SCHARBAUER FLATS - MIDLAND, TX



SCHARBAUER FLATS - MIDLAND, TX



UNIT PLAN EXAMPLES

T E C H N I C A L M E M O R A N D U M

DATE: February 8, 2024

TO: City of Manor

FROM: Ben Plett, P.E.

RE: Dominion Manor Multifamily Traffic Count Methodology

This memorandum documents the traffic counts methodology for the Dominion Manor Development. The site is located north of US 290 and between FM 973 and Bois D'Arc Road in the City of Manor, Travis County, Texas. The objective of this memo is to summarize the traffic count methodology.

Weekday AM and PM peak period turning movement counts were collected by Quality Counts, LLC. Quality Counts is a national traffic data collection company with 15+ offices nationwide and are a trusted partner to Kimley-Horn and other transportation engineers throughout the county.

Quality Counts records turning movement counts with video cameras and tabulates the data using artificial intelligence, manual review, and a proprietary quality control application. The counts were collected at the following study intersections from 7:00am to 9:00am and from 4:00pm to 6:00pm while school was in session on Thursday, December 7th, 2023. It should be noted that one day of traffic counts is an industry standard and the subconsultant verifies that there are no issues that interfere with the integrity of the data collection including inclement weather, construction, vehicle crashes, and/or any other atypical roadway operations.

The peak hour is defined as the 60-minute period in which the greatest number of vehicles enter an intersection. The peak hour at each intersection was observed as follows:

1. FM 973 at Suncrest Road
 - AM Peak Hour: 7:00 AM – 8:00 AM
 - PM Peak Hour: 4:30 PM – 5:30 PM
2. Suncrest Road at Tower Road
 - AM Peak Hour: 7:00 AM – 8:00 AM
 - PM Peak Hour: 5:00 PM – 6:00 PM
3. Bois D'Arc Road at Tower Road
 - AM Peak Hour: 7:00 AM – 8:00 AM
 - PM Peak Hour: 5:00 PM – 6:00 PM


School times were captured during the AM peak period, however higher volumes of traffic from individuals returning home from work were identified to be during 5-6pm for the PM peak period. While school is let out before the PM peak hour, generally more traffic is observed between 4pm and 6pm, thus this is referred to as the PM peak hour. Through field observation, the existing counts indicate there are no pedestrian volumes near the site. The raw count sheets are provided in **Appendix A**.



Appendix A: Traffic Counts

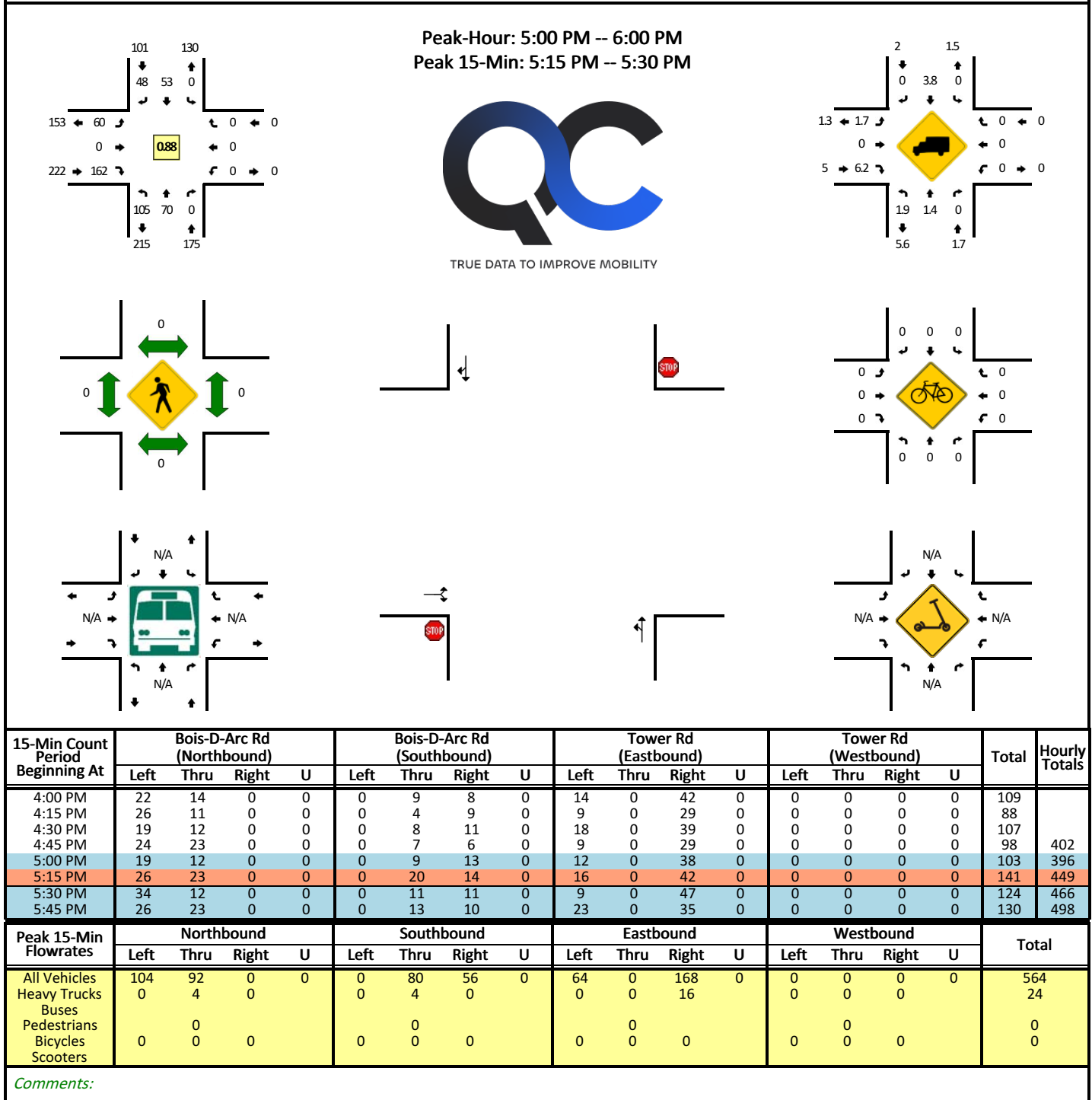
Traffic Count Database System
(TCDS)

Volume Count Report

LOCATION INFO	
Location ID	227H31
Type	SPOT
Funct'l Class	4
Located On	FM0973
Loc On Alias	FM0973-KG
Direction	2-WAY
County	Travis
Community	Manor
MPO ID	90
HPMS ID	ASSIGNED
Agency	Texas DOT

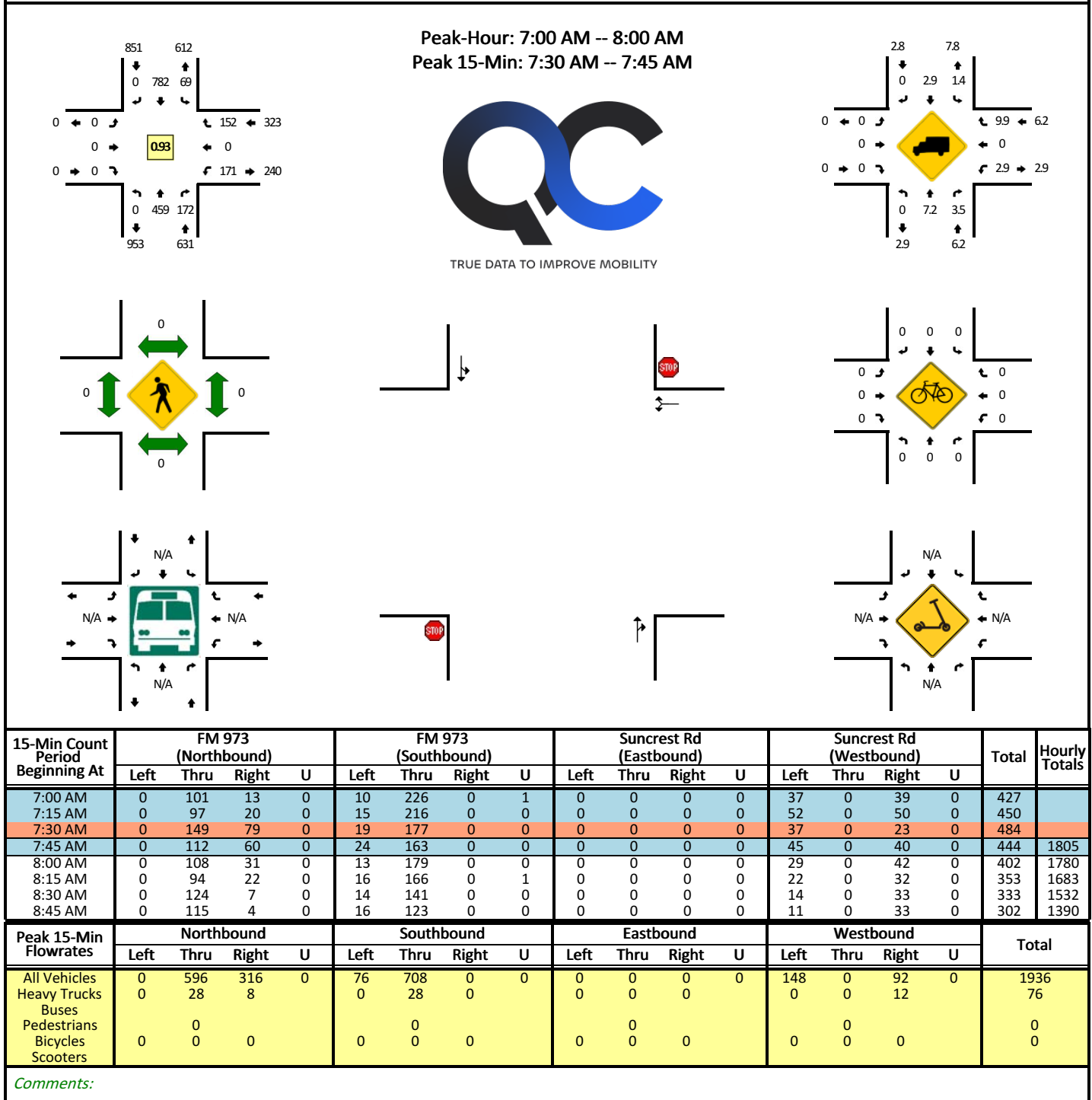
COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 12/20/2021
End Date	Tue 12/21/2021
Start Time	4:00:00 AM
End Time	4:00:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	30.351029, -97.537562 

