



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

Planning & Zoning Commission Regular Meeting

Wednesday, October 12, 2022 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

- 1.** Conduct a public hearing on regarding the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.
Applicant: Baeza Engineering, PLLC
Owner: John and Sandy Kerr

- 2.** Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Las Entradas Development Corp.

- 3.** Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.
Applicant: LJA Engineering
Owner: The Butler Family Partnership, Ltd.

- 4. Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**

Applicant: I.T. Gonzalez Engineers

Owner: Victor Martinez

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.

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

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.**

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

- 7. Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.**

Applicant: Kimley-Horn and Associates

Owner: Las Entradas Development Corp.

- 8. Consideration, discussion, and possible action on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.**

Applicant: LJA Engineering

Owner: The Butler Family Partnership, Ltd.

- 9. Consideration, discussion, and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**

Applicant: I.T. Gonzalez Engineers

Owner: Victor Martinez

- 10. Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX.**

Applicant: Kimley-Horn and Associates

Owner: Jefferson Triangle Marine, LP

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, October 7, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on regarding the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property is at the corner of Arnhamn Lane and FM 973 and was recently annexed into the city at the owner's request.

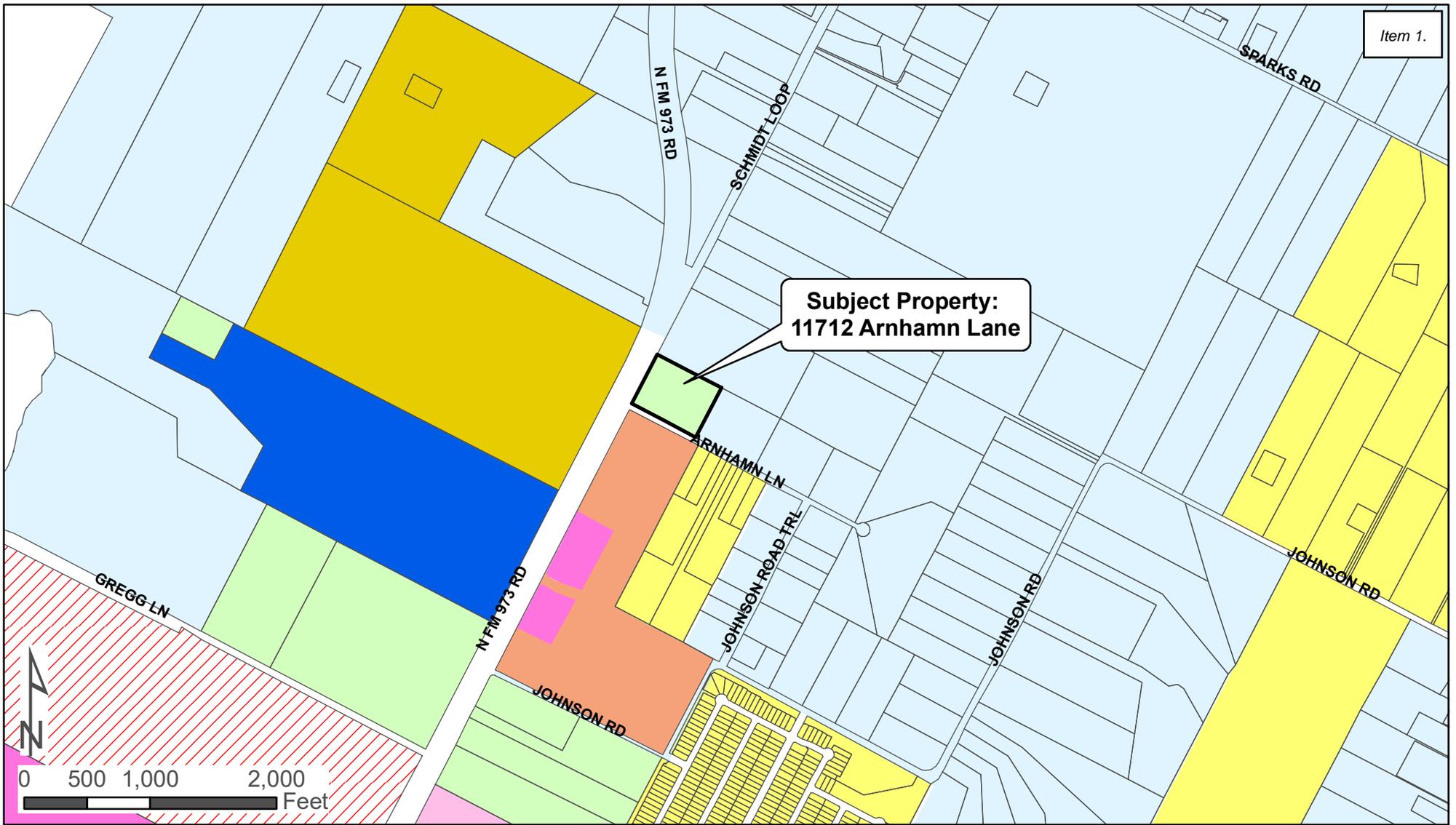
LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Rezoning Map
- Aerial Image
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on regarding the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



Item 1.

Subject Property:
11712 Arnham Lane



Current:
Agricultural (A)

Proposed:
Medium Commercial (C-2)

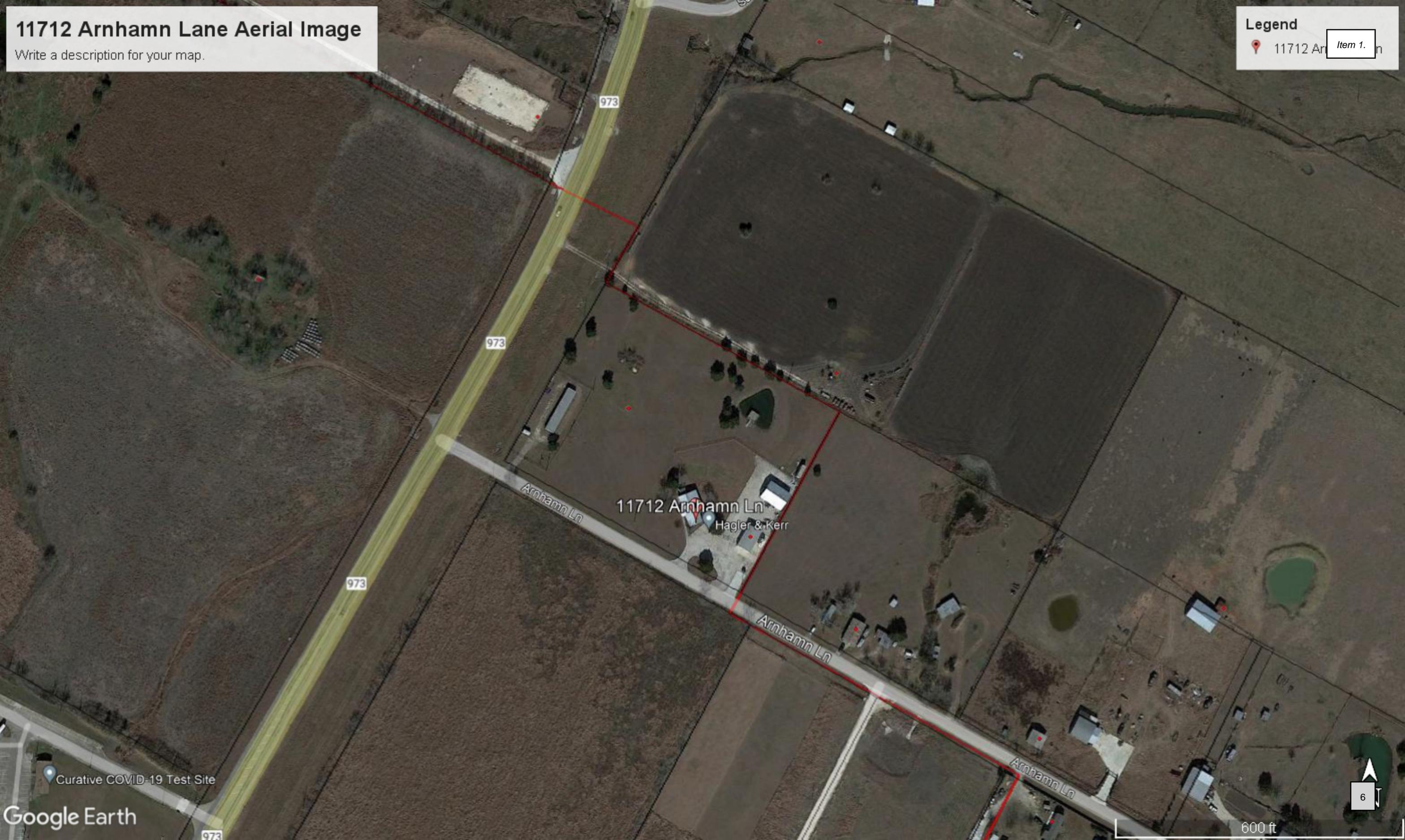
Zone	
	A - Agricultural
	SF-1 - Single Family Suburban
	SF-2 - Single Family Standard
	TF - Two Family
	TH - Townhome
	MF-1 - Multi-Family 15
	MF-2 - Multi-Family 25
	MH-1 - Manufactured Home
	I-1 - Institutional Small
	I-2 - Institutional Large
	GO - General Office
	C-1 - Light Commercial
	C-2 - Medium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

11712 Arnhamn Lane Aerial Image

Write a description for your map.

Legend

- 📍 11712 Arnhamn Ln Item 1.



11712 Arnhamn Ln
Hagler & Kerr

973

973

973

Arnhamn Ln

Arnhamn Ln

Arnhamn Ln

973

Curative COVID-19 Test Site

Google Earth

600 ft





9/19/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
Case Number: 2022-P-1472-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Zoning Application for 11712 Arnhamn Lane located at 11712 Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing regarding the submission of a Rezoning Application for 10 acres, more or less, out of Greenburt Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 9/19/2022 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.

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

KB HOME LONE STAR INC
(1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

MARTINEZ WIFRANO G &
VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

ALVARADO RAFAEL GARCIA &
MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

CONTINENTAL HOMES OF TEXAS LP
(165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is the final two phases for Las Entradas North and includes Entradas Blvd (Phase 4) that connects Hill Lane to US 290 and Phase 5 is a future commercial site at the corner of Gregg Manor Rd and Hill Lane.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) 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 a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



KHA PROJECT	069241754
DATE	FEBRUARY 2022
SCALE	AS SHOWN
DESIGNED BY	KM
DRAWN BY	XXER
CHECKED BY	JBR

PRELIMINARY PLAN
(SHEET 1 OF 2)

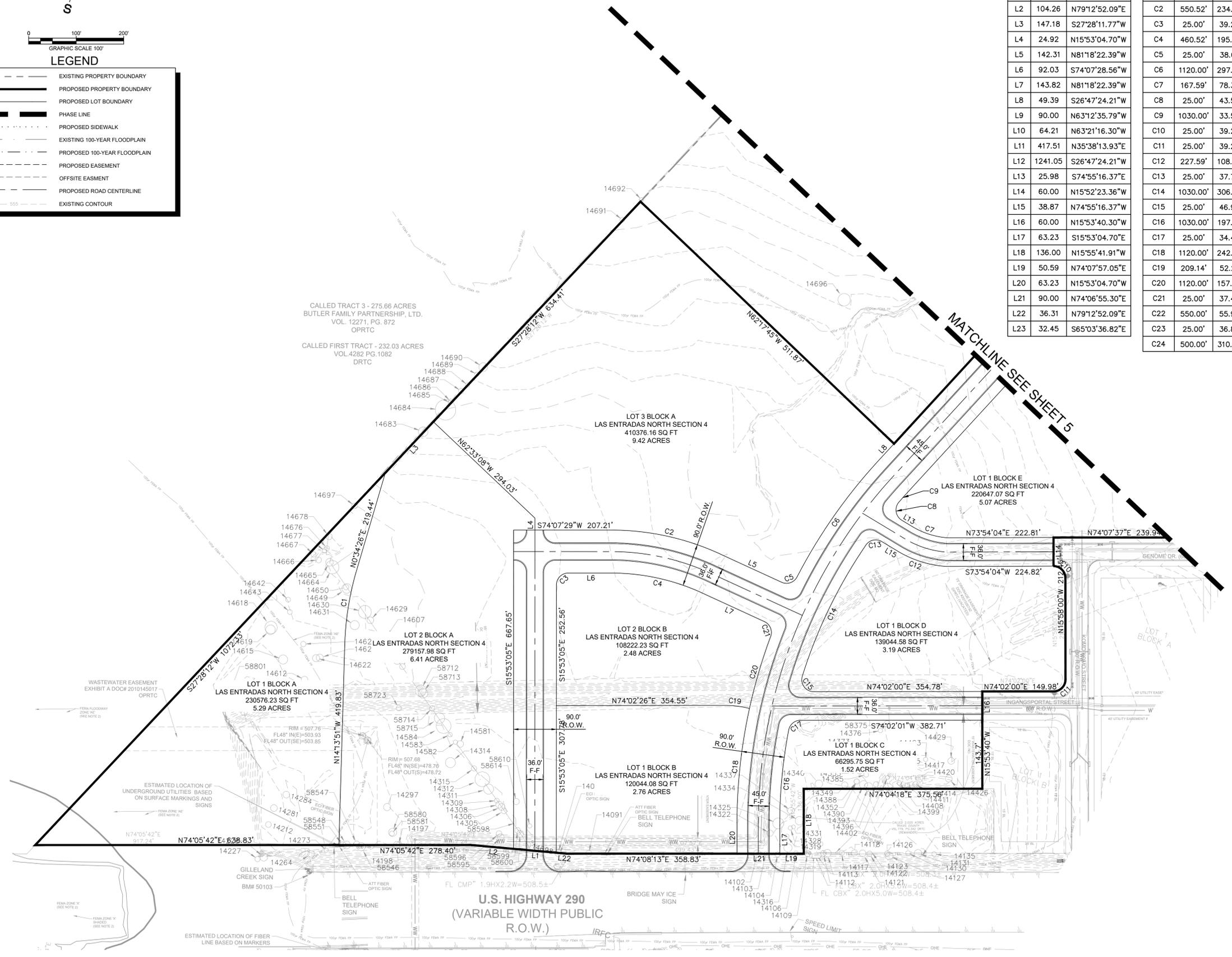
LAS ENTRADAS NORTH
SECTION 4 & 5
PRELIMINARY PLAN
CITY OF MANOR
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.24	N79°12'52.09"E
L2	104.26	N79°12'52.09"E
L3	147.18	S27°28'11.77"W
L4	24.92	N15°53'04.70"W
L5	142.31	N81°18'22.39"W
L6	92.03	S74°07'28.56"W
L7	143.82	N81°18'22.39"W
L8	49.39	S26°47'24.21"W
L9	90.00	N63°12'35.79"W
L10	64.21	N63°21'16.30"W
L11	417.51	N35°38'13.93"E
L12	1241.05	S26°47'24.21"W
L13	25.98	S74°07'28.56"W
L14	60.00	N15°52'23.36"W
L15	38.87	N74°55'16.37"W
L16	60.00	N15°53'40.30"W
L17	63.23	S15°53'04.70"E
L18	136.00	N15°55'41.91"W
L19	50.59	N74°07'57.05"E
L20	63.23	N15°53'04.70"W
L21	90.00	N74°06'55.30"E
L22	36.31	N79°12'52.09"E
L23	32.45	S65°03'36.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	610.13'	151.54'	N7°06'56"W	151.15'	141°3'51"	76.16'
C2	550.52'	234.22'	S86°30'20"W	232.45'	24°22'34"	118.91'
C3	25.00'	39.27'	S29°07'12"W	35.36'	90°00'33"	25.00'
C4	460.52'	195.78'	S86°30'53"W	194.31'	24°21'29"	99.39'
C5	25.00'	38.01'	S55°08'15"W	34.45'	87°06'45"	23.77'
C6	1120.00'	297.29'	S19°11'09"W	296.42'	151°2'31"	149.53'
C7	167.59'	78.36'	S88°18'56"E	77.64'	26°47'20"	39.91'
C8	25.00'	43.57'	S24°59'56"E	38.26'	99°50'40"	29.71'
C9	1030.00'	33.56'	S25°51'24"W	33.56'	1°52'00"	16.78'
C10	25.00'	39.23'	N60°55'12"W	35.33'	89°54'23"	24.96'
C11	25.00'	39.27'	N29°02'00"E	35.36'	90°00'00"	25.00'
C12	227.59'	108.88'	N88°37'37"W	107.85'	27°24'42"	55.50'
C13	25.00'	37.73'	S61°50'33"W	34.25'	86°28'22"	23.51'
C14	1030.00'	306.52'	S10°04'50"W	305.39'	17°03'02"	154.40'
C15	25.00'	46.92'	S52°12'30"E	40.33'	107°32'02"	34.11'
C16	1030.00'	197.12'	S10°24'07"E	196.82'	1°57'55"	98.86'
C17	25.00'	34.45'	S34°33'25"W	31.79'	78°57'09"	20.59'
C18	1120.00'	242.82'	N9°40'25"W	242.35'	12°25'19"	121.89'
C19	209.14'	52.21'	N81°12'21"E	52.07'	14°18'09"	26.24'
C20	1120.00'	157.04'	N0°33'15"E	156.91'	8°02'01"	78.65'
C21	25.00'	37.47'	N38°22'03"W	34.06'	85°52'38"	23.26'
C22	550.00'	55.94'	N33°20'28"E	55.91'	5°49'39"	27.99'
C23	25.00'	36.88'	N72°41'01"E	33.62'	84°30'44"	22.71'
C24	500.00'	310.76'	S82°51'56"E	305.78'	35°36'38"	160.58'