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	32	35	28	33	128
1:00-2:00	19	19	22	20	80
2:00-3:00	21	20	17	16	74
3:00-4:00 	28	22	35	31	116
 4:00-5:00	39	52	72	65	228
5:00-6:00	125	155	197	221	698
6:00-7:00	226	262	258	294	1,040
7:00-8:00	277	255	254	270	1,056
8:00-9:00	238	228	224	211	901
9:00-10:00	235	212	228	211	886
10:00-11:00	200	183	220	219	822
11:00-12:00	249	229	199	217	894
12:00-13:00	227	236	227	230	920
13:00-14:00	225	228	243	207	903
14:00-15:00	222	228	243	229	922
15:00-16:00	248	250	288	293	1,079
16:00-17:00	313	291	300	310	1,214
17:00-18:00	328	316	312	305	1,261
18:00-19:00	281	295	253	245	1,074
19:00-20:00	176	169	177	164	686
20:00-21:00	137	163	136	127	563
21:00-22:00	125	104	103	99	431
22:00-23:00	101	89	57	71	318
23:00-24:00	65	52	54	32	203
Total					16,497
AADT					15,772
AM Peak	06:15-07:15 1,091				
PM Peak	16:45-17:45 1,266				

LOCATION: Bois-D-Arc Rd -- Tower Rd**CITY/STATE:** Manor, TX**QC JOB #:** 16426706**DATE:** Thu, Dec 7 2023

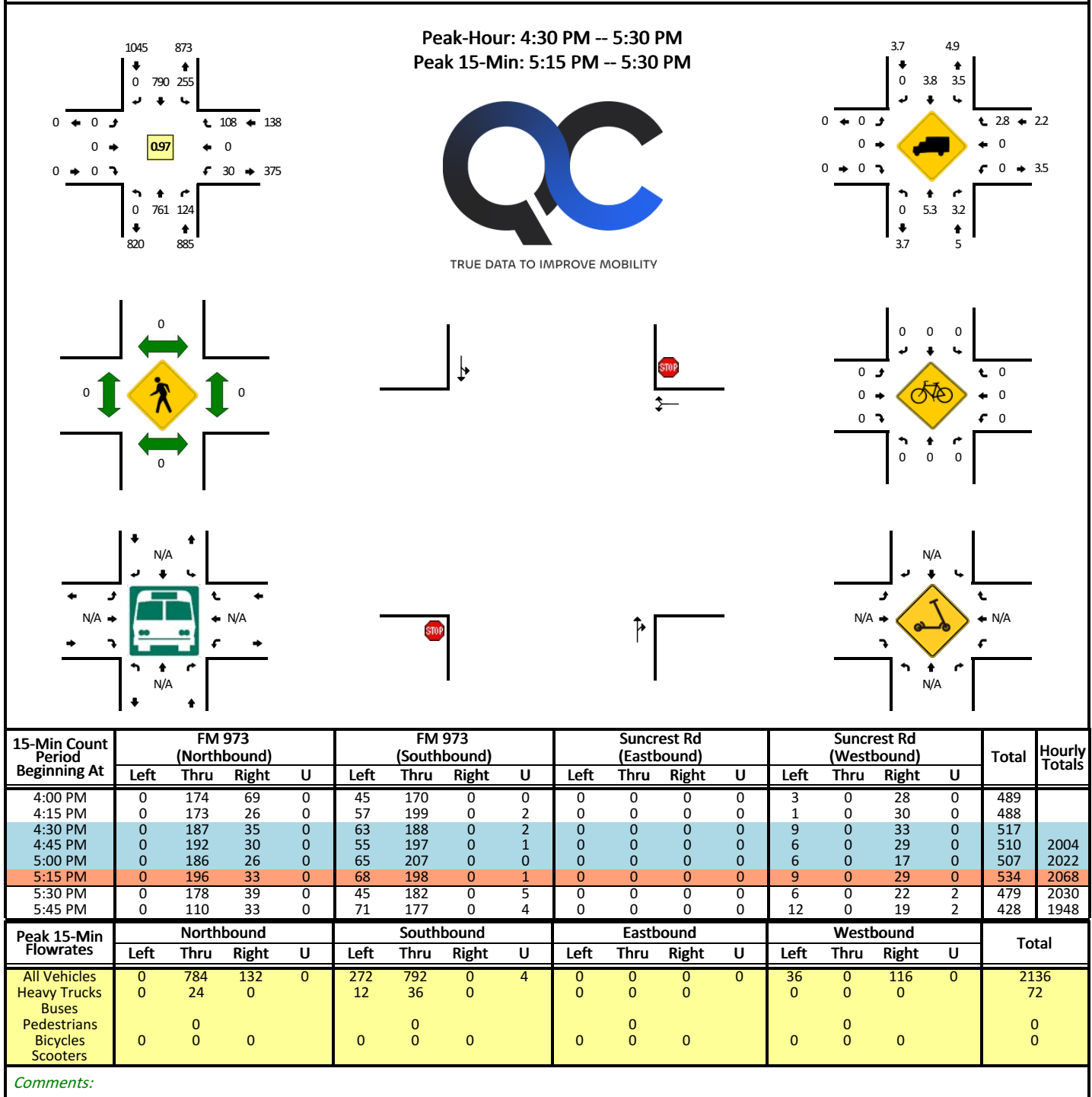
LOCATION: FM 973 -- Suncrest Rd
CITY/STATE: Manor, TX

QC JOB #: 16426701
DATE: Thu, Dec 7 2023



LOCATION: FM 973 -- Suncrest Rd
CITY/STATE: Manor, TX

QC JOB #: 16426702
DATE: Thu, Dec 7 2023

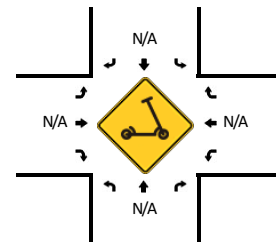
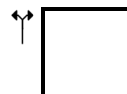
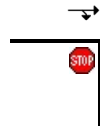
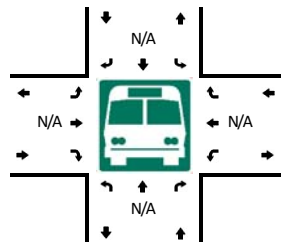
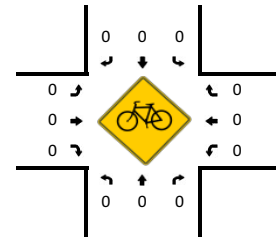
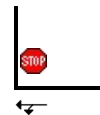
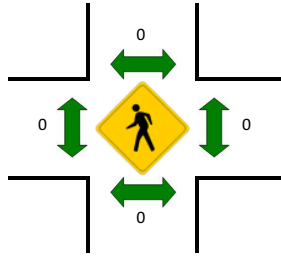
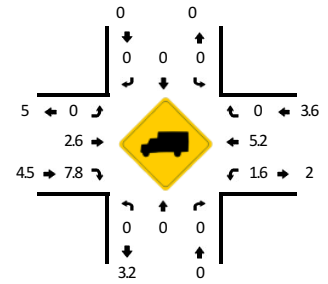
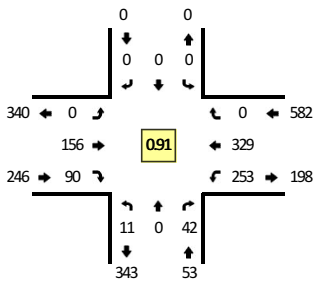


LOCATION: Suncrest Rd -- Tower Rd

CITY/STATE: Manor, TX

QC JOB #: 16426703

DATE: Thu, Dec 7 2023

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

15-Min Count Period Beginning At	Suncrest Rd (Northbound)				Suncrest Rd (Southbound)				Tower Rd (Eastbound)				Tower Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	7	0	0	0	0	0	0	18	7	0	88	91	0	0	211	
7:15 AM	3	0	11	0	0	0	0	0	0	20	15	0	70	94	0	0	213	
7:30 AM	5	0	18	0	0	0	0	0	0	62	34	0	60	64	0	0	243	
7:45 AM	3	0	6	0	0	0	0	0	0	56	34	0	35	80	0	0	214	881
8:00 AM	2	0	10	0	0	0	0	0	0	23	27	0	29	75	0	0	166	836
8:15 AM	1	0	4	0	0	0	0	0	0	27	14	0	49	62	0	0	157	780
8:30 AM	1	0	11	0	0	0	0	0	0	19	12	0	29	56	0	0	128	665
8:45 AM	0	0	14	0	0	0	0	0	0	17	16	0	23	60	0	0	130	581
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	20	0	72	0	0	0	0	0	0	248	136	0	240	256	0	0	972	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	12	0	0	12	0	0	24	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																	0	

Comments: WB stop sign on Tower Rd

Report generated on 12/11/2023 1:35 PM

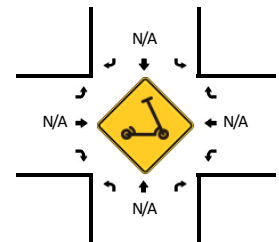
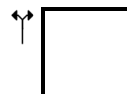
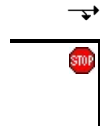
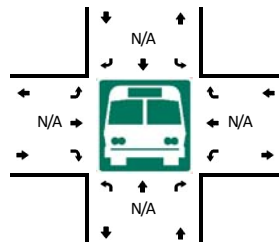
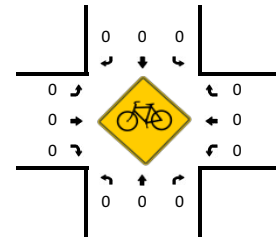
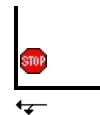
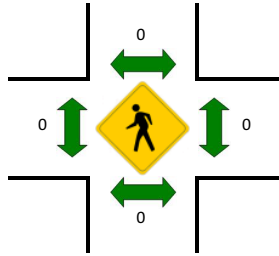
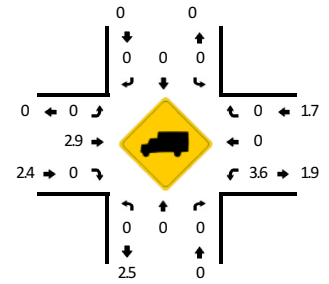
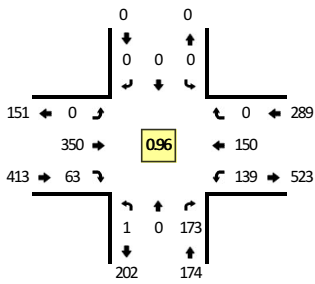
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Suncrest Rd -- Tower Rd

CITY/STATE: Manor, TX

QC JOB #: 16426704

DATE: Thu, Dec 7 2023

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

15-Min Count Period Beginning At	Suncrest Rd (Northbound)				Suncrest Rd (Southbound)				Tower Rd (Eastbound)				Tower Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	34	0	0	0	0	0	0	86	38	0	25	33	0	0	216	
4:15 PM	3	0	21	0	0	0	0	0	0	76	20	0	23	36	0	0	179	
4:30 PM	0	0	28	0	0	0	0	0	0	72	21	0	38	44	0	0	203	
4:45 PM	0	0	37	0	0	0	0	0	0	77	14	0	21	36	0	0	185	783
5:00 PM	0	0	43	0	0	0	0	0	0	83	16	0	31	26	0	0	199	766
5:15 PM	0	0	45	0	0	0	0	0	0	95	15	0	30	43	0	0	228	815
5:30 PM	0	0	47	0	0	0	0	0	0	79	13	0	47	38	0	0	224	836
5:45 PM	1	0	38	0	0	0	0	0	0	93	19	0	31	43	0	0	225	876
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	180	0	0	0	0	0	0	380	60	0	120	172	0	0	912	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	4	0	0	0	16	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments: WB stop sign on Tower Rd

Report generated on 12/11/2023 1:35 PM

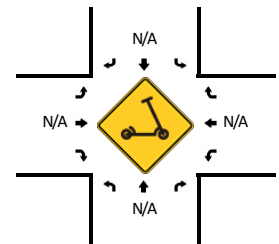
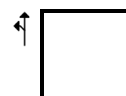
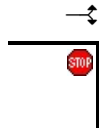
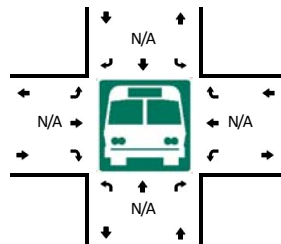
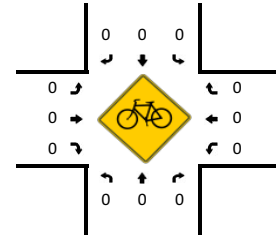
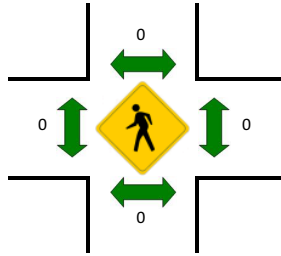
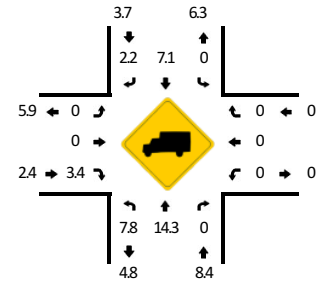
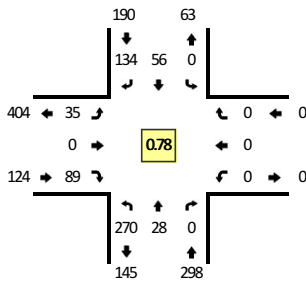
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Bois-D-Arc Rd -- Tower Rd**CITY/STATE:** Manor, TX**QC JOB #:** 16426705**DATE:** Thu, Dec 7 2023

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:30 AM -- 7:45 AM



TRUE DATA TO IMPROVE MOBILITY



15-Min Count Period Beginning At	Bois-D-Arc Rd (Northbound)				Bois-D-Arc Rd (Southbound)				Tower Rd (Eastbound)				Tower Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	75	7	0	0	0	13	32	0	7	0	11	0	0	0	0	0	145	
7:15 AM	74	2	0	0	0	9	47	0	7	0	12	0	0	0	0	0	151	
7:30 AM	75	10	0	0	0	23	35	0	13	0	40	0	0	0	0	0	196	
7:45 AM	46	9	0	0	0	11	20	0	8	0	26	0	0	0	0	0	120	612
8:00 AM	43	4	0	0	0	7	18	0	3	0	13	0	0	0	0	0	88	555
8:15 AM	34	10	0	0	0	8	20	0	5	0	18	0	0	0	0	0	95	499
8:30 AM	36	3	0	0	0	5	13	0	1	0	17	0	0	0	0	0	75	378
8:45 AM	23	6	0	0	0	11	9	0	6	0	7	0	0	0	0	0	62	320
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	300	40	0	0	0	92	140	0	52	0	160	0	0	0	0	0	784	
Heavy Trucks	24	8	0	0	0	12	4	0	0	0	0	0	0	0	0	0	48	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

Report generated on 12/11/2023 1:35 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212



Memorandum

To: Dominion Inc.

From: Ben L. Green, P.E. – Kimley-Horn and Associates

Date: February 8, 2024

Subject: **Technical Memo: Tower Road Drainage Improvements**

The content of this memo is based on a 15.49-acre tract of land located in City of Manor, approximately 500 feet east of the intersection of Tower Road and Suncrest Road. Kimley-Horn (KH) has prepared this memo to evaluate the existing drainage conditions of Tower Road at this location and to provide possible solutions to minimize the current flooding in this area. KH has been made aware that there is frequent flooding along Tower Road at this location which has prompted the need for this analysis.

The following summarizes the technical elements of the existing drainage problems and proposed drainage improvements on Tower Road for this location:

- Currently there is an existing 24" corrugated metal pipe storm culvert crossing under Tower Road. Per KH's analysis, this culvert is severely undersized resulting in frequent flooding during all significant storm events including the 2-year storm event.
- KH has determined that constructing four (4) - 3'X6' box culverts would allow sufficient storm water to pass under Tower Road and to prevent water from backing up and overtopping the existing roadway in the 2-year storm event and flooding in larger storm events such as the 25-year and 100-year would be reduced.

Tower Road experiences flooding in the lowest commonly analyzed rain event, the 2-year storm event, and it can be expected to flood in smaller rain events multiple times per year. This 2-year storm event is defined as approximately 4 inches of rain over 24 hours and statistically has a 50% chance to occur each year, per NOAA ATLAS 14 precipitation estimates, the latest available data from the National Weather Service.