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Morris, K. Date: February 28, 2022. 09:37:22am. File Path: \\kimley-horn.com\TX\AUS\AUS_Civil\069241754-Las Entradas North Section 4 & 5\Cad\Preliminary\PlanSheets\C-Preliminary_Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Morris, K.V. Date: February 28, 2022 09:27:28am File Path: \\kimley-horn.com\TX-AUS\AUS-Civil\069241754-Las Entradas North Section 4 & 5\Cad\Preliminary\PlanSheets\C-Preliminary_Plan.dwg
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NO.	DESCRIPTION
14080	14" HACKBERRY
14091	13" HACKBERRY
14102	15" HACKBERRY
14103	9" HACKBERRY
14104	11" HACKBERRY
14106	10" HACKBERRY
14109	13" HACKBERRY
14112	12" CEDAR ELM
14113	16" CEDAR ELM
14117	11" CEDAR ELM
14118	13" CEDAR ELM
14121	14" CEDAR ELM
14122	11" HACKBERRY
14123	1" HACKBERRY
14126	11" HACKBERRY
14127	16" HACKBERRY
14130	10" HACKBERRY
14131	16" HACKBERRY
14135	10" HACKBERRY
14197	11" CEDAR ELM

NO.	DESCRIPTION
14399	21" MESQUITE
14402	8" HACKBERRY
14405	11" HACKBERRY
14408	9" MESQUITE
14411	10" MESQUITE
14414	11" MESQUITE
14417	10" MESQUITE
14420	14" MESQUITE
14423	9" MESQUITE
14426	14" MESQUITE
14429	14" BOIS D'ARC
14581	14" CEDAR ELM
14582	9" HACKBERRY
14583	9" CEDAR ELM
14584	31" CEDAR ELM
14604	12" CEDAR ELM
14605	21" CEDAR ELM
14606	16" CEDAR ELM
14607	24" CEDAR ELM
14612	14" CEDAR ELM

NO.	DESCRIPTION
58546	17" CEDAR ELM
58547	12" CEDAR ELM
58548	16" CEDAR ELM
58551	15" CEDAR ELM
58580	17" CEDAR ELM
58581	10" CEDAR ELM
58585	14" CEDAR ELM
58596	12" CEDAR ELM
58598	10" DEAD TREE
58599	12" CEDAR ELM
58600	14" CEDAR ELM
58610	9" CEDAR ELM
58614	13" CEDAR ELM
58712	23" CEDAR ELM
58713	20" CEDAR ELM
58714	11" CEDAR ELM
58715	22" CEDAR ELM
58723	11" CEDAR ELM
58778	10" CEDAR ELM
58781	14" CEDAR ELM

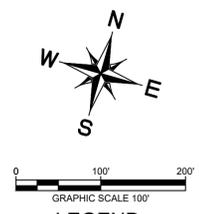
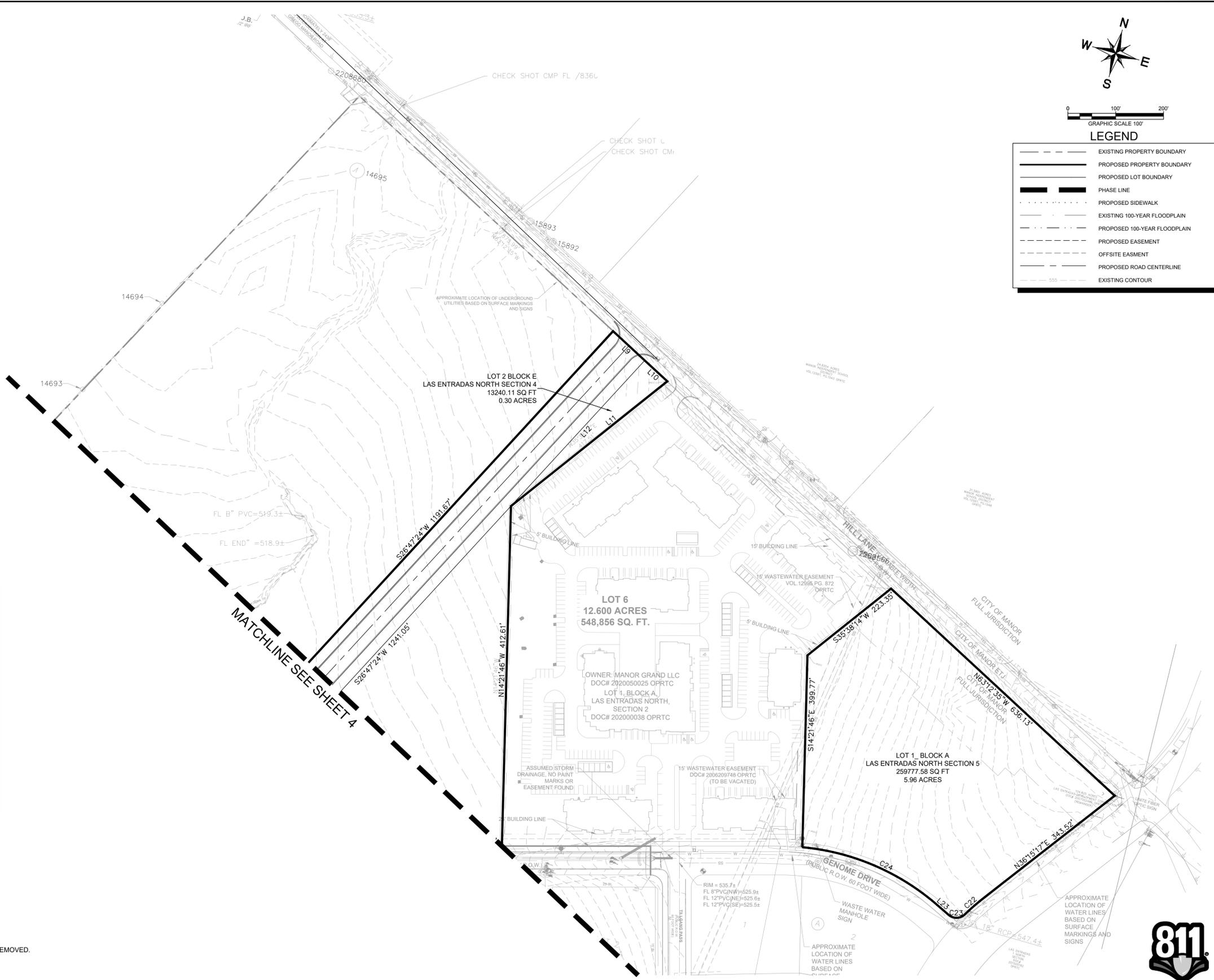
NO.	DESCRIPTION
14198	14" CEDAR ELM
14212	12" CEDAR ELM
14227	11" PECAN
14228	16" ELM
14264	14" ASH
14273	9" HACKBERRY
14281	14" CEDAR ELM
14284	14" CEDAR ELM
14297	15" CEDAR ELM
14305	12" CEDAR ELM
14306	14" CEDAR ELM
14308	14" CEDAR ELM
14309	10" CEDAR ELM
14311	21" CEDAR ELM
14312	31" CEDAR ELM
14314	21" CEDAR ELM
14315	11" HACKBERRY
14316	17" CEDAR ELM
14319	9" MESQUITE
14322	13" MESQUITE

NO.	DESCRIPTION
14615	19" CEDAR ELM
14618	28" CEDAR ELM
14619	20" CEDAR ELM
14621	11" HACKBERRY
14622	15" CEDAR ELM
14623	15" HACKBERRY
14629	14" CEDAR ELM
14630	27" CEDAR ELM
14631	19" CEDAR ELM
14642	10" CEDAR ELM
14643	10" CEDAR ELM
14649	20" CEDAR ELM
14650	11" CEDAR ELM
14664	28" CEDAR ELM
14665	16" CEDAR ELM
14666	12" CEDAR ELM
14667	11" CEDAR ELM
14676	10" CEDAR ELM
14677	9" CEDAR ELM
14678	13" CEDAR ELM

NO.	DESCRIPTION
14325	23" MESQUITE
14328	9" MESQUITE
14331	8" CEDAR ELM
14334	16" CEDAR ELM
14337	14" MESQUITE
14340	16" MESQUITE
14349	13" MESQUITE
14352	11" MESQUITE
14355	10" MESQUITE
14364	9" HACKBERRY
14370	12" MESQUITE
14373	17" MESQUITE
14376	9" MESQUITE
14379	9" MESQUITE
14382	15" MESQUITE
14385	10" MESQUITE
14388	11" MESQUITE
14390	17" MESQUITE
14393	18" MESQUITE
14396	11" MESQUITE

NO.	DESCRIPTION
14683	20" MESQUITE
14684	43" MESQUITE
14685	8" HACKBERRY
14686	9" MESQUITE
14687	11" HACKBERRY
14688	9" HACKBERRY
14689	9" HACKBERRY
14690	18" HACKBERRY
14691	10" MESQUITE
14692	9" HACKBERRY
14693	10" MESQUITE
14694	9" HACKBERRY
14695	31" MESQUITE
14696	26" MESQUITE
14697	12" CEDAR ELM
14698	11" CEDAR ELM
15891	21" ASH
15892	14" HACKBERRY
15893	14" HACKBERRY
58375	13" CEDAR ELM

NOTES:
 1. TREES MARKED WITH "(R)" ARE TO BE REMOVED.



LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	PHASE LINE
	PROPOSED SIDEWALK
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT
	OFFSITE EASEMENT
	PROPOSED ROAD CENTERLINE
	EXISTING CONTOUR

<p>10814 JOLLYVILLE ROAD CAMPUS IV SUITE 200 AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TPBE Firm No. 928</p>		Item 2
		DATE
<p>02/23/2022</p>		REVISIONS
KHA PROJECT: 069241754 DATE: FEBRUARY 2022 SCALE: AS SHOWN DESIGNED BY: KM DRAWN BY: XXER CHECKED BY: JBR		No.
PRELIMINARY PLAN PRELIMINARY PLAN (SHEET 2 OF 2)		DATE
LAS ENTRADAS NORTH SECTION 4 & 5 PRELIMINARY PLAN CITY OF MANOR TRAVIS COUNTY, TEXAS		REVISIONS
SHEET NUMBER 5		DATE

811
 Know what's below.
 Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

XXXXXXXXXX



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, April 5, 2022

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear ,

The first submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. ~~The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
2. ~~FEMA floodway zone references "note 2", need to provide note 2.~~
3. ~~Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
4. ~~Provide the names of the proposed streets within the subdivision.~~
5. ~~Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007— Residential development standards and Sec. 14.02.020— Non-residential and mixed-use development standards.~~
6. ~~Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

 - a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.
 - c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.~~

7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

~~8. Since the proposed development is being done within the 100-yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).~~

~~9. Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.~~

~~10. Provide an overall view of the entire site on one sheet.~~

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



July 22, 2022

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **April 5th, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.

Response 1: Noted. These have been updated.

Comment 2: FEMA floodway zone references “note 2”, need to provide note 2.

Response 2: Notes have been updated. Please refer to the Floodplain note on the Existing Conditions (Sheet 1 of 2) plan.

Comment 3: Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

Response 3: All existing utilities have been labeled with this update. Please refer to the Existing Conditions plan sheets.

Comment 4: Provide the names of the proposed streets within the subdivision.

Response 4: Names of the proposed streets within the subdivision have been provided with this update. Please refer to the Preliminary Plan sheets.

Comment 5: Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007 – Residential development standards and Sec. 14.02.020 – Non-residential and mixed-use development standards.

Response 5: Building setback lines have been added to the plan sheets.

Comment 6: Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.
- c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

Response 6: A note stating that “Replacement trees will be provided with the construction plans”, has been added to the preliminary plans. Please see Note 2 on the Preliminary Plan (Sheet 2 of 2).

Comment 7: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.

Response 7: Utility demand data calculations consistent with the proposed uses indicated on the preliminary plat have been included with this submittal.

Comment 8: Since the proposed development is being done within the 100 yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).

Response 8: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project should remove proposed development out of the 100 yr FEMA floodplain. A copy of the FEMA approval letters have been included with this submittal package.

Comment 9: Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.

Response 9: Contours labels have been adjusted to not overlap or obstruct easement labels. Please refer to Existing Conditions (Sheet 1 of 2) plans.

Comment 10: Provide an overall view of the entire site on one sheet.

Response 10: A single sheet with an overall view of the entire site has been included with this submittal. Please refer to the Overall Preliminary Plan sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 4, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on August 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
- ~~2. FEMA floodway zone references "note 2", need to provide note 2.~~
- ~~3. Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
- ~~4. Provide the names of the proposed streets within the subdivision.~~
- ~~5. Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007—Residential development standards and Sec. 14.02.020—Non-residential and mixed-use development standards.~~

~~6. Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:~~

- ~~a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and~~
- ~~b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.~~
- ~~c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.~~

7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

~~8. Since the proposed development is being done within the 100-yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).~~

~~9. Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.~~

~~10. Provide an overall view of the entire site on one sheet.~~

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
Jay Engineering, a Division of GBA



August 5, 2022

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **August 4, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

Response 1: Utility Demand Data has been included with this update to help determine adequacy/consistency of proposed utility improvements. A third utility sheet has been dedicated because the utility demand data and utility plans cannot fit on the same sheet. Please refer to the Utility Demand Data sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece". The signature is fluid and cursive, with a large loop at the end.

Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 25, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on August 05, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/20/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Las Entradas North Phase 4 & 5 Preliminary Plat
 Case Number: 2022-P-1419-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat located near US HWY 290 & Gregg Manor Rd, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US HWY 290 & Gregg Manor Rd, Manor, TX.

Applicant: Kimley Horn Jason Reece

Owner: Las Entradas Development Corporation

The Planning and Zoning Commission will meet at 6:30PM on 10/12/2022 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.

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR TX 78653-9720

TRAVIS COUNTY TRUSTEE
TEXAS FOUR REGION HOLDINGS LTD
HOUSTON TX US 77019

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN TX 78766-9190

RANDOLF BROOKS FEDERAL CREDIT UNION
ATTN: ACCOUNTING
UNIVERSAL CITY TX 78148

BAYLOR SCOTT & WHITE HEALTH
301 N WASHINGTON AVE
DALLAS TXX 75246-1754

ROMAN CATHOLIC DIOCESE OF AUSTIN TEXAS
6225 HWY 290 E
AUSTIN TX 78723-1025

MANOR GRAND LLC
300 CRESCENT CT 1425
DALLAS TX 75201-1890

GABS INC
407 TALKEETNA LN
CEDAR PARK TEXAS 78613-2532



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

Applicant: LJA Engineering

Owner: The Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is 16 commercial lots and 1 multi-family lot as well as roadways and utility improvements.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) 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 a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



LOT 1
(12.324 ACRES)
SHADOWGLEN GOLF COURSE
FINAL PLAT
DOC. NO. 200300186
O.P.R.T.C.T.

LOT 2
(4.267 ACRES)
SHADOWGLEN BOULEVARD
COMMERCIAL, SECTION A
FINAL PLAT
DOC. NO. 200500111
O.P.R.T.C.T.

TCMUD NO. 147
(4.147 AC)
DRAINAGE AND DE
EASEMENT DOC. NO.
O.P.R.T.C.T.

MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN#E-1386

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TEXAS 78766-9190
mharris@capalwright.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHAELE WYSE
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 1

SHEET NO.
2

OF 6 SHEETS

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20____ A.D.

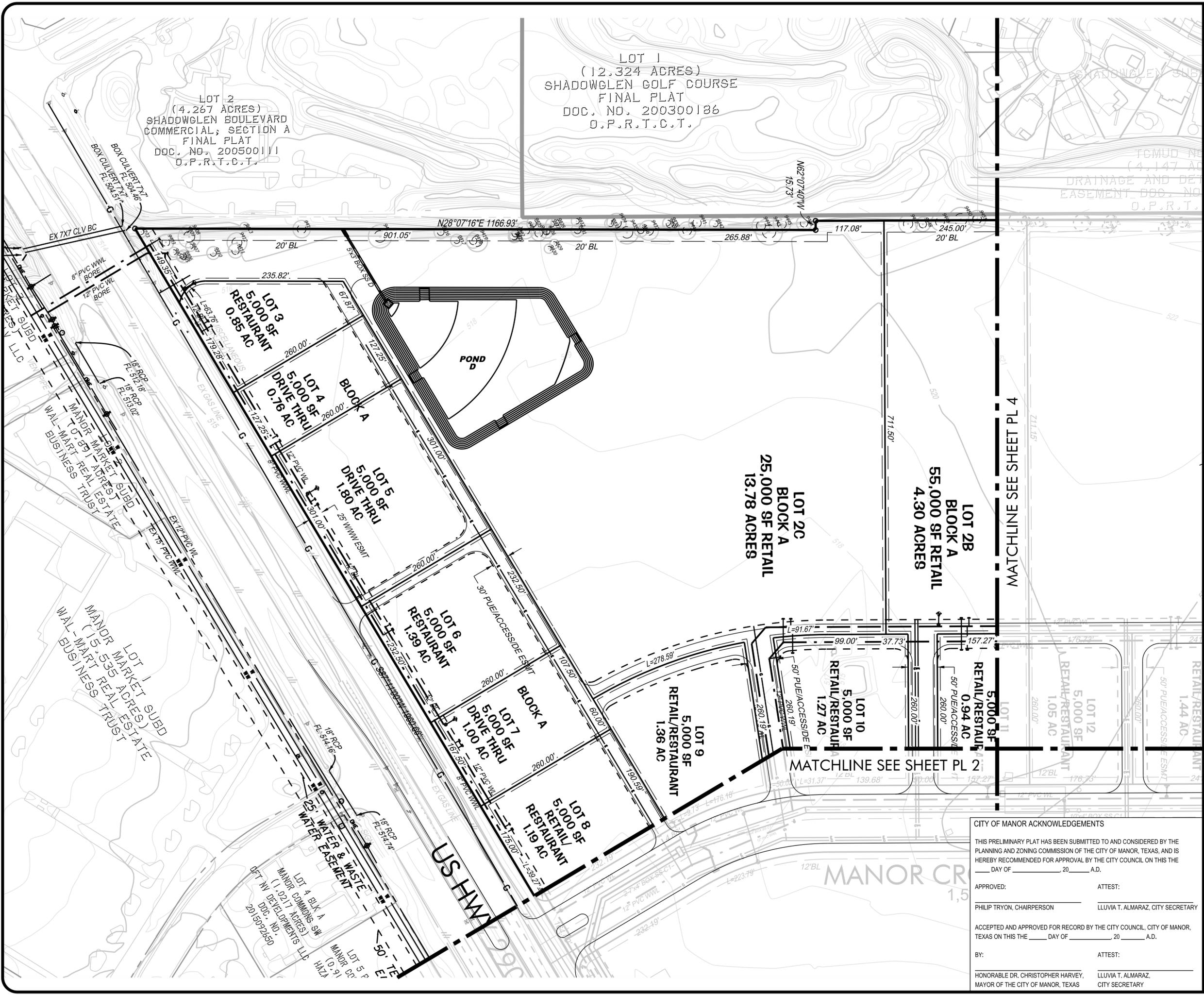
APPROVED: _____ ATTEST: _____
PHILIP TRYON, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

MATCHLINE SEE SHEET PL 4

MATCHLINE SEE SHEET PL 2





MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN#E-1386

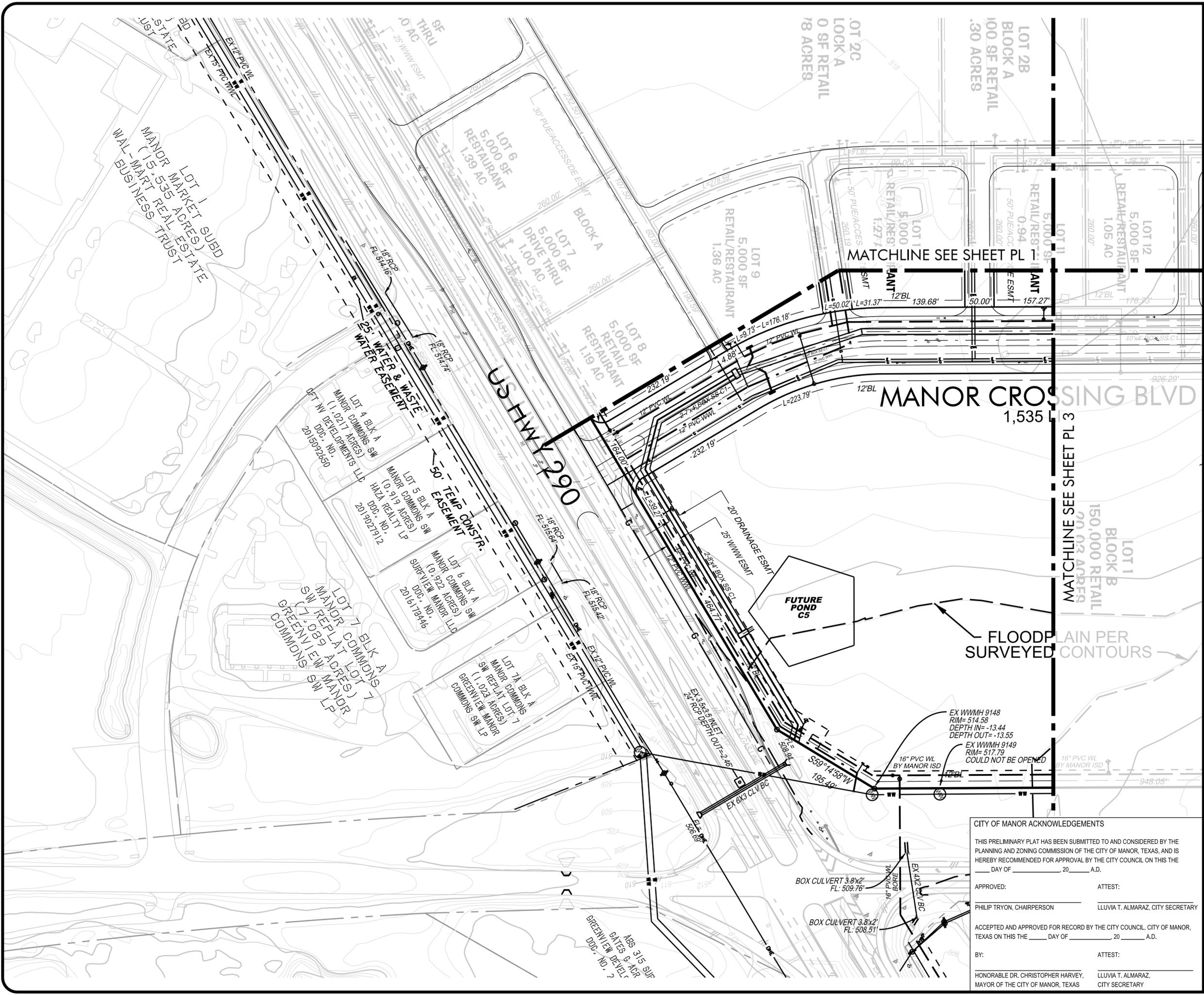
DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TEXAS 78766-9190
mharris@capalwright.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHIGAN WOODS
LIBERTY HILL, TX 78642
512.238-7901

JOB NUMBER:
A512-1004

PL 2

SHEET NO.
3
OF 6 SHEETS



CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 20____ A.D.

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

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

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY



MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN#E-1386

OWNER 40AC TRACT:
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
C/O: BUTLER FAMILY PARTNERSHIP, LTD

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TX 78768-9190
mharris@capalwright.com

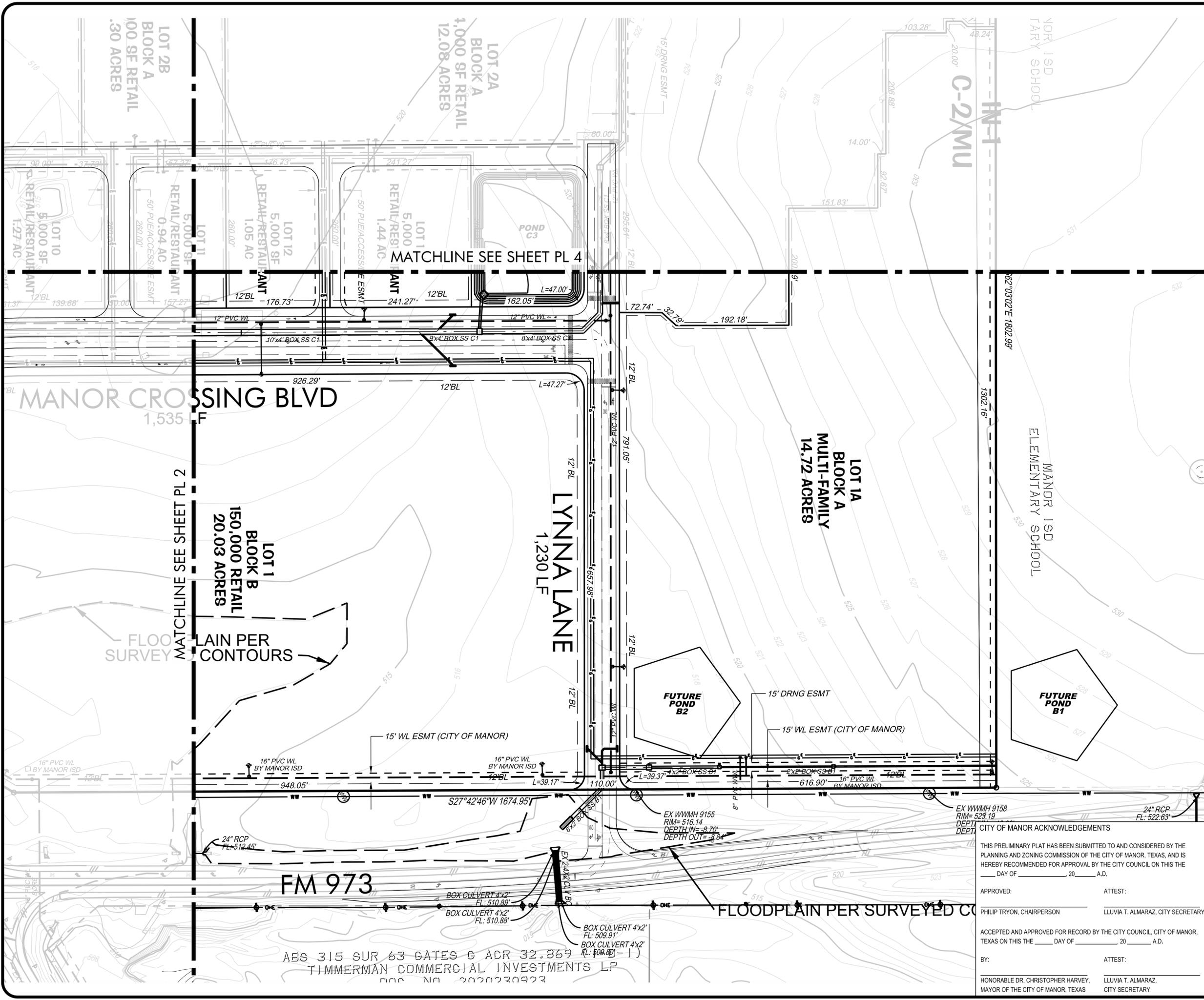
SURVEYOR:
LAND DESIGN SERVICES, INC.
ATTN: MICHAEAL W. JONES
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 3

SHEET NO.
4

OF 6 SHEETS



CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20____ A.D.

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

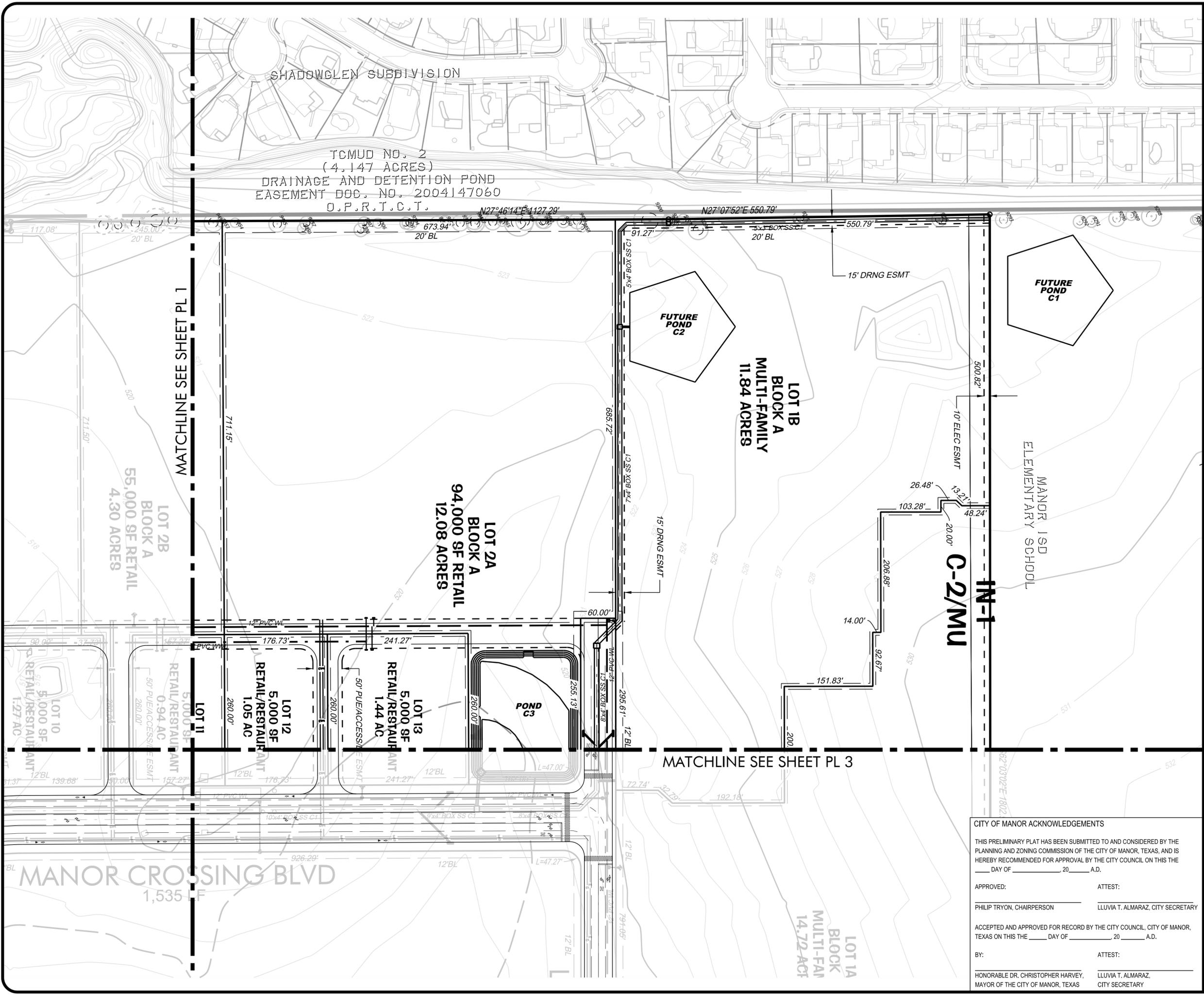
ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

ABS 315 SUR 63 GATES G ACR 32.869
TIMMERMAN COMMERCIAL INVESTMENTS LP
DOC NO 2020230923



SHADOWGLEN SUBDIVISION
TCMUD NO. 2
(4.147 ACRES)
DRAINAGE AND DETENTION POND
EASEMENT DOC. NO. 2004147060
O.P.R.T.C.T.



MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN#E-1386

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TEXAS 78766-9190
mharris@capalright.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHAELEA WILSON
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 4

SHEET NO.
5
OF 6 SHEETS

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20____ A.D.

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

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

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

MATCHLINE SEE SHEET PL 1

MATCHLINE SEE SHEET PL 3

MANOR CROSSING BLVD
1,535'



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

Don Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1447-PP
Job Address: Butler Manor Preliminary Plan, Manor, TX. 78653

Dear Don Sansom,

The first submittal of the Manor Crossing (Butler Manor) Preliminary Plan (*Preliminary Plan*) submitted by LJA Engineering and received on September 07, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).
2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.
3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2) (i).
4. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).
5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).
6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

7. The preliminary plat must include Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

August 19, 2022

Pauline Gray, P.E. Senior Engineer
Jay Engineering
1500 County Road 269
Leander, TX 78641

RE: Manor Crossing (formerly Butler Manor)
Preliminary Plan
Update #1
City Permit No. 2022-P-1447-PP
LJA Project #A512-1004

Dear Pauline:

Please find below our responses to your review comments dated June 24, 2022, regarding the above-referenced Preliminary Plan application.

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).

LJA Response: We have added to the Cover Sheet the application's submittal date of June 24, 2022, as requested.

2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.

LJA Response: We have made these corrections to the cover page, as requested.

3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(i).

LJA Response: We have revised the plans to better identify the property lines and building setbacks, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.

4. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).

LJA Response: *We have revised the Preliminary Plan to better identify the existing utility and drainage facilities within and adjacent to the property. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).

LJA Response: *We have edited the Preliminary Plan to better identify the City of Manor's city limits and ETJ, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

LJA Response: *We have labeled the widths of the existing and proposed street rights-of-way, as requested.*

7. The preliminary plat must include Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

LJA Response: *We have added to the Preliminary Plan the locations of the significant trees on the property, as requested.*

For clarity purposes, we have also added the trees to the larger scale drawings, Sheet 2-5, and indicated by dashed circle the trees to be removed.

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

LJA Response: *The Owner respectfully submits it is infeasible to depict on the Preliminary Plan the locations, sizes, and species of the replacement trees due to the unknown nature and design of the proposed buildings, drives, and internal utility lines. For this reason, the Owner requests the City to approve an alternate method to track and confirm the required replacement trees are included in the subsequent site plan applications for each parcel.*

To this end, we have provided on Sheet 6 a tabulation of the trees and the total number of caliper inches to be removed by the Mass Grading and Drainage Improvement Project.

Pauline Gray, P.E.
Re: Manor Crossing Preliminary Plan
August 19, 2022
Page 3 of 3

Please contact me at 512.439.4700 or DSansom@LJA.com if you have any questions or need any additional information.

Sincerely,
LJA ENGINEERING, INC.

A handwritten signature in black ink that reads "Don Sansom". The signature is written in a cursive, slightly slanted style.

Don Sansom, P.E.
Senior Project Manager

cc: Scott Dunlop, City of Manor
Matt Harriss, Butler Family Partnership, Ltd.
Joe Longaro, P.E.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 21, 2022

Don Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1447-PP
Job Address: Butler Manor Preliminary Plan, Manor 78653

Dear Don Sansom,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Don Sansom and received by our office on September 07, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/21/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Crossing (Butler Manor) Preliminary Plan
 Case Number: 2022-P-1447-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan located near US HWY 290 and FM 973 in Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US HWY 290 and FM 973 in Manor, TX.

Applicant: Don Sansom – LJA Engineering

Owner: Matt Harris – The Butler Family Partnership, Ltd.

The Planning and Zoning Commission will meet at 6:30PM on 10/12/2022 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.