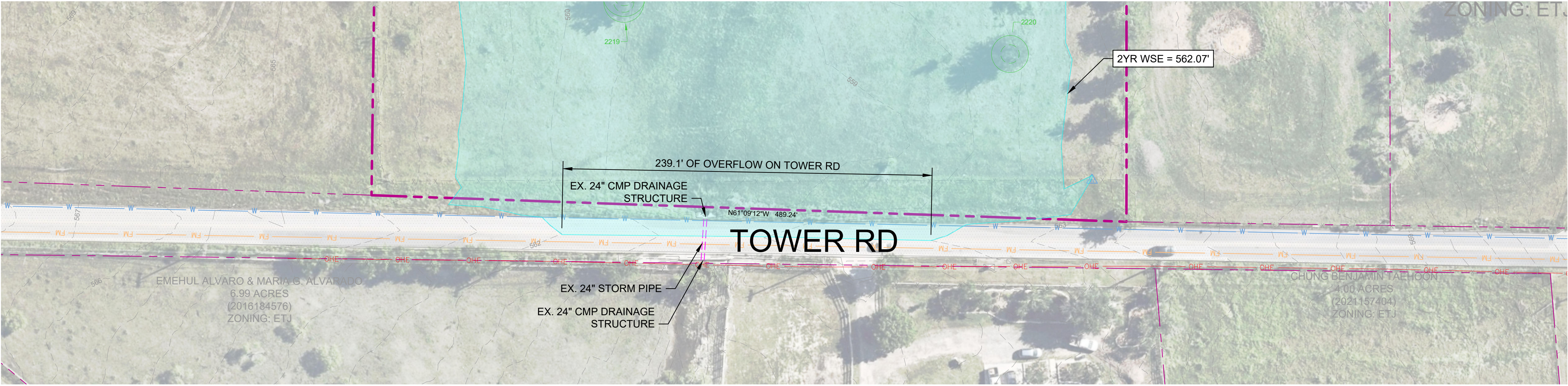
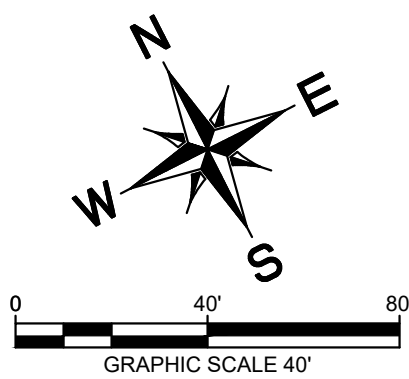
In the existing condition, the volume of water generated by the 2-year storm can be expected to surcharge the existing undersized culvert. As the culvert fills with water, excess water will back up behind the roadway, causing water to overtop Tower Road at a depth of approximately 1.5 feet over the pavement at its deepest location. This overtopping flow spans along Tower Road for approximately 239 feet which creates an unsafe driving condition during most sustained rain events.

With the installation of the four (4) 3'X6' culverts, drainage will be improved such that water during the 2-year storm event and smaller storm events would be fully conveyed underneath the roadway and contained within underground storm infrastructure. In essence, the proposal would be to replace the

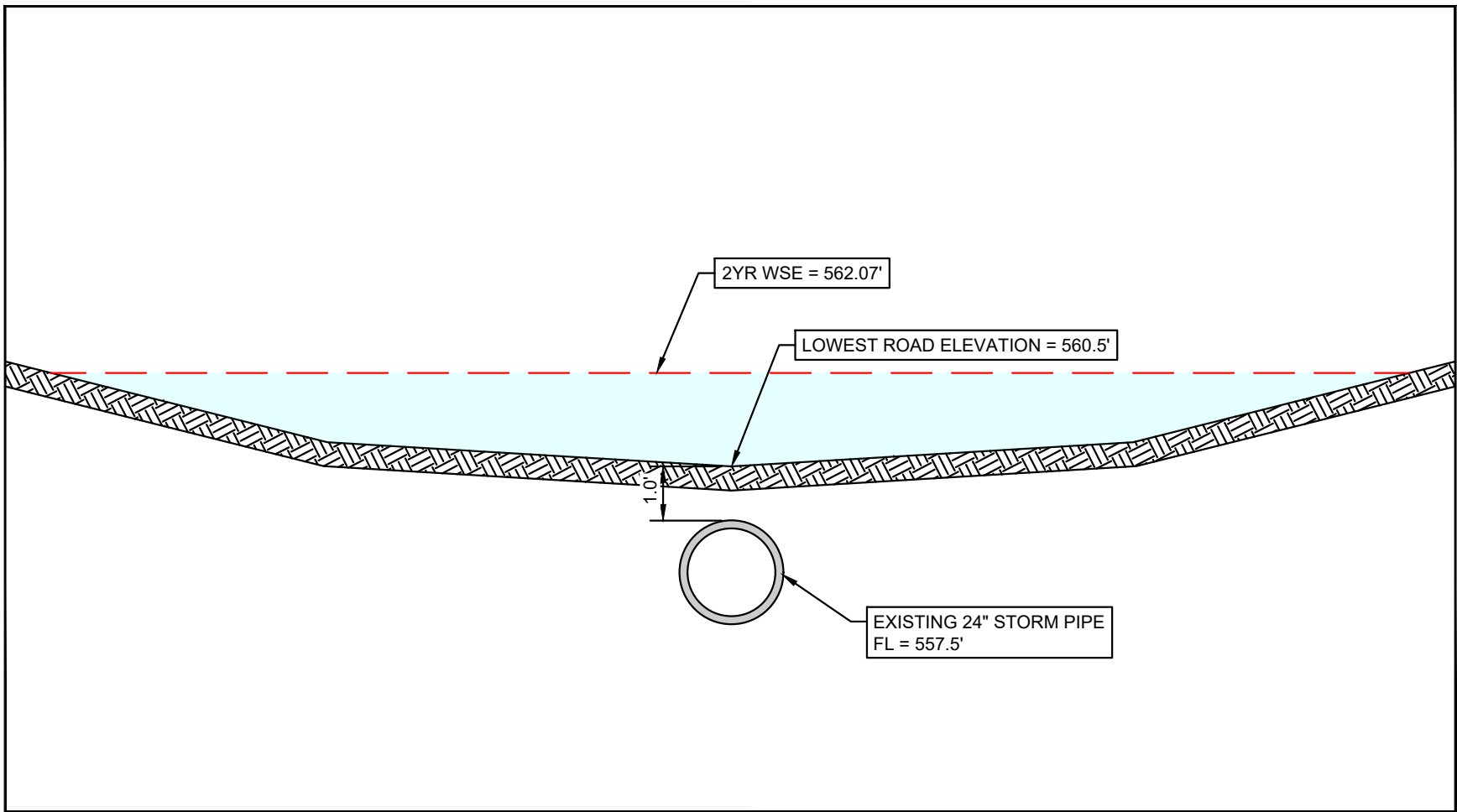
existing pipe with larger culverts, which have more flow capacity due an increased opening area which allows water to pass through instead of backing up behind the roadway. The proposed box culverts would not be conveying more flow downstream. Rather, the same amount of water that would originally be passing above the roadway would be passing underneath the roadway in the proposed box culverts. Per Texas Water Code and City of Manor regulations, the amount of flow downstream will not be allowed to increase, but the manner in which the flow will be conveyed will be safer for motorists. Since the water will no longer overtop the roadway; this will ensure Tower Road remains functional during the majority of rain events through the year.

Per standard engineering practice and in conformance with the Texas Water Code and City of Manor regulations, the proposed development will be required to ensure that the proposed development will not increase flow downstream of the development. During the course of design of the onsite civil plans, KH will perform a drainage model using Soil Conservation Service Curve Number model methodology to ensure the flow of water downstream does not increase when additional impervious cover proposed by the development is constructed. The maximum amount of impervious cover proposed onsite will be dictated by the zoning. The proposed culverts under Tower Road will not impact the amount of impervious cover allowed or designed. KH will propose a variety of storm maintenance measures, including underground pipe conduit, open channels, and detention ponds, to reduce the proposed flows generated by the additional impervious cover to be lower than the flow in existing conditions. The City of Manor will have to approve of the drainage design for the development in order for the development to receive Site Development Permits.