BOARD OF TRUSTEES OF THE MANOR ISD
TCAD PID 951281
C/O BUTLER FAMILY PARTNERSHIP
P.O. BOX 9190
AUSTIN, TX 78766-9190

OZIE MONROE SR FAMILY TRUST
TCAD PID 236853
C/O MARILYN MONROE HALL
P.O. BOX 254
MANOR, TX 78653-0254

TIMMERMAN COMMERCIAL INVESTMENTS
LP
TCAD PID 236854
501 VALE ST
AUSTIN, TX 78746-5732

GREENVIEW MANOR COMMONS SW, LP
TCAD PID 874848 & 874849
P.O. BOX 162304
AUSTIN, TX 78716-2304

SURFVIEW MANOR, LLC
TCAD PID 860814
19 BAY VISTA DR
MILL VALLEY, CA 94941-1604

HAZA REALTY, LP
TCAD PID 860813
4415 HIGHWAY 6
SUGAR LAND, TX 77478-4476

CFT NV DEVELOPMENTS, LLC
TCAD PID 860812
1683 WALNUT GROVE AVE
ROSEMOND, CA 91770-3711

WAL-MART REAL ESTATE BUSINESS
TRUST MS 0555
TCAD PID 830450 & 830451
P.O. BOX 8050
BENTONVILLE, AR 72712-8055

SCF RC FUNDING IV, LLC
TCAD PID 830449
902 CARNEGIE CENTER BLVD #520
PRINCETON, NJ 08540-6531

COTTONWOOD HOLDINGS, LTD
TCAD PID 725370
C/O DWYER REALTY COMPANIES
9900 US HWY 290 E.
MANOR, TX 78653-9720

ASC MEDICAL 8 HOLDINGS, LLC
TCAD PID 710219
885 WOODSTOCK RD #430-330
ROSWELL, GA 30075-2277

SHADOWGLEN GOLF, LP
TCAD PID 568065
12801 LEXINGTON ST
MANOR, TX 78653-3333

SHERMAN & SYLVIA M WHITE JR
TCAD PID 697020
13270 SHADOWGLADE PL
MANOR, TX 78653-3768

MICKEY JONATHAN & RACHEL MOLAD
TCAD PID 697021
13724 SHADOWGLADE PL
MANOR, TX 78653-3768

SONNY & APRIL ANN WILLIS
TCAD PID 697022
13728 SHADOWGLADE PL
MANOR, TX 78653-3768

REALTRON, INC
TCAD PID 697023
13276 RESEARCH BLVD #105
AUSTIN, TX 78750-3225

PHILLIP P & IRMA EWING
TCAD PID 697024
13721 SHADOWGLADE PL
MANOR, TX 78653-3768

ARTURO SANCHEZ &
SAN JUANA PEREZ SANCHEZ
TCAD PID 697025
13717 SHADOWGLADE PL
MANOR, TX 78653-3768

TRAVIS CO MUD #2
TCAD PID 724199
C/O SUE BROOKS LITTLEFIELD
100 CONGRESS AVE #1300
AUSTIN, TX 78701-2744

LAMONT & SHARLA M. RANDLE
TCAD PID 697026
11709 PILLION PL
MANOR, TX 78653

THOMAS & AMANDA MULLEN
TCAD PID 697027
11713 PILLION PL
MANOR, TX 78653-3767

HUMBERTO SUAREZ
TCAD PID 697028
11717 PILLION PL
MANOR, TX 78653-3767

MICHAEL & LAUREN MANKER
TCAD PID 697029
11721 PILLION PL
MANOR, TX 78653-3767

MARILYN D. MCARTHUR
TCAD PID 697030
11725 PILLION PL
MANOR, TX 78653-3767

GARY L. STIGGERS
TCAD PID 697031
11729 PILLION PL
MANOR, TX 78653-3767

WILLIAMS WESLEY TAYLOR JR &
JERY ANN TAYLOR
TCAD PID 697032
11733 PILLION PL
MANOR, TX 78653-3767

MAURA & TERRENCE HAYS III
TCAD PID 697033
11737 PILLION PL
MANOR, TX 78653-3767

DAFFNEY A HENRY
TCAD PID 697034
13745 SHADY RIDGE
MANOR, TX 78653-3770

BENJAMIN & MARISA DEL LA GARZA
TCAD PID 697054
11708 PILLION PL
MANOR, TX 78653-3767

ALLEN C AMBUHL & DEBRA K YOUNG
TCAD PID 697055
11712 PILLION PL
MANOR, TX 78653-3767

GEORGE BROWN JR
TCAD PID 697056
P.O. BOX 1158
MANOR, TX 78653-1158

ANTHONY & VICTORIA HUNT
TCAD PID 697057
11720 PILLION PL
MANOR, TX 78653-3767

SEAN & SUMMER CURTIS
TCAD PID 700577
913 N. INYO ST
RIDGECREST, CA 93555-3000

CARMEN & RODOLFO ACOSTA
TCAD PID 700578
13832 FIELD SPAR DR
MANOR, TX 78653-3881

BRETT R. BENEDETTI
TCAD PID 700579
13824 FIELD SPAR DR
MANOR, TX 78653-3881

DAISY PRIETO & SALVADOR U FLORES
TCAD PID 700580
13828 FIELD SPAR DR
MANOR, TX 78653-3881

ASPAZIA BITA
TCAD PID 700581
13832 FIELD SPAR DR
MANOR, TX 78653-3881

TODD CURTIS PHILLIPS &
SAMANTHA ANNETTE PHILLIPS
TCAD PID 700582
11501 SUN GLASS DR
MANOR, TX 78653-3884

AKINYEMI P. AJAI & PRISCILLA O AJAI
TCAD PID 700616
11505 SUN GLASS DR
MANOR, TX 78653-3884

JENNIFER & MICHAEL WHITE
TCAD PID 700648
11509 SUN GLASS DR
MANOR, TX 78653-3884

MAYRA HERNANDEZ
TCAD PID 700621
11513 GLASS DR
MANOR, TX 78653

GLADYS & JEFFREY LEWIS
TCAD PID 700622
11517 SUN GLASS DR
MANOR, TX 78653-3884

CORETTA BELL-SEXTON &
JOHNNY F SEXTON JR
TCAD PID 700623
11601 SUN GLASS DR
MANOR, TX 78653-3885

KRISTIN L & SCOTT P VANDENBERG
TCAD PID 700624
11605 SUN GLASS DR
MANOR, TX 78653-3885

CHARLIE HOLMES &
MARK BURGESSPORTER
TCAD PID 700625
C/O STEPHENS LAMB
P.O. BOX 27626
MACON, GA 31221-7626

BRENT WILLIAM SPEAD &
SHYLA ANAHITA SPEAD
TCAD PID 700626
11613 SUN GLASS DR
MANOR, TX 78653-3885

STEPHEN C & SANDRA L ITNYRE
TCAD PID 700627
11617 SUN GLASS DR
MANOR, TX 78653-3885

CHARLES L & AURSHA R WALDON
TCAD PID 700628
11621 SUN GLASS DR
MANOR, TX 78653-3885

AGATA GRUZA & ERIC MICHAEL DALEY
TCAD PID 700620
13824 LONG SHADOW DR
MANOR, TX 78653-3883

DAVID L & JOSIE U HANEY
TCAD PID 700649
13825 TERCEL TRACE
MANOR, TX 78653-3879

PROPERTY OWNER
TCAD PID 700650
13821 TERCEL TRACE
MANOR, TX 78653

TORVALD TOMAS VALENTIJ HESSEL &
RYAN ELISABETH FLEMING
TCAD PID 700670
16408 CHRISTINA GARZA DR
MANOR, TX 78653-2162

WILLIE & CARMEN MARIA KENDRICK
TCAD PID 700671
13824 TERCEL TRACE
MANOR, TX 78653-3879

CHAE KYUNG KIM & CHOONG N CHANG
TCAD PID 700591
13817 FIELD SPAR DR
MANOR, TX 78653-3881

MICHAEL & LINDSAY JONES
TCAD PID 700590
13821 FIELD SPAR DR
MANOR, TX 78653-3881



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I.T. Gonzalez Engineers

Owner: Victor Martinez

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 4 lot subdivision in our ETJ with each lot being 2.5 – 2.75 acres and planned for residential uses.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) 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 a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

R & M SUBDIVISION

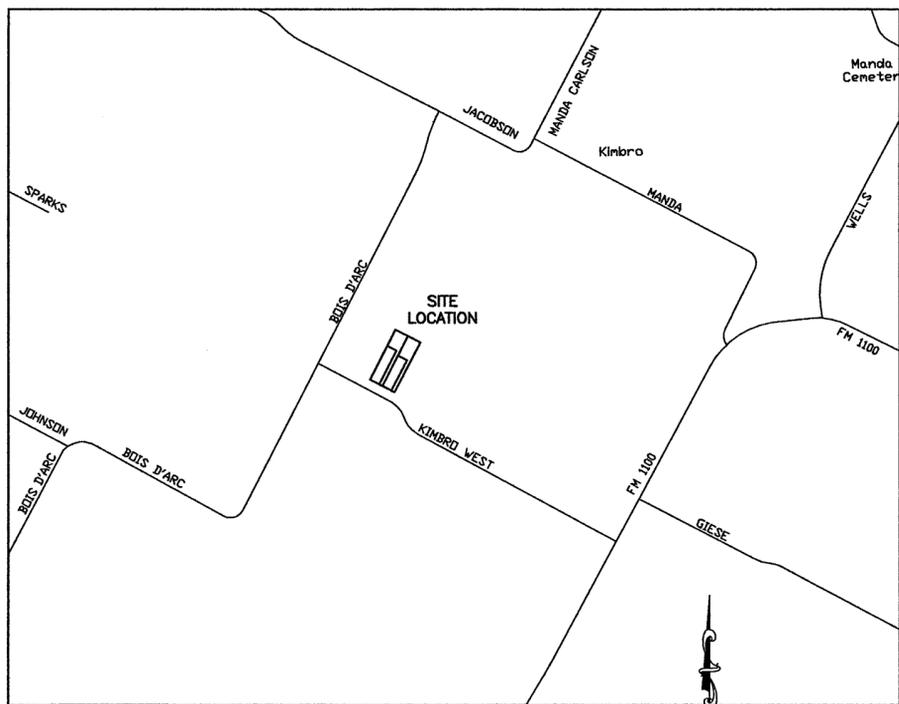
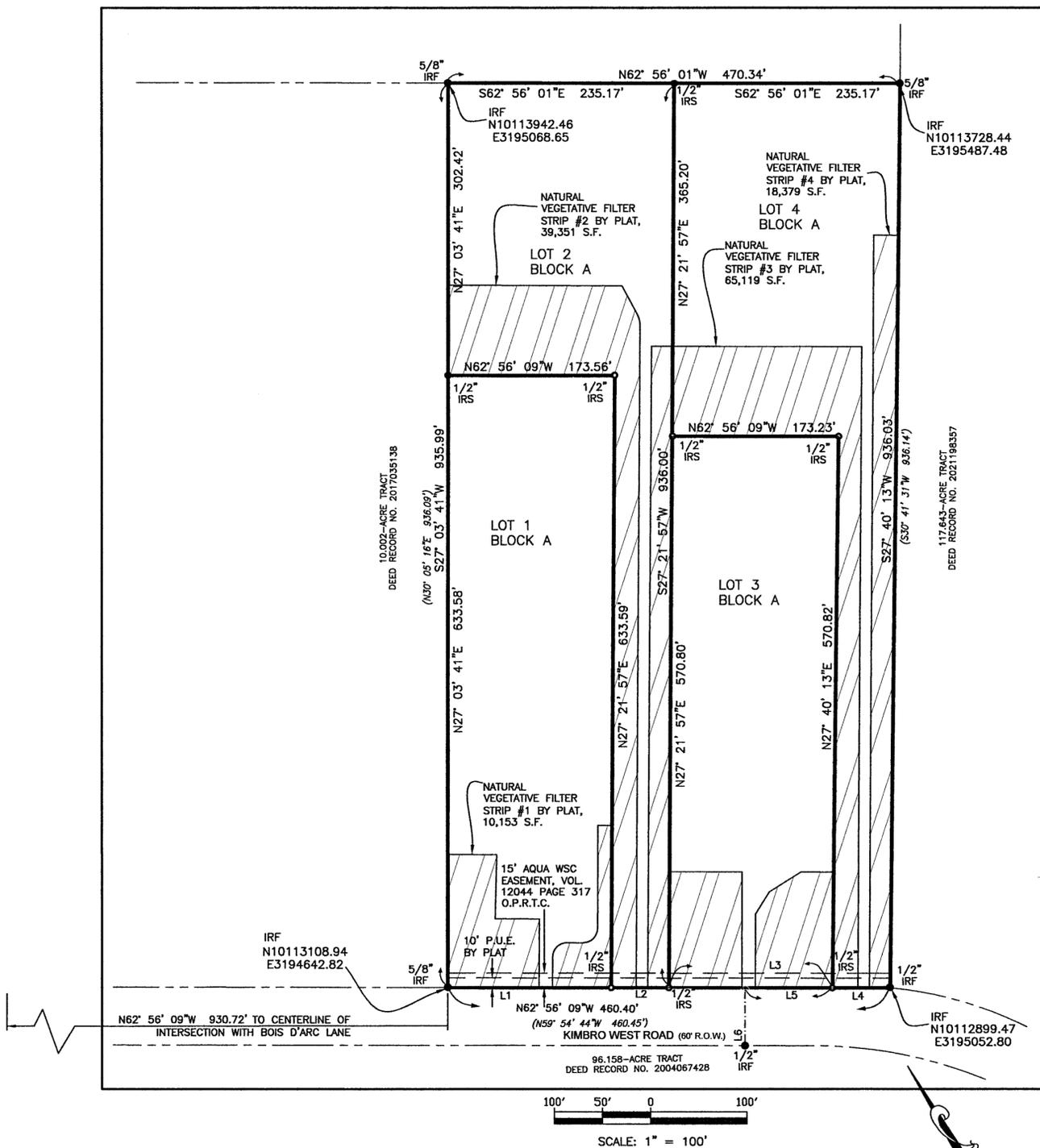
LEGEND

- BOUNDARY LINE
 - PROPERTY LINE
 - (xxx) PER RECORD
 - IRON ROD FOUND
 - IRON ROD SET
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - EASEMENT LINE
 - CONCRETE MONUMENT SET (CMS)
 - ROW TIE
 - ▨ NATURAL VEGETATIVE FILTER STRIP
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

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

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N62°56'09"W	170.20'
L2	N62°56'09"W	60.00'
L3	N62°56'09"W	170.20'
L4	N62°56'09"W	60.00'
L5	N62°56'09"W	151.13'
L6	S27°03'51"W	60.00'

—	LOT SIZE	LAND USE	
LOT No.	SQ.FT.	ACRES	
LOT 1	108,909	2.50	S.F. RESIDENTIAL
LOT 2	108,890	2.50	S.F. RESIDENTIAL
LOT 3	98,010	2.25	S.F. RESIDENTIAL
LOT 4	119,776	2.75	S.F. RESIDENTIAL
TOTAL	435,586	10.00	—



LOCATION MAP
1"=2000

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

APPROVED:

ATTEST:

JULIE LEONARD
CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED:

ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ, CITY SECRETARY

SHEET 3 OF 3

ITG I T Gonzalez
Engineers

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

TRAVIS COUNTY SUBDIVISION # S-XX-XXX
I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

© 2022 | T. GONZALEZ ENGINEERS



1500 County Road 269
Leander, TX 78641

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

Date: Friday, August 5, 2022

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

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor, TX. 78653

Dear Bill Graham,

The first submittal of the 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on September 06, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).
2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).
3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.
4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
6. 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.

8/5/2022 7:41:24 AM
13910 Kimbro West Road - R & M Subdivision Short
Form Final Plat
2022-P-1459-SF
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR AUGUST 5, 2022 CITY OF MANOR REVIEW COMMENTS

PROJECT: R & M Subdivision

LOCATION: 13910 Kimbro West Road

PERMIT #: 2022-P-1459-SF

REVIEW ENGINEER: Pauline Gray, P.E.

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 09-02-2022

Engineer Review

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

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

The mayor and P&Z chairperson are now shown correctly in the signature blocks on page 3 of plat.

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).

Note 1 has been modified as requested.

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.

The location map on page 3 has been modified to cover one mile in all directions.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

The City limit lines and and/or the outer border of the City's ETJ are not close the R & M Subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

The bearing and distance to Bois D'Arc Lane is now shown. Northern and easting coordinates for 4 property corners are now shown.

6. 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.

Being in the ETJ of Manor, there is no zoning and, thus, no building setback lines. Proposed and existing easements are shown on the face of the plat.

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

Noted

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

Noted



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, September 13, 2022

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

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor 78653

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on September 06, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'. The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat
 Case Number: 2022-P-1459-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.org – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the R&M Subdivision Short Form Final Plat located at 13910 Kimbro West 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 R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I. T. Gonzalez Engineers

Owner: Victor Martinez

The Planning and Zoning Commission will meet at 6:30PM on 9/19/2022 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.

Charles D Oman Trust
14859 BOIS D ARC LN
ELGIN TX 78653-3626

NATHANIEL TURK MCCLESKEY
606 MARSHALL ST
LEXINGTON VA 24450-1922

LAURA C & ERIC I ESTRADA
14017 KIMBRO WEST RD
MANOR TX 78653-3817

GERALD B & GRACE SOPHER
15111 BOIS D ARC LN
MANOR TX 78653-3446

DIMAS ARMANDO ROSA ETAL
1403 PARKSIDE DR
ROUND ROCK TX 78664-6962

JUAN FRANCISCO & LARA ZAMARRIPA
15123 BOIS D ARC
MANOR TX 78653-3446

ANTONIO MARQUEZ CASTRUITA
15131 BOIS D ARC LN
MANOR TX 78653-3446



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

- September 14, 2022, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the September 14, 2022, P&Z Commission Regular Meeting.

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



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

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Leonard at 6:36 p.m. on Wednesday, September 14, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

- 1. Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.**

Chair Leonard opened the public hearing.

Justin Tumlinson submitted a speaker card to speak in support of this item. Mr. Tumlinson read a letter from his father addressed to the Commission. (Letter attached)

Craig Swanson with Marcus & Millichap, 9600 N. Mopac Suite 300, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Swanson stated he was the realtor consultant and broker working with the Tumlinson Family. Mr. Swanson stated the property was placed on the market approximately 6 months ago. The current zoning creates challenges with the sale of the property to developers. The rezoning application is for 15.48 acres for Property ID 821715 not the whole parcel of 22.78 acres.

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

There was no further discussion.

Motion to Close carried 5-0

2. **Conduct a public hearing on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

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

There was no further discussion.

Motion to Close carried 5-0

3. **Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

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

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the minutes of August 10, 2022, P&Z Commission Regular Meeting.**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissman to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 5-0

REGULAR AGENDA

5. Consideration, discussion, and possible action on a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.

Director Scott Dunlop answered clarification questions from the Commission regarding the discrepancy in the acreage amount mentioned earlier in the meeting. Director Dunlop stated discussion could still be held and the acreage could be verified later before the ordinance if necessary.

Director Dunlop gave information to the Commission regarding the history of the property. He stated the rezoning request was consistent with the future land use map for this area; therefore, City Staff is recommending approval.

Discussion was held regarding the rezoning application. Director Scott Dunlop answered questions regarding the roadway changes or improvements planned for this area.