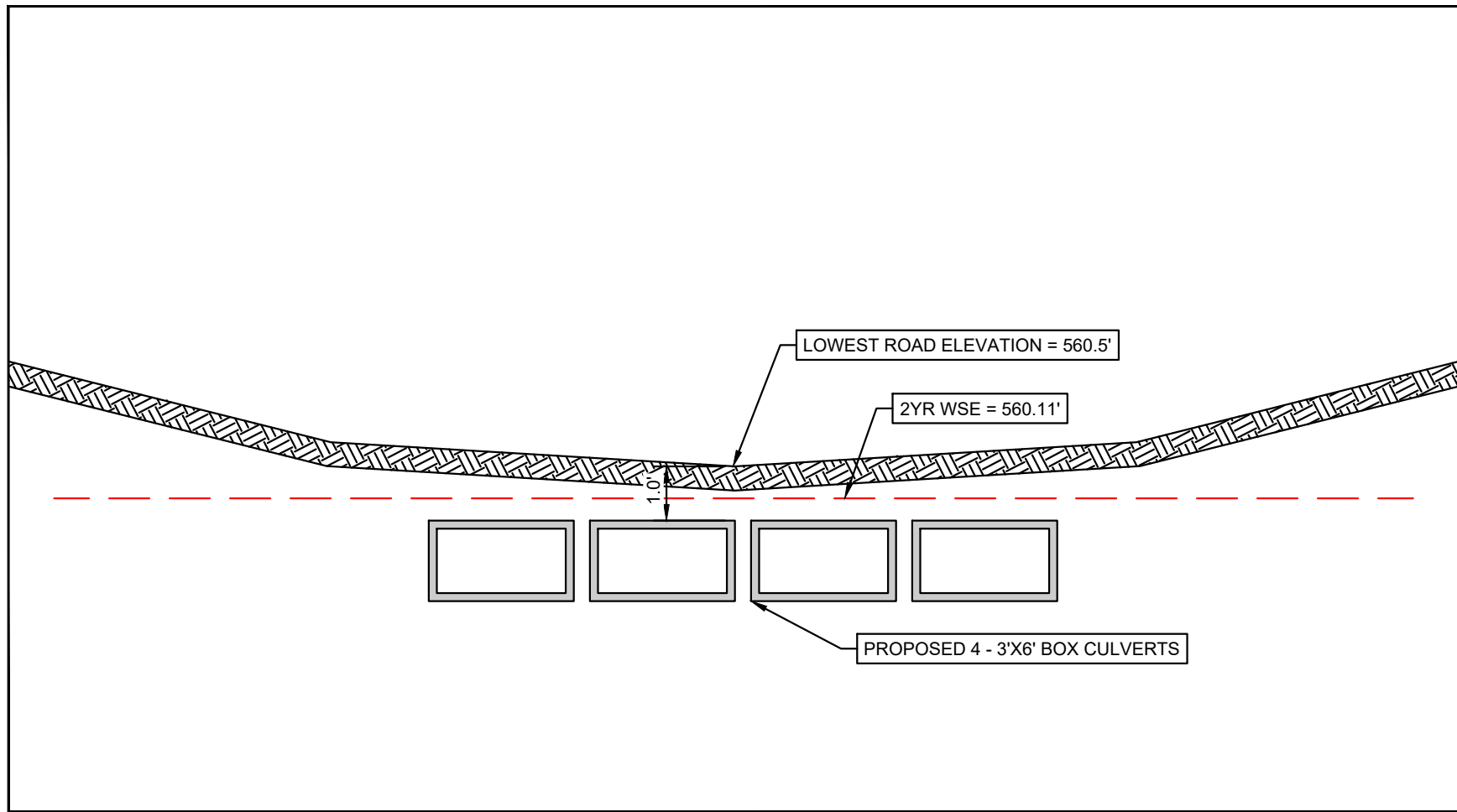
The Culvert Exhibit provided depicts the existing and proposed conditions described above.



LEGEND	
	PROPERTY LINE
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING FORCE MAIN LINE
	EXISTING WASTEWATER MANHOLE
	EXISTING STORM DRAIN LINE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN INLET
	EXISTING OVERHEAD POWERLINE
	EXISTING POWER POLE



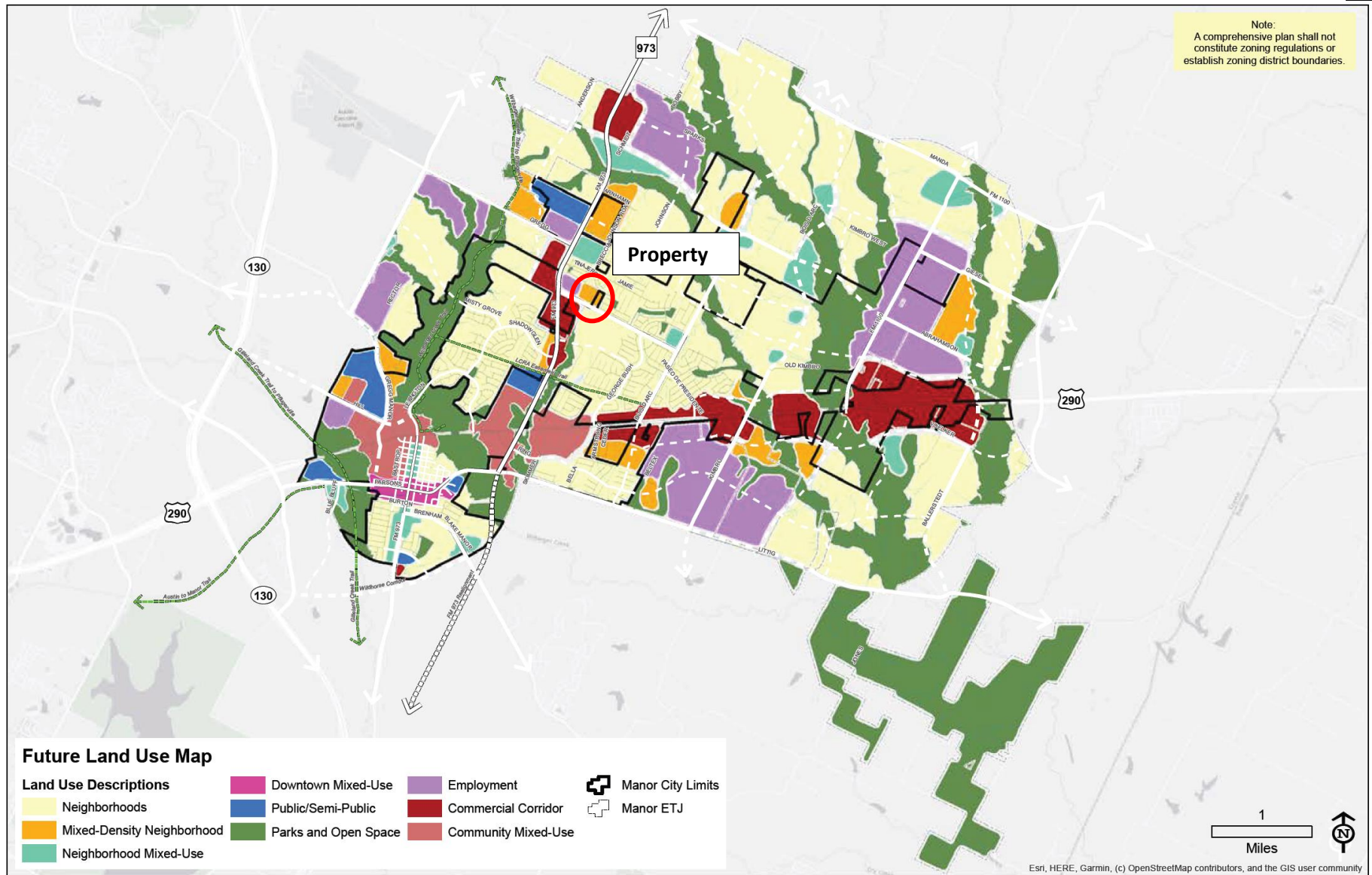
ROAD PROFILE - EXISTING OVERTOPPING DEPTH
N.T.S.



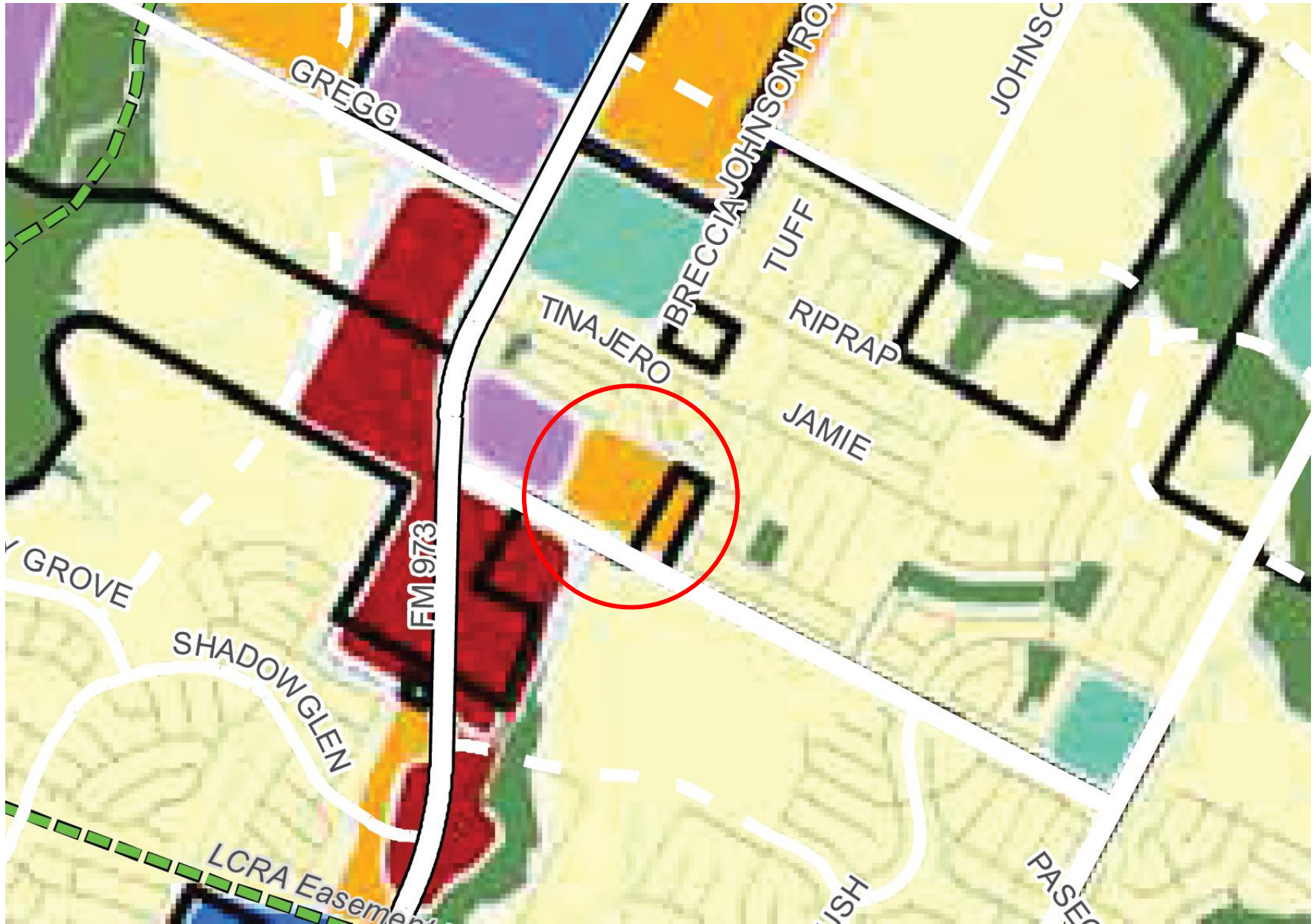
ROAD PROFILE - PROPOSED OVERTOPPING DEPTH
N.T.S.

TOWER RD
CULVERT EXHIBIT
MANOR, TEXAS
December 23

Kimley»Horn
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
512-646-2237
State of Texas Registration No. F-928



Map 3.1. Future Land Use Map



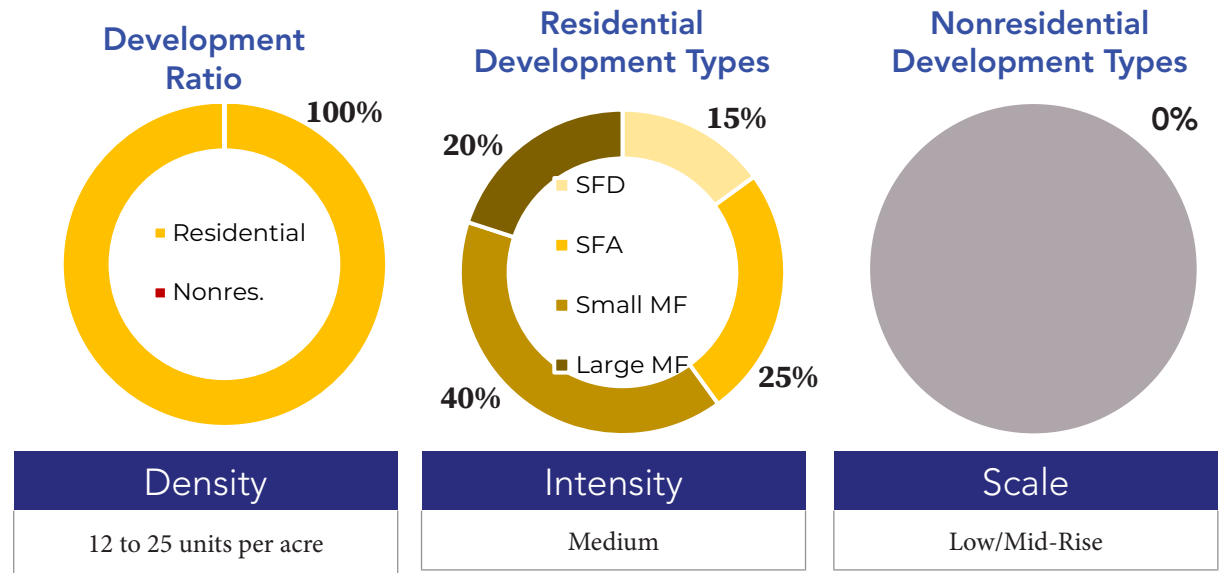
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



12/27/23

City of Manor Development Services

Notification for a Rezoning Application

Project Name: Dominion Multi-Family Rezoning
 Case Number: 2023-P-1596-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 Regularly Scheduled meetings for the purpose of considering and acting upon a Rezoning Application for the Dominion Multi-Family apartments located at 12200 Tower Rd, Manor, TX from (IN-1) Industrial-Light to (MF-2) Multi-Family 25. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for the Dominion, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Industrial Light to (MF-2) Multifamily – 25.

Applicant: Dominion
Owner: Kenneth Tumlinson

The Planning and Zoning Commission will meet at 6:30PM on January 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on January 17, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

Shaterica & Wesley Roberson
14401 ESTUARY RD
MANOR, TX 78653

Josias Gaona & Elvira Fernadez
14405 ESTUARY RD
MANOR, TX 78653

Willie Earl Easley & Tracy Y. Lee
14409 ESTUARY RD
MANOR, TX 78653

Donald R. & Cindy L. Williams
14413 ESTUARY RD
MANOR, TX 78653

Gaurav Dhingra & Saxena B. Charul
2688 Corey Pl
SAN RAMON, CA 94583

Marco A. Zarate
14421 ESTUARY RD
MANOR, TX 78653

Phillip & Lillian Howard
11740 CARBROOK RD
MANOR, TX 78653

Jorge Nicanor
11736 CARBROOK RD
MANOR, TX 78653

Tommy Ortegon & Amy Martinez
11732 CARBROOK RD
MANOR, TX 78653

Yvonne & Christopher T. Solis
11728 CARBROOK RD
MANOR, TX 78653

Jiacheng Hong & Duan Yuqiong
1436 CABRILLO AVE
BURLINGAME, CA 94010

Dechard & Doris Freeman
11720 CARBROOK RD
MANOR, TX 78653

John Allan Doranski
1801 ROBERT TYLER DR
KILLEN, TX 76542

Magdaleno C. Moreno Jr.
11725 CARBROOK RD
MANOR, TX 78653

Mary Davis & Jordan Wesley Barrs
11729 CARBROOK RD
MANOR, TX 78653

Chasalyn M. Rowlett
11733 CARBROOK RD
MANOR, TX 78653

Jeremiah Gonzales & Ashley D.
Endicott
11737 CARBROOK RD
MANOR, TX 78653

Kevin J. Carlin & Taylor Nicole Radke
11741 CARBROOK RD
MANOR, TX 78653

Standford B. Routt
1926 MULLIGAN DR
ROUND ROCK, TX 78664

Vishal & Aparna Bhatnagar
11913 RIPARIAN RD
MANOR, TX 78653

Kenyata B. Jones
11917 RIPARIAN RD
MANOR, TX 78653

Sebastian Joseph & Lauren Ann Breci
11921 RIPARIAN RD
MANOR, TX 78653

Tsegaye K. Alemu & Birru A. Ejigayehu
11925 RIPARIAN RD
MANOR, TX 78653

Vishnu Santhi Kallam
24300 SW HIDDEN VALLEY RD
PECULIAR, MO 64078

Mary L. Geil
11933 RIPARIAN RD
MANOR, TX 78653

Portia R. Vincent
11937 RIPARIAN RD
MANOR, TX 78653

Maria M. Williams
12001 RIPARIAN RD
MANOR, TX 78653

Rochan Bhuptani
752 SPRINGFIELD DR
CAMPBELL, CA 95008

Rafaela Resendez & Juana Rosales
12009 RIPARIAN RD
MANOR, TX 78653

Fidele Kimararungu & Nyabirori Odette
12013 RIPARIAN RD
MANOR, TX 78653

Douglas & Glenda Sparks
12017 RIPARIAN RD
MANOR, TX 78653

Christopher & Denise Martinez
12200 TOWER RD
MANOR, TX 78653

Benjamin Taehoon Chung
PO BOX 812
MANOR, TX 78653

Stan Voelker
14401 N FM 973
MANOR, TX 78653

Emehul & Maria Alvarado
12101 TOWER RD
MANOR, TX 78653

Dee L. Brown
14200 SUNCREST RD
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 2024

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan for 15721 US Hwy 290.

Applicant: The Glass House

Owner: The Glass House

BACKGROUND/SUMMARY:

This item is discretionary.