Craig Swanson with Marcus & Millichap answered questions from the Commissioners. Mr. Swanson stated details regarding the development have not been set. He confirmed there were no potential buyers at the moment for this property. Two to Three Story full rental property that contained approximately 300 units have been discussed.

Discussion was held by the Commission regarding the surrounding properties and the current uses of those properties.

Director Dunlop answered questions regarding the future plans of TXDOT for the main thoroughfares around the area.

Mr. Swanson answered questions from Commissioners regarding the potential development of the property after the change in ownership.

The Commissioners expressed multiple concerns involving the rezoning request due to the potential for more apartment complexes with the newly approved multifamily developments that were recently approved in this area of Manor. Impact on the traffic and roadway system in its current conditions was also discussed. Commissioner Wissmann brought to the attention of the Commission the Code of Ordinance regarding this type of property zoning seemed to be discouraged when it is next to an existing single-family district which Stonewater is.

Alternative zoning options was discussed by the Commission.

Mr. Tumlinson answered questions from the Commission regarding the possible displacement of livestock in the area.

Director Dunlop clarified Tower Road was owned by the County and TXDOT owned

MOTION: Upon a motion made by Commissioner Meyer to postpone the item until next month.

Motion for Postpone failed due to No Second of the Motion

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the rezoning request from Light Commercial (C-1) to the lesser zoning of Multi-Family 15 (MF-1).

There was no further discussion.

Motion to Approve carried 4-1. Commissioner Wissmann opposed.

Vice Chair Small left the dais at 7:25 p.m.

- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Director Dunlop stated this Short Form Final Plat was under standard review. The Plat has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

Motion to Deny carried 4-0

- 7. Consideration, discussion, and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX. Applicant: Baeza Engineering, LLC. Owner: John and Sandy Kerr.**

Director Dunlop stated this Short Form Final Plat was under standard review. It has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

Motion to Deny carried 4-0

- 8. **Consideration, discussion, and possible action on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Director Dunlop stated City Staff recommended postponement of this item until the Right of Way dedication could be clarified on the plat.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Hardeman to postpone

There was no further discussion.

Motion to Postpone carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hardeman to adjourn the meeting at 7:30 p.m. on Wednesday, September 14, 2022.

These minutes approved by the P&Z Commission on the 12th day of October 2022. (*Audio Recording Archived*)

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property is at the corner of Arnhamn Lane and FM 973 and was recently annexed into the city at the owner's request.

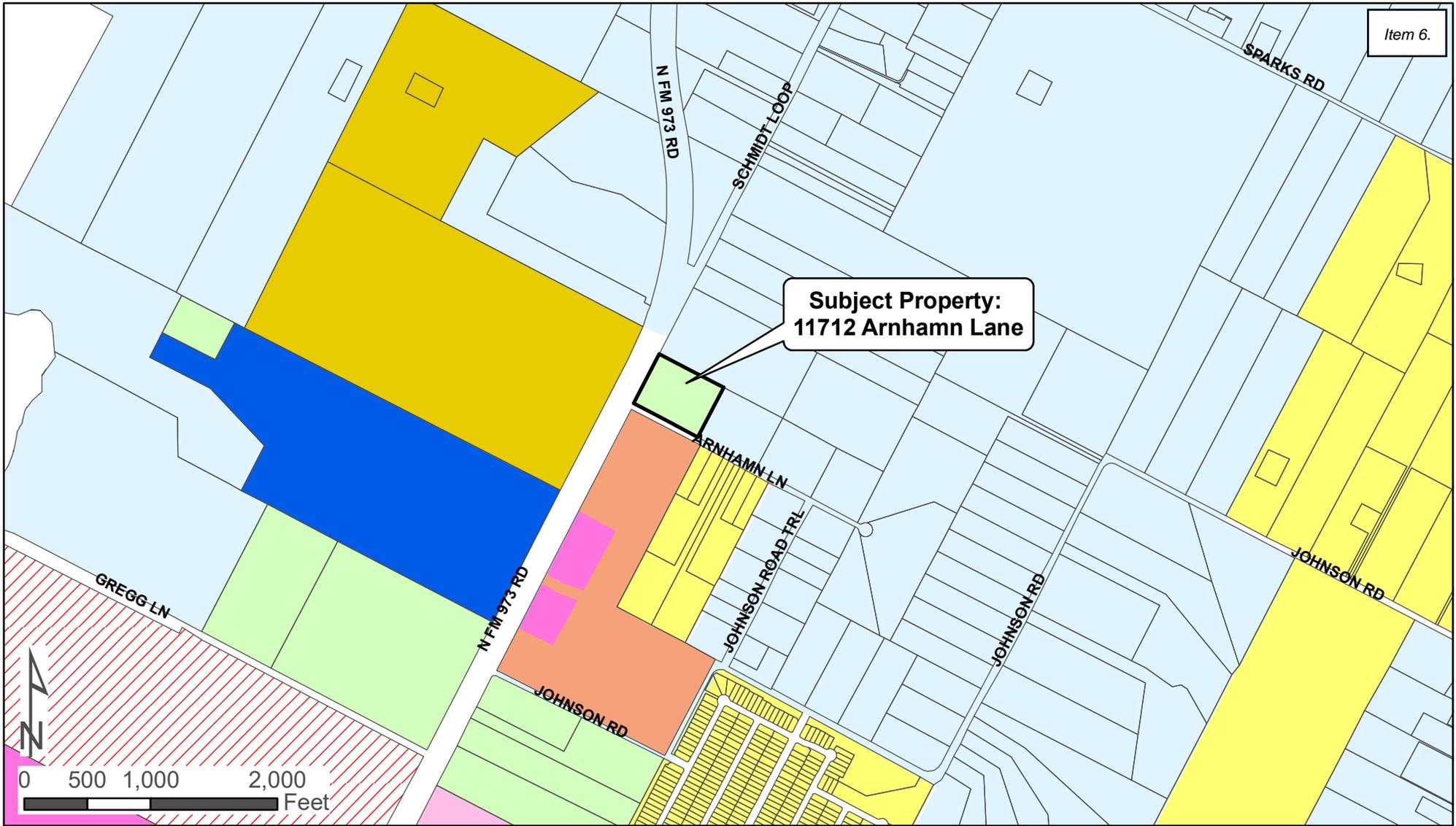
LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Rezoning Map
- Aerial Image
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



Current:
Agricultural (A)

Proposed:
Medium Commercial (C-2)



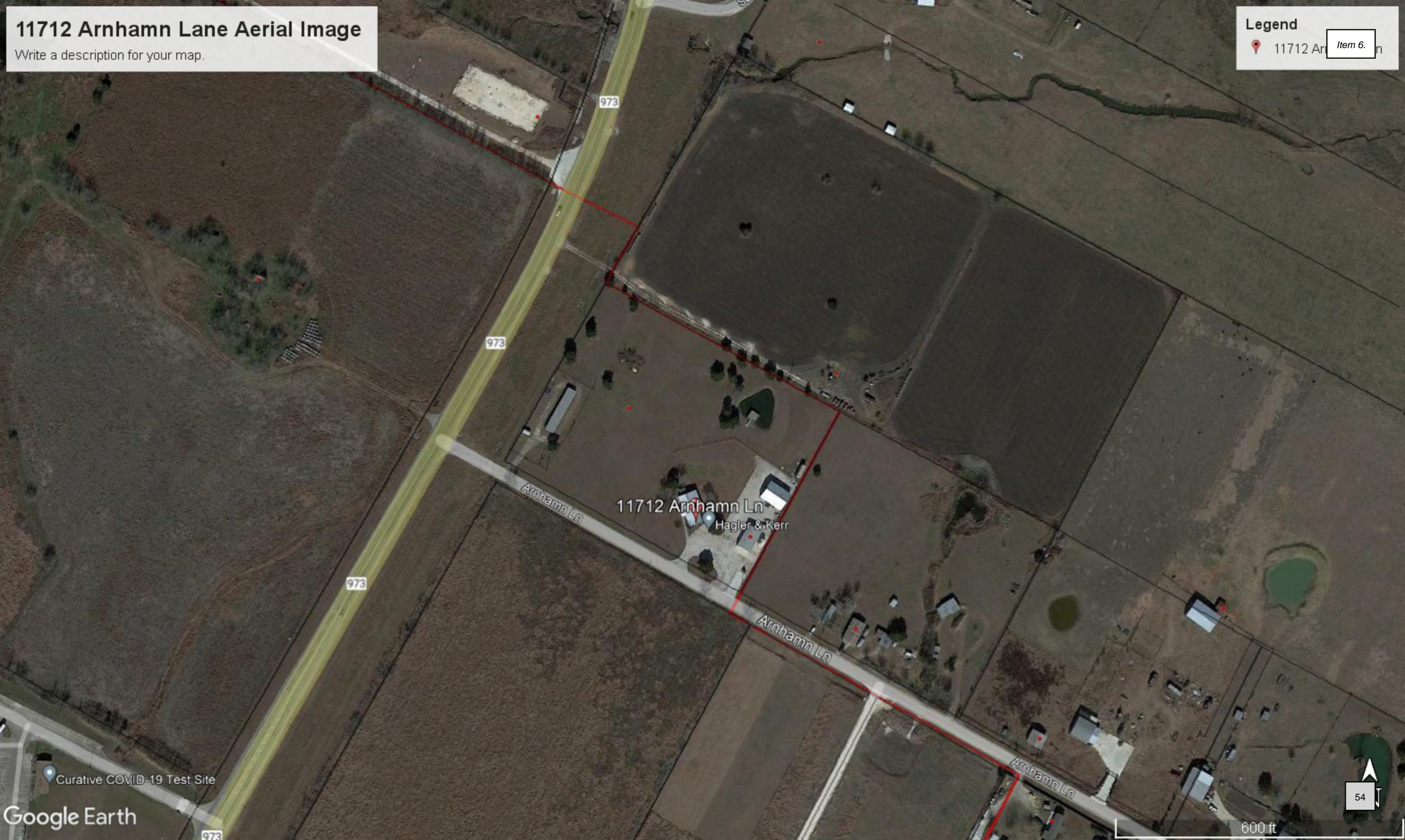
Zone	
	A - Agricultural
	SF-1 - Single Family Suburban
	SF-2 - Single Family Standard
	TF - Two Family
	TH - Townhome
	MF-1 - Multi-Family 15
	MF-2 - Multi-Family 25
	MH-1 - Manufactured Home
	I-1 - Institutional Small
	I-2 - Institutional Large
	GO - General Office
	C-1 - Light Commercial
	C-2 - Medium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

11712 Arnhamn Lane Aerial Image

Write a description for your map.

Legend

- 📍 11712 Arnhamn Lane Item 6



11712 Arnhamn Ln
Hagler & Kerr

973

973

973

Arnhamn Ln

Arnhamn Ln

Arnhamn Ln

973

Curative COVID-19 Test Site

Google Earth

600 ft

54



9/19/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
Case Number: 2022-P-1472-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Zoning Application for 11712 Arnhamn Lane located at 11712 Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing regarding the submission of a Rezoning Application for 10 acres, more or less, out of Greenburt Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 9/19/2022 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.

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

KB HOME LONE STAR INC
(1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

MARTINEZ WIFRANO G &
VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

ALVARADO RAFAEL GARCIA &
MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

CONTINENTAL HOMES OF TEXAS LP
(165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is the final two phases for Las Entradas North and includes Entradas Blvd (Phase 4) that connects Hill Lane to US 290 and Phase 5 is a future commercial site at the corner of Gregg Manor Rd and Hill Lane.

LEGAL REVIEW: NA

FISCAL IMPACT: (Type YES or NO) NO

PRESENTATION: (Type YES or NO) NO

ATTACHMENTS: (Type YES or NO) 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 Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

Plotted By: Morris, K.V. Date: February 28, 2022 09:27:28am File Path: \\kimley-horn.com\TX-AUS\AUS-Civil\069241754-Las Entradas North Section 4 & 5\Cad\Preliminary\PlanSheets\C-Preliminary_Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	DESCRIPTION
14080	14" HACKBERRY
14091	13" HACKBERRY
14102	15" HACKBERRY
14103	9" HACKBERRY
14104	11" HACKBERRY
14106	10" HACKBERRY
14109	13" HACKBERRY
14112	12" CEDAR ELM
14113	16" CEDAR ELM
14117	11" CEDAR ELM
14118	13" CEDAR ELM
14121	14" CEDAR ELM
14122	11" HACKBERRY
14123	1" HACKBERRY
14126	11" HACKBERRY
14127	16" HACKBERRY
14130	10" HACKBERRY
14131	16" HACKBERRY
14135	10" HACKBERRY
14197	11" CEDAR ELM

NO.	DESCRIPTION
14399	21" MESQUITE
14402	8" HACKBERRY
14405	11" HACKBERRY
14408	9" MESQUITE
14411	10" MESQUITE
14414	11" MESQUITE
14417	10" MESQUITE
14420	14" MESQUITE
14423	9" MESQUITE
14426	14" MESQUITE
14429	14" BOIS D'ARC
14581	14" CEDAR ELM
14582	9" HACKBERRY
14583	9" CEDAR ELM
14584	31" CEDAR ELM
14604	12" CEDAR ELM
14605	21" CEDAR ELM
14606	16" CEDAR ELM
14607	24" CEDAR ELM
14612	14" CEDAR ELM

NO.	DESCRIPTION
58546	17" CEDAR ELM
58547	12" CEDAR ELM
58548	16" CEDAR ELM
58551	15" CEDAR ELM
58580	17" CEDAR ELM
58581	10" CEDAR ELM
58585	14" CEDAR ELM
58596	12" CEDAR ELM
58598	10" DEAD TREE
58599	12" CEDAR ELM
58600	14" CEDAR ELM
58610	9" CEDAR ELM
58614	13" CEDAR ELM
58712	23" CEDAR ELM
58713	20" CEDAR ELM
58714	11" CEDAR ELM
58715	22" CEDAR ELM
58723	11" CEDAR ELM
58778	10" CEDAR ELM
58781	14" CEDAR ELM

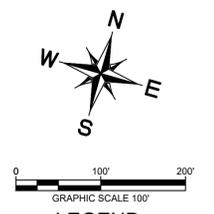
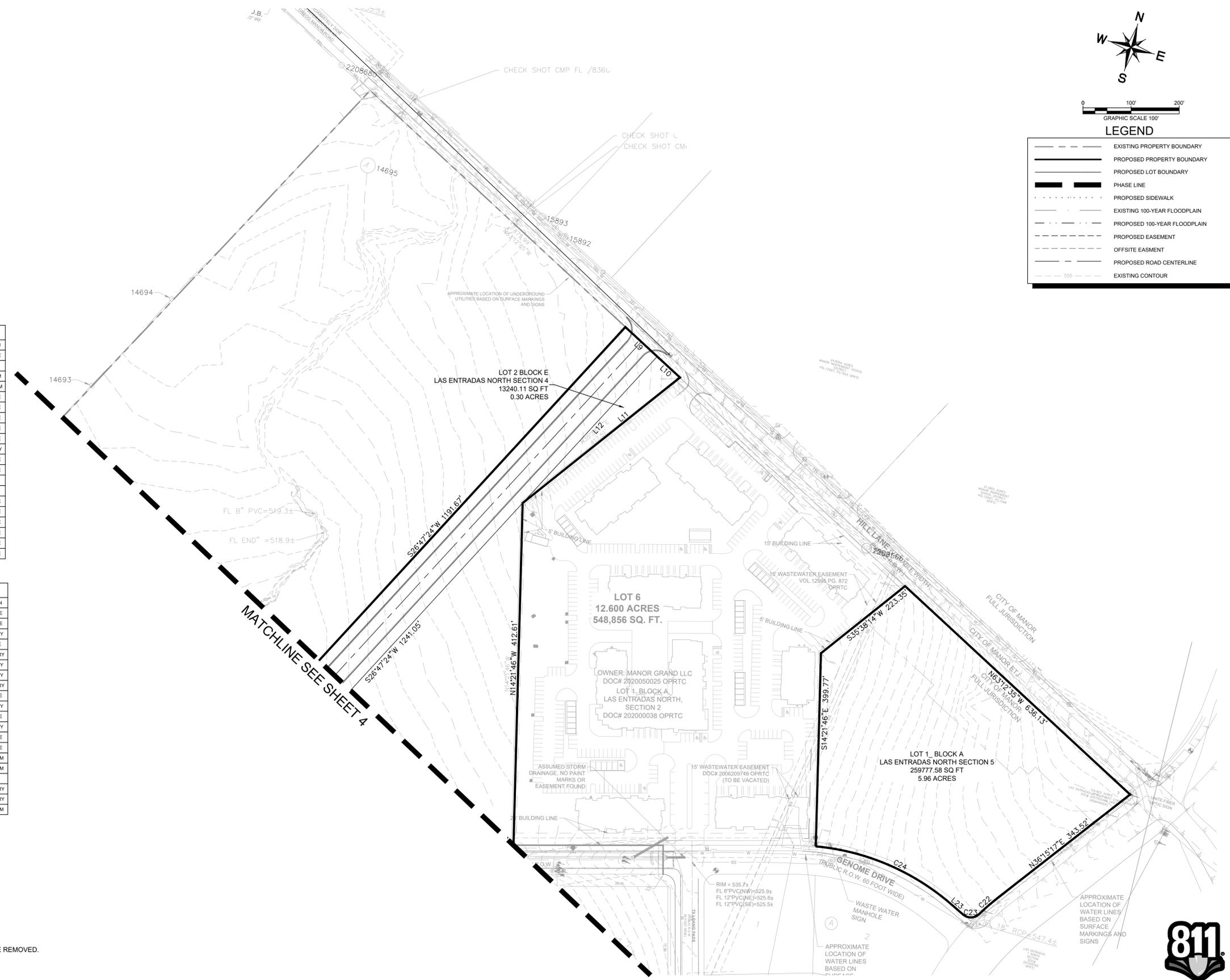
NO.	DESCRIPTION
14198	14" CEDAR ELM
14212	12" CEDAR ELM
14227	11" PECAN
14228	16" ELM
14264	14" ASH
14273	9" HACKBERRY
14281	14" CEDAR ELM
14284	14" CEDAR ELM
14297	15" CEDAR ELM
14305	12" CEDAR ELM
14306	14" CEDAR ELM
14308	14" CEDAR ELM
14309	10" CEDAR ELM
14311	21" CEDAR ELM
14312	31" CEDAR ELM
14314	21" CEDAR ELM
14315	11" HACKBERRY
14316	17" CEDAR ELM
14319	9" MESQUITE
14322	13" MESQUITE

NO.	DESCRIPTION
14615	19" CEDAR ELM
14618	28" CEDAR ELM
14619	20" CEDAR ELM
14621	11" HACKBERRY
14622	15" CEDAR ELM
14623	15" HACKBERRY
14629	14" CEDAR ELM
14630	27" CEDAR ELM
14631	19" CEDAR ELM
14642	10" CEDAR ELM
14643	10" CEDAR ELM
14649	20" CEDAR ELM
14650	11" CEDAR ELM
14664	28" CEDAR ELM
14665	16" CEDAR ELM
14666	12" CEDAR ELM
14667	11" CEDAR ELM
14676	10" CEDAR ELM
14677	9" CEDAR ELM
14678	13" CEDAR ELM

NO.	DESCRIPTION
14325	23" MESQUITE
14328	9" MESQUITE
14331	8" CEDAR ELM
14334	16" CEDAR ELM
14337	14" MESQUITE
14340	16" MESQUITE
14349	13" MESQUITE
14352	11" MESQUITE
14355	10" MESQUITE
14364	9" HACKBERRY
14370	12" MESQUITE
14373	17" MESQUITE
14376	9" MESQUITE
14379	9" MESQUITE
14382	15" MESQUITE
14385	10" MESQUITE
14388	11" MESQUITE
14390	17" MESQUITE
14393	18" MESQUITE
14396	11" MESQUITE

NO.	DESCRIPTION
14683	20" MESQUITE
14684	43" MESQUITE
14685	8" HACKBERRY
14686	9" MESQUITE
14687	11" HACKBERRY
14688	9" HACKBERRY
14689	9" HACKBERRY
14690	18" HACKBERRY
14691	10" MESQUITE
14692	9" HACKBERRY
14693	10" MESQUITE
14694	9" HACKBERRY
14695	31" MESQUITE
14696	26" MESQUITE
14697	12" CEDAR ELM
14698	11" CEDAR ELM
15891	21" ASH
15892	14" HACKBERRY
15893	14" HACKBERRY
58375	13" CEDAR ELM

NOTES:
 1. TREES MARKED WITH "(R)" ARE TO BE REMOVED.



LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	PHASE LINE
	PROPOSED SIDEWALK
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT
	OFFSITE EASEMENT
	PROPOSED ROAD CENTERLINE
	EXISTING CONTOUR

Item 7.
DATE

REVISIONS
No.

Kimley-Horn
 10814 JOLLYVILLE ROAD CAMPUS IV SUITE 200 AUSTIN, TX 78759
 PHONE: 512-418-4171 FAX: 512-418-1791
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TPBE Firm No. 928

JASON B. REED
 LICENSE NO. 127126
 PROFESSIONAL ENGINEER
 02/23/2022

KHA PROJECT: 069241754
 DATE: FEBRUARY 2022
 SCALE: AS SHOWN
 DESIGNED BY: KM
 DRAWN BY: XXER
 CHECKED BY: JBR

PRELIMINARY PLAN
PRELIMINARY PLAN
(SHEET 2 OF 2)

LAS ENTRADAS NORTH
SECTION 4 & 5
PRELIMINARY PLAN
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

XXXXXXXXXX



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, April 5, 2022

Permit Number 2022-P-1419-PP

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear ,

The first submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. ~~The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
2. ~~FEMA floodway zone references "note 2", need to provide note 2.~~
3. ~~Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
4. ~~Provide the names of the proposed streets within the subdivision.~~
5. ~~Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007—Residential development standards and Sec. 14.02.020—Non-residential and mixed-use development standards.~~
6. ~~Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

 - a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.
 - c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.~~

7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

~~8. Since the proposed development is being done within the 100-yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).~~

~~9. Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.~~

~~10. Provide an overall view of the entire site on one sheet.~~

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



July 22, 2022

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **April 5th, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.

Response 1: Noted. These have been updated.

Comment 2: FEMA floodway zone references “note 2”, need to provide note 2.

Response 2: Notes have been updated. Please refer to the Floodplain note on the Existing Conditions (Sheet 1 of 2) plan.

Comment 3: Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

Response 3: All existing utilities have been labeled with this update. Please refer to the Existing Conditions plan sheets.

Comment 4: Provide the names of the proposed streets within the subdivision.

Response 4: Names of the proposed streets within the subdivision have been provided with this update. Please refer to the Preliminary Plan sheets.

Comment 5: Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007 – Residential development standards and Sec. 14.02.020 – Non-residential and mixed-use development standards.

Response 5: Building setback lines have been added to the plan sheets.

Comment 6: Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.
- c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

Response 6: A note stating that “Replacement trees will be provided with the construction plans”, has been added to the preliminary plans. Please see Note 2 on the Preliminary Plan (Sheet 2 of 2).

Comment 7: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.

Response 7: Utility demand data calculations consistent with the proposed uses indicated on the preliminary plat have been included with this submittal.

Comment 8: Since the proposed development is being done within the 100 yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).

Response 8: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project should remove proposed development out of the 100 yr FEMA floodplain. A copy of the FEMA approval letters have been included with this submittal package.

Comment 9: Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.

Response 9: Contours labels have been adjusted to not overlap or obstruct easement labels. Please refer to Existing Conditions (Sheet 1 of 2) plans.

Comment 10: Provide an overall view of the entire site on one sheet.

Response 10: A single sheet with an overall view of the entire site has been included with this submittal. Please refer to the Overall Preliminary Plan sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 4, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on August 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
- ~~2. FEMA floodway zone references "note 2", need to provide note 2.~~
- ~~3. Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
- ~~4. Provide the names of the proposed streets within the subdivision.~~
- ~~5. Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007—Residential development standards and Sec. 14.02.020—Non-residential and mixed-use development standards.~~

~~6. Provide information that each tree removed will be replaced. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:~~

- ~~a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and~~
- ~~b) 1:1 for Significant Trees between eight (8) and eighteen (18) in the caliper.~~
- ~~c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.~~

7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

~~8. Since the proposed development is being done within the 100-yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).~~

~~9. Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.~~

~~10. Provide an overall view of the entire site on one sheet.~~

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
Jay Engineering, a Division of GBA



August 5, 2022

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **August 4, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

Response 1: Utility Demand Data has been included with this update to help determine adequacy/consistency of proposed utility improvements. A third utility sheet has been dedicated because the utility demand data and utility plans cannot fit on the same sheet. Please refer to the Utility Demand Data sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece". The signature is fluid and cursive, with a large loop at the end.

Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 25, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on August 05, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/20/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Las Entradas North Phase 4 & 5 Preliminary Plat
 Case Number: 2022-P-1419-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat located near US HWY 290 & Gregg Manor Rd, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US HWY 290 & Gregg Manor Rd, Manor, TX.

Applicant: Kimley Horn Jason Reece

Owner: Las Entradas Development Corporation

The Planning and Zoning Commission will meet at 6:30PM on 10/12/2022 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.

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR TX 78653-9720

TRAVIS COUNTY TRUSTEE
TEXAS FOUR REGION HOLDINGS LTD
HOUSTON TX US 77019

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN TX 78766-9190

RANDOLF BROOKS FEDERAL CREDIT UNION
ATTN: ACCOUNTING
UNIVERSAL CITY TX 78148

BAYLOR SCOTT & WHITE HEALTH
301 N WASHINGTON AVE
DALLAS TXX 75246-1754

ROMAN CATHOLIC DIOCESE OF AUSTIN TEXAS
6225 HWY 290 E
AUSTIN TX 78723-1025

MANOR GRAND LLC
300 CRESCENT CT 1425
DALLAS TX 75201-1890

GABS INC
407 TALKEETNA LN
CEDAR PARK TEXAS 78613-2532



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

Applicant: LJA Engineering

Owner: The Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is 16 commercial lots and 1 multi-family lot as well as roadways and utility improvements.

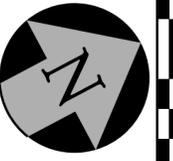
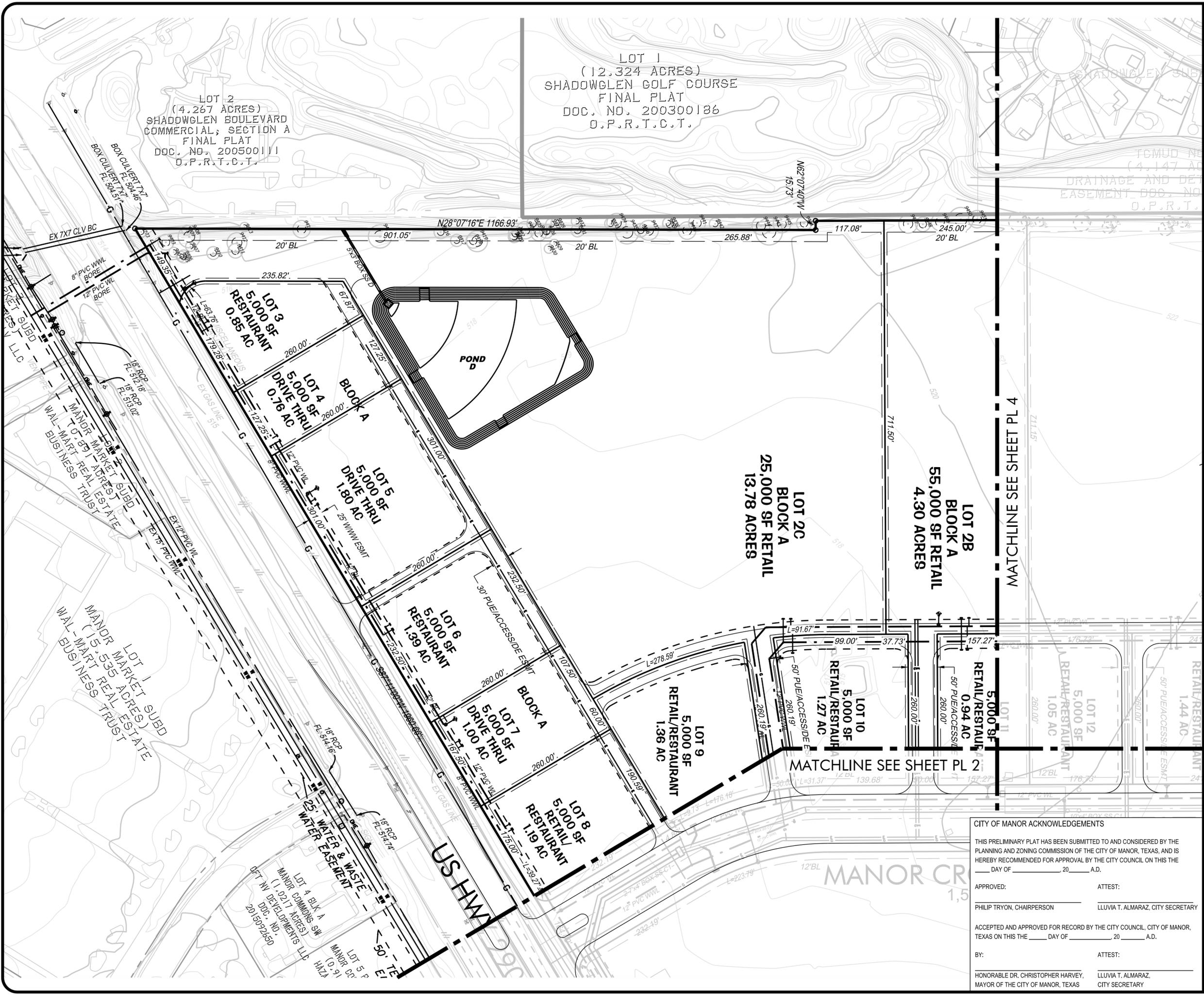
LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- 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 Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN#E-1386

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TX 78768-9190
mharris@bcatolwight.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHAELE W. HAZZ
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 1

SHEET NO.
2

OF 6 SHEETS

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20__ A.D.

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

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

MATCHLINE SEE SHEET PL 4

MATCHLINE SEE SHEET PL 2

LOT 2C
BLOCK A
25,000 SF RETAIL
13.78 ACRES

LOT 2B
BLOCK A
55,000 SF RETAIL
4.30 ACRES

LOT 10
5,000 SF
RETAIL/RESTAURANT
1.27 AC

LOT 11
5,000 SF
RETAIL/RESTAURANT
0.94 AC

LOT 12
5,000 SF
RETAIL/RESTAURANT
1.05 AC

LOT 9
5,000 SF
RETAIL/RESTAURANT
1.36 AC

LOT 6
5,000 SF
RESTAURANT
1.29 AC

LOT 7
5,000 SF
DRIVE THRU
1.00 AC

LOT 8
5,000 SF
RETAIL
1.19 AC

LOT 3
5,000 SF
RESTAURANT
0.85 AC

LOT 4
5,000 SF
DRIVE THRU
0.76 AC

LOT 5
5,000 SF
DRIVE THRU
1.80 AC

LOT 2
(4.267 ACRES)
SHADOW GLEN BOULEVARD
COMMERCIAL, SECTION A
FINAL PLAT
DOC. NO. 200500111
O.P.R.T.C.T.

LOT 1
(12.324 ACRES)
SHADOW GLEN GOLF COURSE
FINAL PLAT
DOC. NO. 200300186
O.P.R.T.C.T.



MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN#E-1386

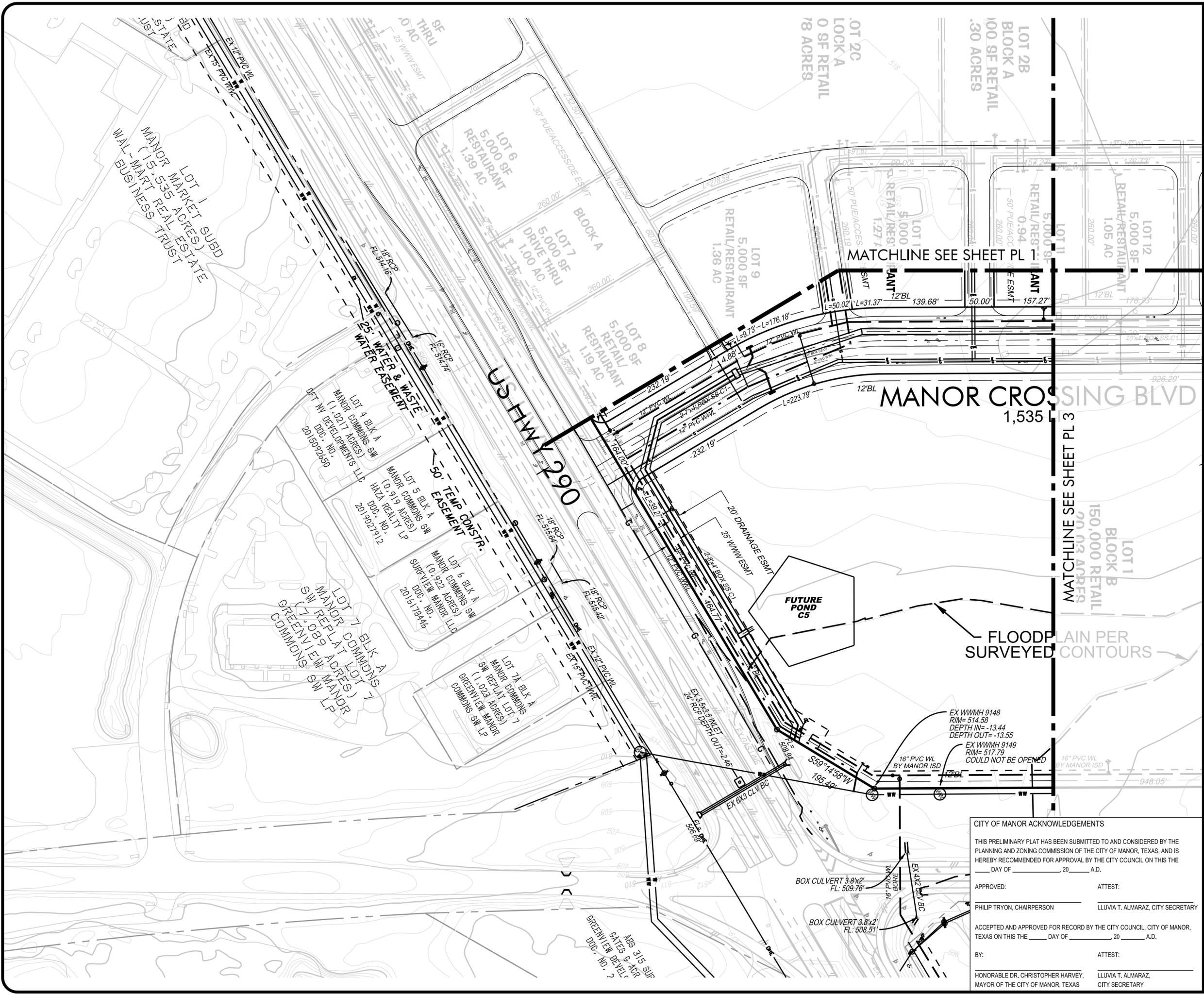
DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TX 78768-9190
mharris@calowright.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHIGANAY ZS
LIBERTY HILL, TX 78642
512.238-7901

JOB NUMBER:
A512-1004

PL 2

SHEET NO.
3
OF 6 SHEETS



CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 20____ A.D.