A Coordinated Sign Plan (CSP) sets the signage regulations for a property that individual signs, when applied for, would need to follow. A Coordinated Sign Plan is required either when one business is located in two or more buildings on one property, or one building has four or more tenants. This property has one business that is located in two buildings.

This CSP includes only one 23.275-square-foot backlit sign.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Coordinated Sign Plan

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Coordinated Sign Plan for 15721 US Hwy 290.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

SIGN PLAN PAGE 1 OF 2

GLAZING CALCULATIONS OF PRIMARY FACADE

TOTAL S.F. OF PRIMARY FACADE: 1,750 S.F.		PROPOSED
10% GLAZING OF PRIMARY FACADE: 175 S.F.		
a.	GLAZING	968 S.F.
TOTAL GLAZING COVERAGE OF PRIMARY FACADE		968 S.F. 60% OF 100% PRIMARY FACADE

APPLICABLE ARCHITECTURAL REQUIREMENTS

- CANOPIES, AWNINGS, OR PORTICOS
- MINIMUM OF TWO BUILDING MATERIALS, DIFFERENTIATED BY TEXTURE, COLOR, OR MATERIAL
- ARTICULATED GROUND FLOOR LEVELS OR BASE
- ARTICULATED CORNICE LINE
- HORIZONTAL & VERTICAL ARTICULATION OF PRIMARY FACADE
- MINIMUM 10% GLAZING (SEE GLAZING CALCULATIONS)



Qty: 1 Custom Cabinets with PushThru Acrylic letters & dots - 72"x46.5"

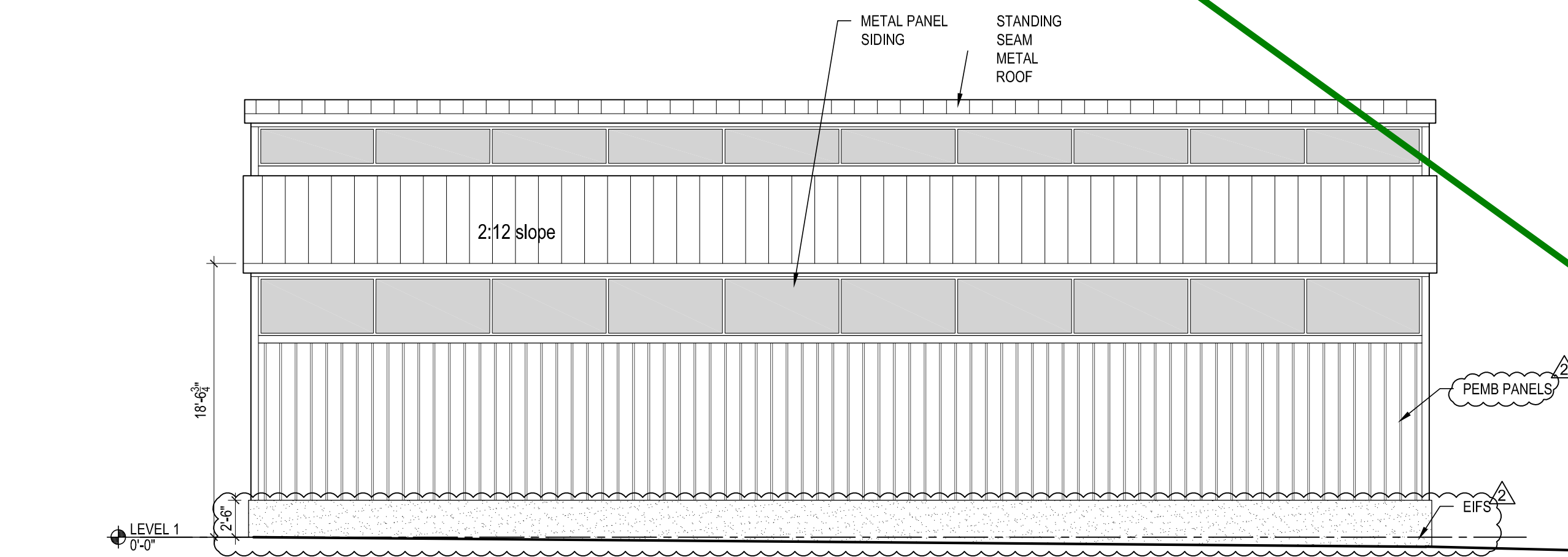
Invoice #: 16026
Date: 11-18-22
Customer: The Glass House
Due Date: 12-28-22

Size: See Above
Color Specs (if specified): Full Color
Material: Push Thru Acrylic custom cab
Material Thickness: Standard

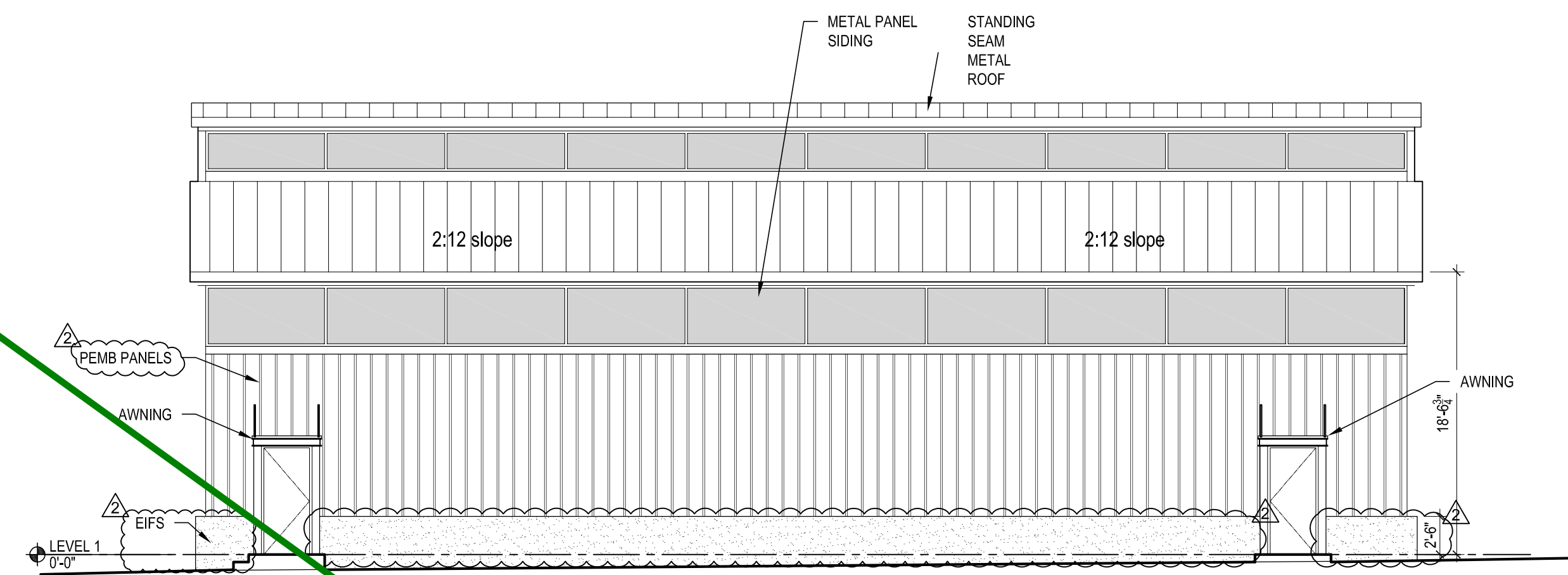
Qty: 1
Designer: Adam
Notes:

COORDINATED SIGN PLAN The Glass House, Inc. 15721 Hwy 290 E

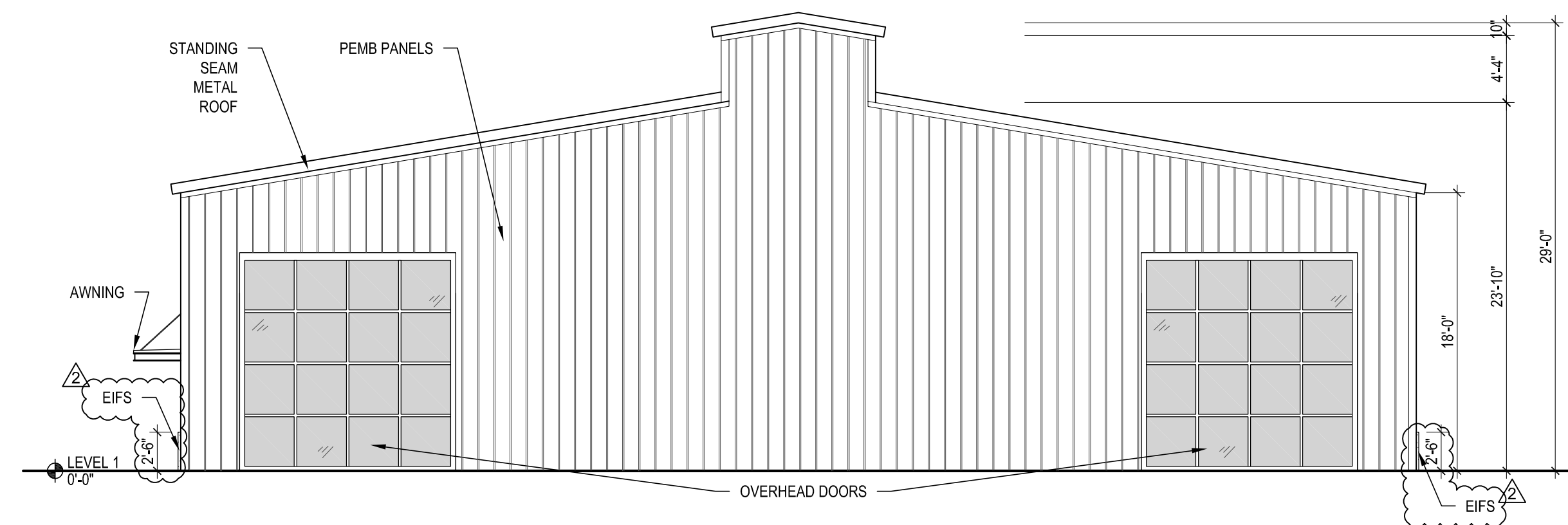
One 72" wide x 46.55" tall
back lit sign