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

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

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY



MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN#E-1386

OWNER 40AC TRACT:
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
C/O: BUTLER FAMILY PARTNERSHIP, LTD

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TX 78768-9190
mharris@bcalowright.com

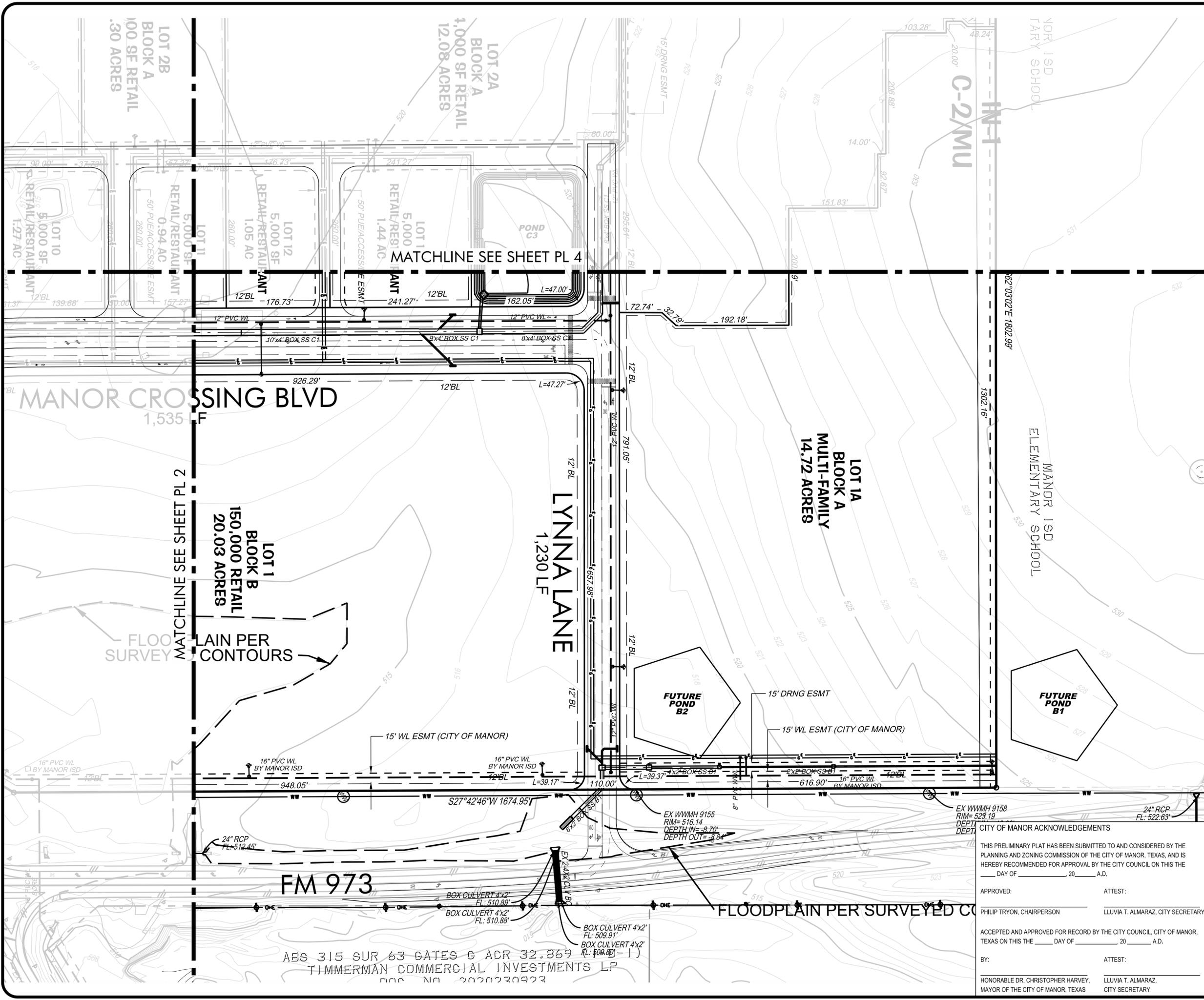
SURVEYOR:
LAND DESIGN SERVICES, INC.
ATTN: MICHAEAL W. WILSON
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 3

SHEET NO.
4

OF 6 SHEETS



CITY OF MANOR ACKNOWLEDGEMENTS

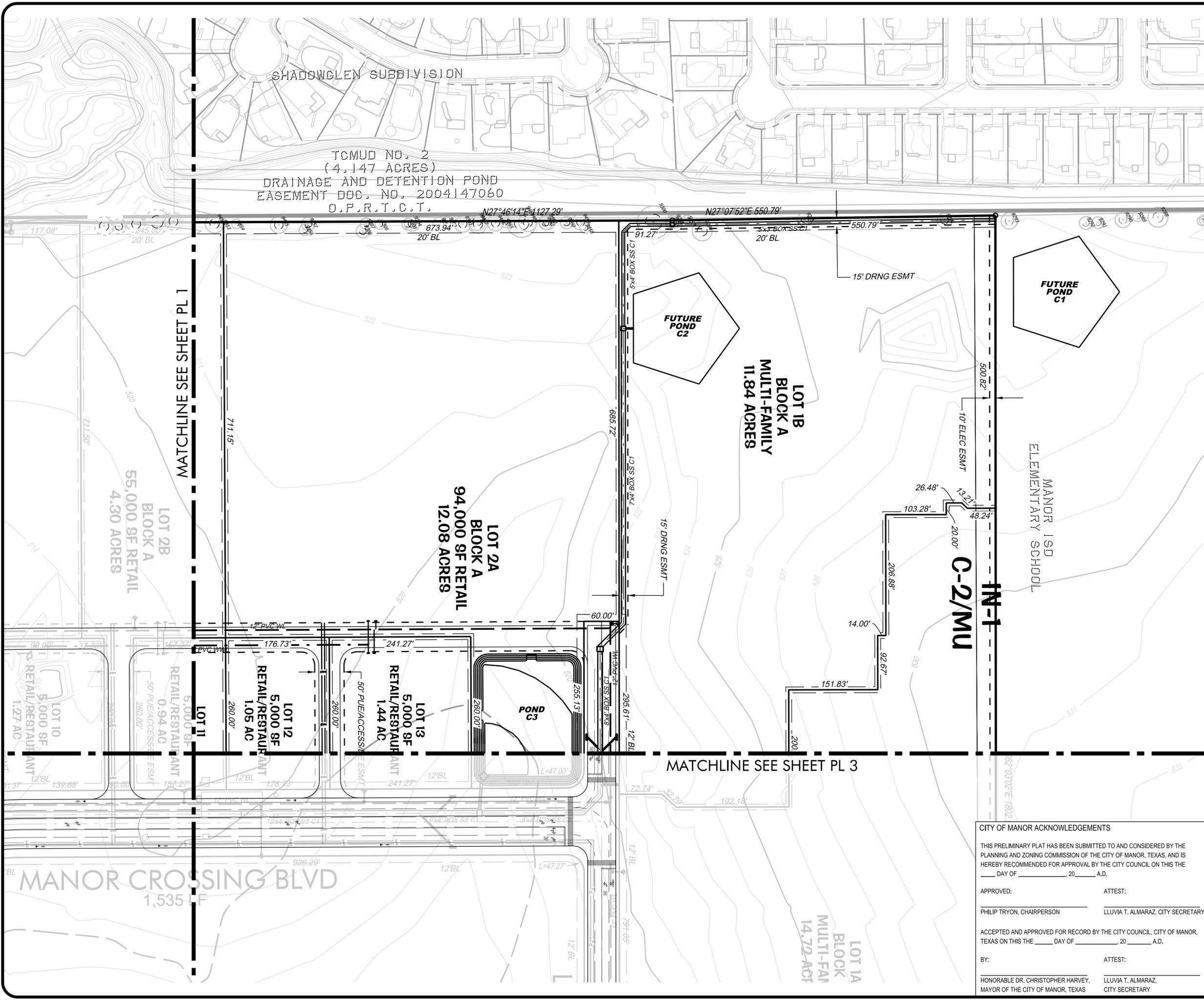
THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20____ A.D.

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

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

BY: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

ABS 315 SUR 63 GATES G ACR 32.869
TIMMERMAN COMMERCIAL INVESTMENTS LP
DOC NO 2020230923



SHADOWGLEN SUBDIVISION
TCMUD NO. 2
(4.147 ACRES)
DRAINAGE AND DETENTION POND
EASEMENT DOC. NO. 2004147060
O.P.R.T.C.T.

MANOR CROSSING
E US 290 & 13100 N FM 973
100 SCALE PRELIMINARY PLAN



OWNER 40AC TRACT:
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
C/O: BUTLER FAMILY PARTNERSHIP, LTD

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN#E-1386

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20____ A.D.

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

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

BY: HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
AUSTIN, TX 78768-9190
mharris@capitolright.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: MICHIGANAY ZS
LIBERTY HILL, TX 76642
512.238-7901

JOB NUMBER:
A512-1004

PL 4

SHEET NO.
5

OF 6 SHEETS



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

Don Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1447-PP
Job Address: Butler Manor Preliminary Plan, Manor, TX. 78653

Dear Don Sansom,

The first submittal of the Manor Crossing (Butler Manor) Preliminary Plan (*Preliminary Plan*) submitted by LJA Engineering and received on September 07, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).
2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.
3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2) (i).
4. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).
5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).
6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

7. The preliminary plat must include Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

August 19, 2022

Pauline Gray, P.E. Senior Engineer
Jay Engineering
1500 County Road 269
Leander, TX 78641

RE: Manor Crossing (formerly Butler Manor)
Preliminary Plan
Update #1
City Permit No. 2022-P-1447-PP
LJA Project #A512-1004

Dear Pauline:

Please find below our responses to your review comments dated June 24, 2022, regarding the above-referenced Preliminary Plan application.

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).

LJA Response: We have added to the Cover Sheet the application's submittal date of June 24, 2022, as requested.

2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.

LJA Response: We have made these corrections to the cover page, as requested.

3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(i).

LJA Response: We have revised the plans to better identify the property lines and building setbacks, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.

4. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).

LJA Response: *We have revised the Preliminary Plan to better identify the existing utility and drainage facilities within and adjacent to the property. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).

LJA Response: *We have edited the Preliminary Plan to better identify the City of Manor's city limits and ETJ, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

LJA Response: *We have labeled the widths of the existing and proposed street rights-of-way, as requested.*

7. The preliminary plat must include Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

LJA Response: *We have added to the Preliminary Plan the locations of the significant trees on the property, as requested.*

For clarity purposes, we have also added the trees to the larger scale drawings, Sheet 2-5, and indicated by dashed circle the trees to be removed.

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

LJA Response: *The Owner respectfully submits it is infeasible to depict on the Preliminary Plan the locations, sizes, and species of the replacement trees due to the unknown nature and design of the proposed buildings, drives, and internal utility lines. For this reason, the Owner requests the City to approve an alternate method to track and confirm the required replacement trees are included in the subsequent site plan applications for each parcel.*

To this end, we have provided on Sheet 6 a tabulation of the trees and the total number of caliper inches to be removed by the Mass Grading and Drainage Improvement Project.

Pauline Gray, P.E.
Re: Manor Crossing Preliminary Plan
August 19, 2022
Page 3 of 3

Please contact me at 512.439.4700 or DSansom@LJA.com if you have any questions or need any additional information.

Sincerely,
LJA ENGINEERING, INC.

A handwritten signature in black ink that reads "Don Sansom". The signature is written in a cursive, slightly slanted style.

Don Sansom, P.E.
Senior Project Manager

cc: Scott Dunlop, City of Manor
Matt Harriss, Butler Family Partnership, Ltd.
Joe Longaro, P.E.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 21, 2022

Don Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1447-PP
Job Address: Butler Manor Preliminary Plan, Manor 78653

Dear Don Sansom,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Don Sansom and received by our office on September 07, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/21/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Crossing (Butler Manor) Preliminary Plan
 Case Number: 2022-P-1447-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan located near US HWY 290 and FM 973 in Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US HWY 290 and FM 973 in Manor, TX.

Applicant: Don Sansom – LJA Engineering

Owner: Matt Harris – The Butler Family Partnership, Ltd.

The Planning and Zoning Commission will meet at 6:30PM on 10/12/2022 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.

BOARD OF TRUSTEES OF THE MANOR ISD
TCAD PID 951281
C/O BUTLER FAMILY PARTNERSHIP
P.O. BOX 9190
AUSTIN, TX 78766-9190

OZIE MONROE SR FAMILY TRUST
TCAD PID 236853
C/O MARILYN MONROE HALL
P.O. BOX 254
MANOR, TX 78653-0254

TIMMERMAN COMMERCIAL INVESTMENTS
LP
TCAD PID 236854
501 VALE ST
AUSTIN, TX 78746-5732

GREENVIEW MANOR COMMONS SW, LP
TCAD PID 874848 & 874849
P.O. BOX 162304
AUSTIN, TX 78716-2304

SURFVIEW MANOR, LLC
TCAD PID 860814
19 BAY VISTA DR
MILL VALLEY, CA 94941-1604

HAZA REALTY, LP
TCAD PID 860813
4415 HIGHWAY 6
SUGAR LAND, TX 77478-4476

CFT NV DEVELOPMENTS, LLC
TCAD PID 860812
1683 WALNUT GROVE AVE
ROSEMOND, CA 91770-3711

WAL-MART REAL ESTATE BUSINESS
TRUST MS 0555
TCAD PID 830450 & 830451
P.O. BOX 8050
BENTONVILLE, AR 72712-8055

SCF RC FUNDING IV, LLC
TCAD PID 830449
902 CARNEGIE CENTER BLVD #520
PRINCETON, NJ 08540-6531

COTTONWOOD HOLDINGS, LTD
TCAD PID 725370
C/O DWYER REALTY COMPANIES
9900 US HWY 290 E.
MANOR, TX 78653-9720

ASC MEDICAL 8 HOLDINGS, LLC
TCAD PID 710219
885 WOODSTOCK RD #430-330
ROSWELL, GA 30075-2277

SHADOWGLEN GOLF, LP
TCAD PID 568065
12801 LEXINGTON ST
MANOR, TX 78653-3333

SHERMAN & SYLVIA M WHITE JR
TCAD PID 697020
13270 SHADOWGLADE PL
MANOR, TX 78653-3768

MICKEY JONATHAN & RACHEL MOLAD
TCAD PID 697021
13724 SHADOWGLADE PL
MANOR, TX 78653-3768

SONNY & APRIL ANN WILLIS
TCAD PID 697022
13728 SHADOWGLADE PL
MANOR, TX 78653-3768

REALTRON, INC
TCAD PID 697023
13276 RESEARCH BLVD #105
AUSTIN, TX 78750-3225

PHILLIP P & IRMA EWING
TCAD PID 697024
13721 SHADOWGLADE PL
MANOR, TX 78653-3768

ARTURO SANCHEZ &
SAN JUANA PEREZ SANCHEZ
TCAD PID 697025
13717 SHADOWGLADE PL
MANOR, TX 78653-3768

TRAVIS CO MUD #2
TCAD PID 724199
C/O SUE BROOKS LITTLEFIELD
100 CONGRESS AVE #1300
AUSTIN, TX 78701-2744

LAMONT & SHARLA M. RANDLE
TCAD PID 697026
11709 PILLION PL
MANOR, TX 78653

THOMAS & AMANDA MULLEN
TCAD PID 697027
11713 PILLION PL
MANOR, TX 78653-3767

HUMBERTO SUAREZ
TCAD PID 697028
11717 PILLION PL
MANOR, TX 78653-3767

MICHAEL & LAUREN MANKER
TCAD PID 697029
11721 PILLION PL
MANOR, TX 78653-3767

MARILYN D. MCARTHUR
TCAD PID 697030
11725 PILLION PL
MANOR, TX 78653-3767

GARY L. STIGGERS
TCAD PID 697031
11729 PILLION PL
MANOR, TX 78653-3767

WILLIAMS WESLEY TAYLOR JR &
JERY ANN TAYLOR
TCAD PID 697032
11733 PILLION PL
MANOR, TX 78653-3767

MAURA & TERRENCE HAYS III
TCAD PID 697033
11737 PILLION PL
MANOR, TX 78653-3767

DAFFNEY A HENRY
TCAD PID 697034
13745 SHADY RIDGE
MANOR, TX 78653-3770

BENJAMIN & MARISA DEL LA GARZA
TCAD PID 697054
11708 PILLION PL
MANOR, TX 78653-3767

ALLEN C AMBUHL & DEBRA K YOUNG
TCAD PID 697055
11712 PILLION PL
MANOR, TX 78653-3767

GEORGE BROWN JR
TCAD PID 697056
P.O. BOX 1158
MANOR, TX 78653-1158

ANTHONY & VICTORIA HUNT
TCAD PID 697057
11720 PILLION PL
MANOR, TX 78653-3767

SEAN & SUMMER CURTIS
TCAD PID 700577
913 N. INYO ST
RIDGECREST, CA 93555-3000

CARMEN & RODOLFO ACOSTA
TCAD PID 700578
13832 FIELD SPAR DR
MANOR, TX 78653-3881

BRETT R. BENEDETTI
TCAD PID 700579
13824 FIELD SPAR DR
MANOR, TX 78653-3881

DAISY PRIETO & SALVADOR U FLORES
TCAD PID 700580
13828 FIELD SPAR DR
MANOR, TX 78653-3881

ASPAZIA BITA
TCAD PID 700581
13832 FIELD SPAR DR
MANOR, TX 78653-3881

TODD CURTIS PHILLIPS &
SAMANTHA ANNETTE PHILLIPS
TCAD PID 700582
11501 SUN GLASS DR
MANOR, TX 78653-3884

AKINYEMI P. AJAI & PRISCILLA O AJAI
TCAD PID 700616
11505 SUN GLASS DR
MANOR, TX 78653-3884

JENNIFER & MICHAEL WHITE
TCAD PID 700648
11509 SUN GLASS DR
MANOR, TX 78653-3884

MAYRA HERNANDEZ
TCAD PID 700621
11513 GLASS DR
MANOR, TX 78653

GLADYS & JEFFREY LEWIS
TCAD PID 700622
11517 SUN GLASS DR
MANOR, TX 78653-3884

CORETTA BELL-SEXTON &
JOHNNY F SEXTON JR
TCAD PID 700623
11601 SUN GLASS DR
MANOR, TX 78653-3885

KRISTIN L & SCOTT P VANDENBERG
TCAD PID 700624
11605 SUN GLASS DR
MANOR, TX 78653-3885

CHARLIE HOLMES &
MARK BURGESSPORTER
TCAD PID 700625
C/O STEPHENS LAMB
P.O. BOX 27626
MACON, GA 31221-7626

BRENT WILLIAM SPEAD &
SHYLA ANAHITA SPEAD
TCAD PID 700626
11613 SUN GLASS DR
MANOR, TX 78653-3885

STEPHEN C & SANDRA L ITNYRE
TCAD PID 700627
11617 SUN GLASS DR
MANOR, TX 78653-3885

CHARLES L & AURSHA R WALDON
TCAD PID 700628
11621 SUN GLASS DR
MANOR, TX 78653-3885

AGATA GRUZA & ERIC MICHAEL DALEY
TCAD PID 700620
13824 LONG SHADOW DR
MANOR, TX 78653-3883

DAVID L & JOSIE U HANEY
TCAD PID 700649
13825 TERCEL TRACE
MANOR, TX 78653-3879

PROPERTY OWNER
TCAD PID 700650
13821 TERCEL TRACE
MANOR, TX 78653

TORVALD TOMAS VALENTIJ HESSEL &
RYAN ELISABETH FLEMING
TCAD PID 700670
16408 CHRISTINA GARZA DR
MANOR, TX 78653-2162

WILLIE & CARMEN MARIA KENDRICK
TCAD PID 700671
13824 TERCEL TRACE
MANOR, TX 78653-3879

CHAE KYUNG KIM & CHOONG N CHANG
TCAD PID 700591
13817 FIELD SPAR DR
MANOR, TX 78653-3881

MICHAEL & LINDSAY JONES
TCAD PID 700590
13821 FIELD SPAR DR
MANOR, TX 78653-3881

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I.T. Gonzalez Engineers

Owner: Victor Martinez

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 4 lot subdivision in our ETJ with each lot being 2.5 – 2.75 acres and planned for residential uses.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) 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 R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

R & M SUBDIVISION

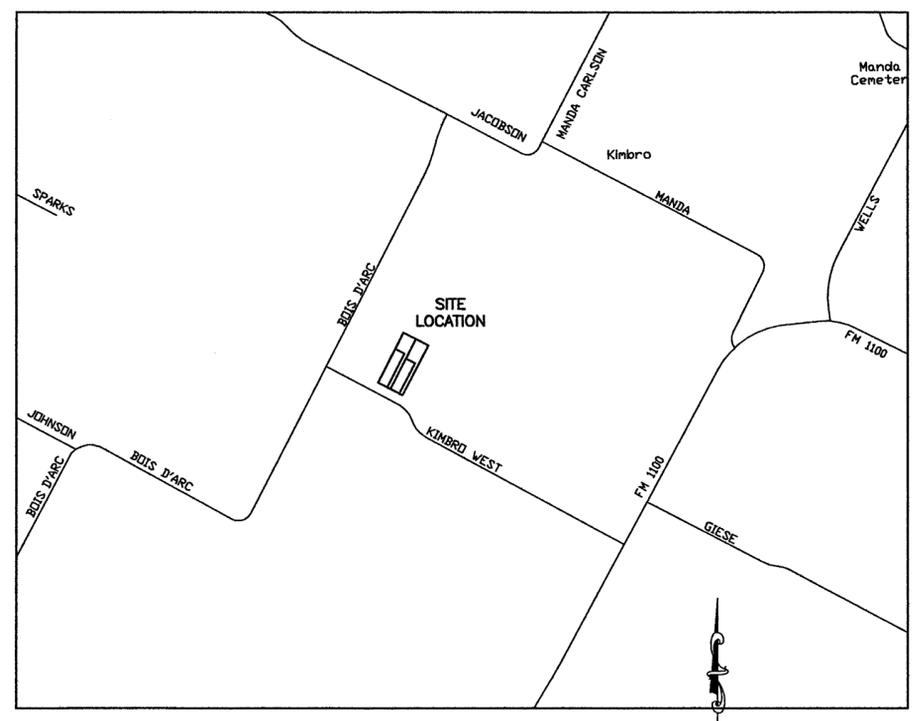
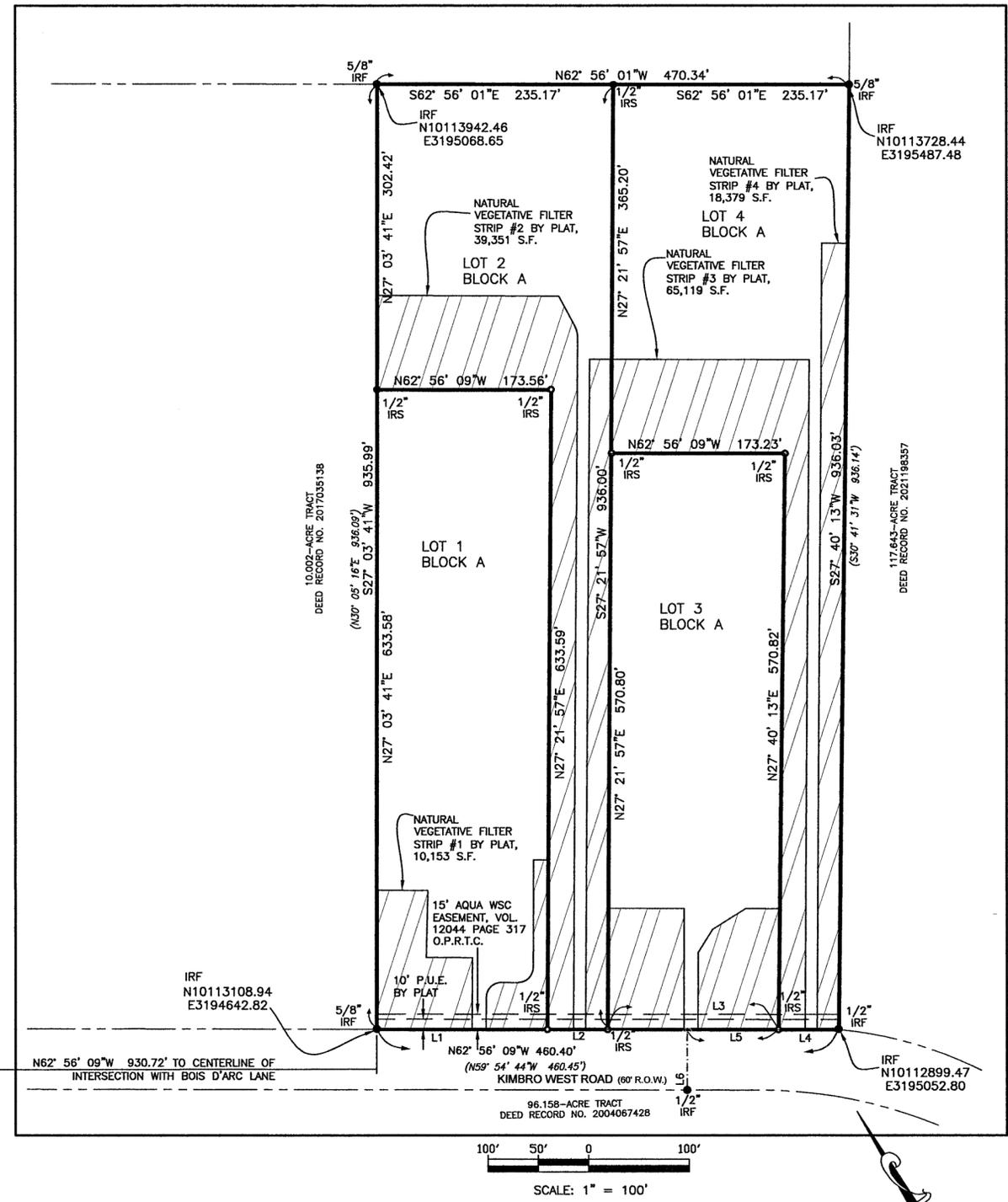
LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- (xxx) PER RECORD
- IRON ROD FOUND
- IRON ROD SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ⊙ CONCRETE MONUMENT SET (CMS)
- - - - - ROW TIE
- ▨ NATURAL VEGETATIVE FILTER STRIP

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

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N62°56'09"W	170.20'
L2	N62°56'09"W	60.00'
L3	N62°56'09"W	170.20'
L4	N62°56'09"W	60.00'
L5	N62°56'09"W	151.13'
L6	S27°03'51"W	60.00'

—	LOT SIZE	LAND USE	
LOT No.	SQ.FT.	ACRES	
LOT 1	108,909	2.50	S.F. RESIDENTIAL
LOT 2	108,890	2.50	S.F. RESIDENTIAL
LOT 3	98,010	2.25	S.F. RESIDENTIAL
LOT 4	119,776	2.75	S.F. RESIDENTIAL
TOTAL	435,586	10.00	—



LOCATION MAP
1"=2000

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

APPROVED: _____ ATTEST: _____
 JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____
 HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY

ITG I T Gonzalez Engineers

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



1500 County Road 269
Leander, TX 78641

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

Date: Friday, August 5, 2022

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

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor, TX. 78653

Dear Bill Graham,

The first submittal of the 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on September 06, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).
2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).
3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.
4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
6. 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.

8/5/2022 7:41:24 AM
13910 Kimbro West Road - R & M Subdivision Short
Form Final Plat
2022-P-1459-SF
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR AUGUST 5, 2022 CITY OF MANOR REVIEW COMMENTS

PROJECT: R & M Subdivision

LOCATION: 13910 Kimbro West Road

PERMIT #: 2022-P-1459-SF

REVIEW ENGINEER: Pauline Gray, P.E.

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 09-02-2022

Engineer Review

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

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

The mayor and P&Z chairperson are now shown correctly in the signature blocks on page 3 of plat.

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).

Note 1 has been modified as requested.

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.

The location map on page 3 has been modified to cover one mile in all directions.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

The City limit lines and and/or the outer border of the City's ETJ are not close the R & M Subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

The bearing and distance to Bois D'Arc Lane is now shown. Northern and easting coordinates for 4 property corners are now shown.

6. 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.

Being in the ETJ of Manor, there is no zoning and, thus, no building setback lines. Proposed and existing easements are shown on the face of the plat.

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

Noted

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

Noted



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, September 13, 2022

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

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor 78653

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on September 06, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA



9/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat
 Case Number: 2022-P-1459-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.org – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the R&M Subdivision Short Form Final Plat located at 13910 Kimbro West 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 R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I. T. Gonzalez Engineers

Owner: Victor Martinez

The Planning and Zoning Commission will meet at 6:30PM on 9/19/2022 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.

Charles D Oman Trust
14859 BOIS D ARC LN
ELGIN TX 78653-3626

NATHANIEL TURK MCCLESKEY
606 MARSHALL ST
LEXINGTON VA 24450-1922

LAURA C & ERIC I ESTRADA
14017 KIMBRO WEST RD
MANOR TX 78653-3817

GERALD B & GRACE SOPHER
15111 BOIS D ARC LN
MANOR TX 78653-3446

DIMAS ARMANDO ROSA ETAL
1403 PARKSIDE DR
ROUND ROCK TX 78664-6962

JUAN FRANCISCO & LARA ZAMARRIPA
15123 BOIS D ARC
MANOR TX 78653-3446

ANTONIO MARQUEZ CASTRUITA
15131 BOIS D ARC LN
MANOR TX 78653-3446

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Jefferson Triangle Marine, LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a two lot subdivision (previously 3 lots), with 1 lot being 9 acre commercial lot and the other a 53 acre townhome lot. The property was recently annexed and zoned C-2 Medium Commercial and TH Townhome.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

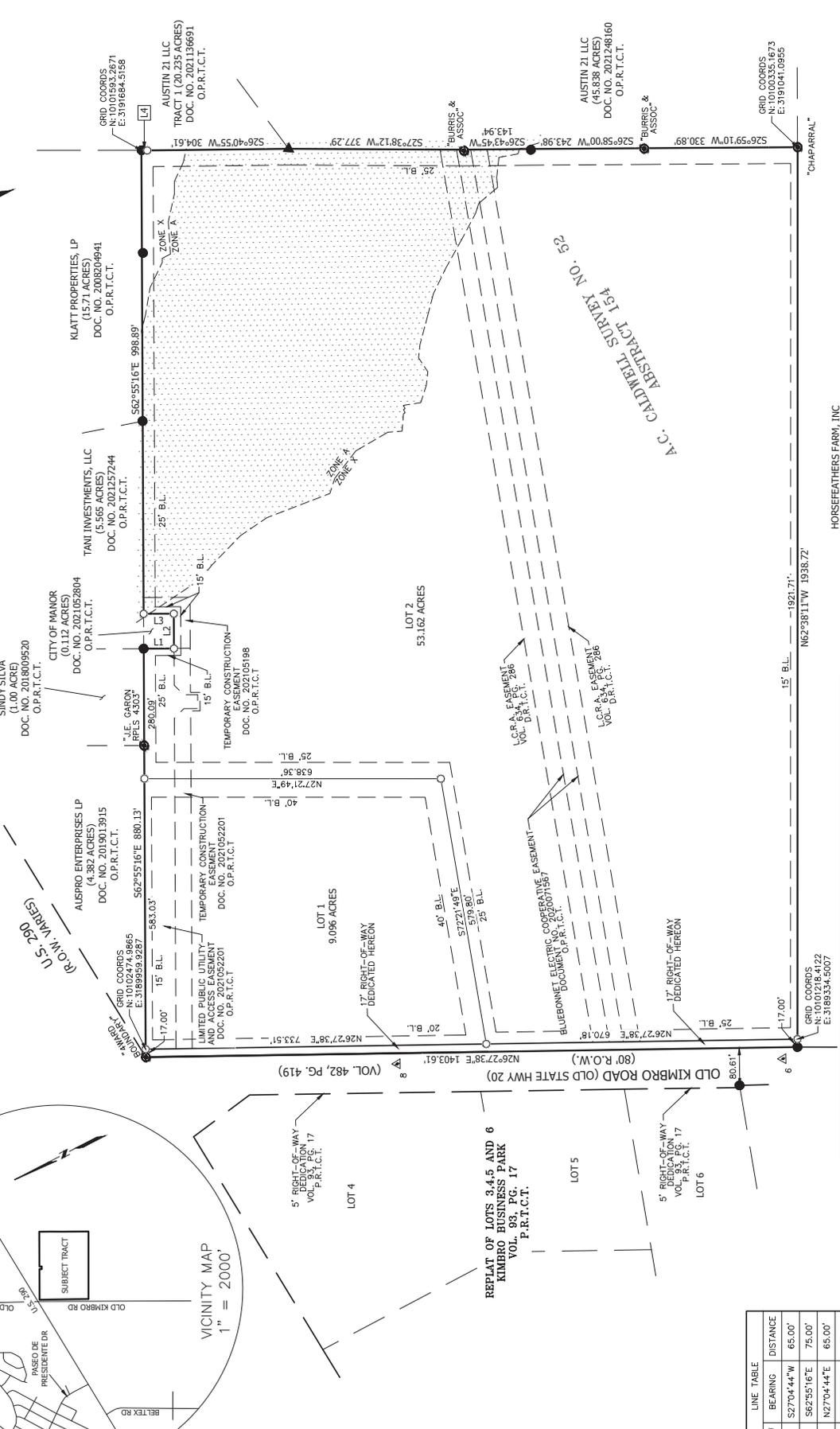
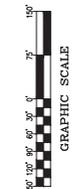
- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

PROJECT NAME: JTM OLD KIMBRO RD	DATE	DESCRIPTION
JOB NUMBER: 21-021	SCALE: 1" = 150'	
DATE: 08/01/2022		
DRAWING FILE PATH: K:\2021\JTM OLD KIMBRO CAD\DWG\OLD KIMBRO ROAD PLAT.DWG		
LDNOTE FILE PATH:		
CS: FWF	TECH: JRM	PARTY/HEADER: JE
CHECKED BY: HAH	FIELDBOOK: 362	



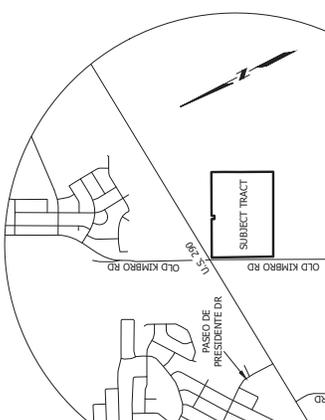
LAND USE SUMMARY: OLD KIMBRO ROAD PLAT	3
TOTAL LOTS:	3
NUMBER OF BLOCKS:	1
LOT 1 (ZONED C-2)	9.096 ACRES
LOT 2 (ZONED C-2)	53.162 ACRES
LOT 3 (ZONED C-2)	62.806 ACRES
TOTAL ACREAGE:	125.064 ACRES
OWNER: JEFFERSON TRIANGLE MACHINE, L.P.	
ENGINEER: AMAVI MANOR, INC.	

GENERAL NOTES:
 THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).
 DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005459.
 SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

Point #	Northing	Easting	Elevation	Row Description
6	10101806.54	3189482.08	545.97	1/2"-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET
8	10102549.39	3189853.96	510.70	1/2"-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET

LEGEND
 1/2" REBAR FOUND (OR AS NOTED)
 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 600 MAIL FOUND (OR AS NOTED)
 CALCULATED POINT NOT SET
 OFFICIAL PUBLIC RECORDS OF
 TRAVIS COUNTY, TEXAS
 PUBLIC RECORDS OF
 TRAVIS COUNTY, TEXAS
 PLAT RECORDS OF
 TRAVIS COUNTY, TEXAS
 RIGHT-OF-WAY
 PUBLIC UTILITY EASEMENT
 BUILDING SETBACK LINE

LINE #	BEARING	DISTANCE
L1	S27°04'44"W	65.00'
L2	S62°55'16"E	75.00'
L3	N27°04'44"E	65.00'
L4	S29°25'27"W	12.49'





Texas Engineering Firm #4242

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100
Austin 78735
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on August 16, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) 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.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60')

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Old Kimbro Rd - Amavi Manor - Short Form Final Plat
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feet of frontage.

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

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

Thank you,



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

September 26th, 2022

City of Manor

RE: **Comment Review**
Amavi Manor

Mr. Burrell,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on September 14, 2022. The original comments have also been included below for reference.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.

Response: Location map has been added to the plat for reference.

2. The P&Z Chairperson is Julie Leonard.

Response: Name has been updated.

3. The Mayor is Dr. Christopher Harvey.

Response: name has been updated

4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response