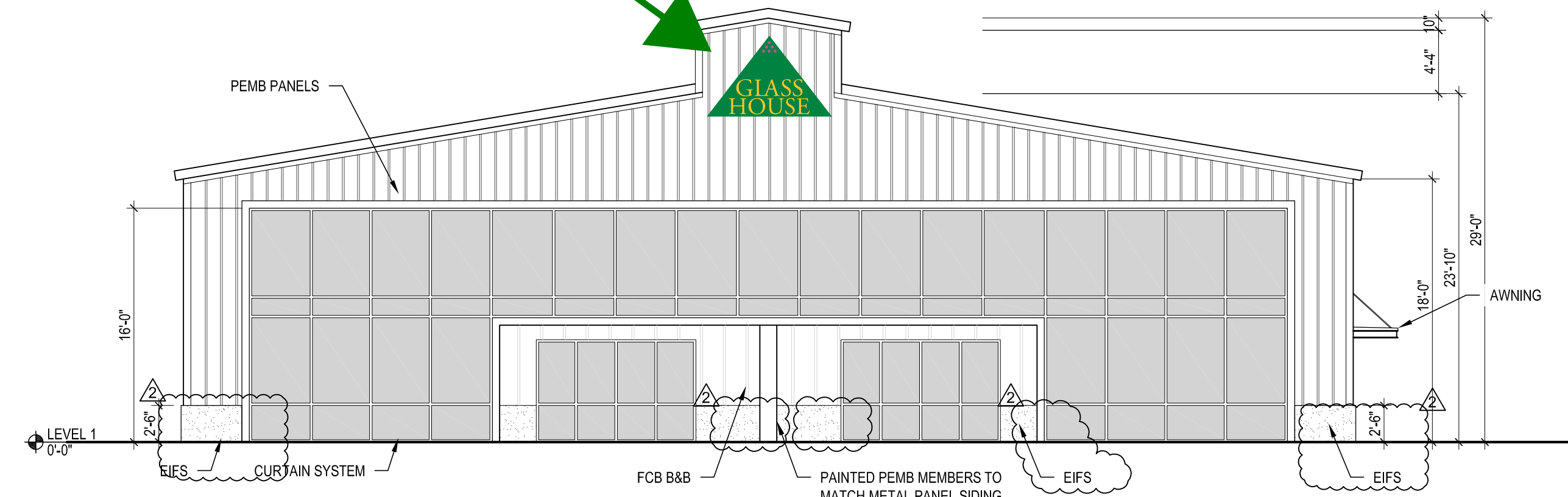
04 EAST ELEVATIONS
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



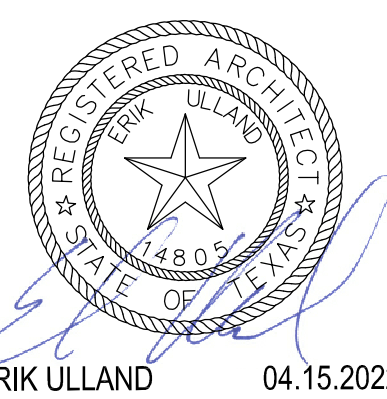
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GLASS HOUSE

15721 US HWY 290 E
TRAVIS COUNTY
MANOR, TEXAS 78621

NOTE: This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.

NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers he intends to use have carefully and thoroughly reviewed the drawings and specifications and other construction documents and have found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their or their subcontractor's and material supplier's knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and authorities.



ISSUE DATES:	
11.24.2021	ISSUE FOR PERMIT
02.01.2022	TC ESD NO.12 COMMENTS
04.15.2022	CITY COMMENTS REV 1
....
....
....
....
....
....

WAREHOUSE
EXTERIOR
ELEVATIONS

A-202

SIGN PLAN
PAGE 2 OF 2

Building sign here - see elevation
page

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	ADJOINING LOT LINES
---	---	EASEMENT LINES
X	X	FENCING
OU	OU	OVERHEAD ELECTRIC LINE
---	---	FIRE LANE STRIPING
---	---	LIMITS OF CONSTRUCTION

GENERAL NOTES:

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR/DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

2. CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.

3. EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SURVEY NOTES:

1. THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY HOLT CARSON INCORPORATED PROFESSIONAL LAND SURVEYORS DATED 03/07/2021.

2. FOR BENCHMARK AND SURVEY INFORMATION CONTACT HOLT CARSON INCORPORATED PROFESSIONAL LAND SURVEYORS AT (512) 442-0990.

DIMENSIONAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB/FACE OF BUILDING UNLESS NOTED ON PLANS.

2. BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO LAYOUT OF SITE.

3. ALL ADA ACCESSIBLE SIDEWALK SHALL BE A MINIMUM WIDTH OF 5-FT UNLESS OTHERWISE INDICATED.

4. ALL PARKING SPACES ARE 90 DEGREES AND 11.00-FT WIDE BY 20.00-FT DEEP, UNLESS OTHERWISE INDICATED.

5. ALL CURB RADI ARE INDICATED ON PLANS.

ACCESSIBLE PARKING SPACE NOTE:

EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]

BUILDING 1 SUMMARY (EX. BUILDING)

BUILDING HEIGHT:	17'-0"
TOTAL FLOOR AREA:	3,474 SF
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	VB

BUILDING 2 SUMMARY (PROP. BUILDING)

BUILDING HEIGHT:	26'-0"
TOTAL FLOOR AREA:	6,400 SF
OCCUPANCY TYPE:	F2
CONSTRUCTION TYPE:	2B

SITE SUMMARY

SITE AREA TOTAL (PROPERTY LIMITS) =	96,051 SF	(2.21 AC.)
PROPOSED LIMITS OF CONSTRUCTION =	108,900 SF	(2.50 AC.)
EXISTING IMPERVIOUS COVER (TO REMAIN) =	4,604 SF	(0.11 AC.)
PROPOSED IMPERVIOUS COVER =	27,351 SF	(0.63 AC.)
TOTAL PROPOSED IMPERVIOUS COVER =	31,955 SF	(0.73 AC.)

PARKING SUMMARY

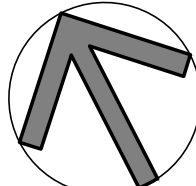
REQUIRED PARKING	
OFFICE WAREHOUSE (1/250 GFA) = (3,477 SF / 250) =	14
WAREHOUSE (1/1000 GFA) = (6,400 SF / 1000) =	6
TOTAL PARKING REQUIRED =	20
ALLOWABLE PARKING REDUCTIONS	
PROVIDING SHOWERS & LOCKERS = 5% REDUCTION = 20 * 0.05 =	1
TOTAL PARKING REQUIRED (WITH REDUCTIONS) = 20 - 1 =	19
PROPOSED PARKING	
TOTAL	19
STANDARD	18
ADA ACCESSIBLE (VAN)	1

UTILITY NOTES:

1. THIS PROJECT DOES NOT REQUIRE ANY NEW WATER AND/OR WASTEWATER SERVICE. ALL EXISTING SERVICES SHALL REMAIN IN USE.

2. THE EXISTING SITE IS SERVED BY MANVILLE WATER AND AN APPROVED ON-SITE SEPTIC FACILITY (OSSF) PER TRAVIS COUNTY PERMIT #1999-OS-0154.

3. TRAVIS COUNTY ESD 12 IS NOT REQUIRING ANY NEW FIRE HYDRANTS OR FIRE SUPPRESSION AT THIS TIME. REFER TO SHEET 6 FOR ADDITIONAL INFORMATION.



SIDEWALK DETAIL

THE GLASS HOUSE
15721 US HWY 290 E, MANOR, TX 78621
OVERALL SITE PLAN

DESIGNED BY: T. DUVALL
DRAWN BY: P. HAMBY
CHECKED BY: T. DUVALL
REVISED BY:

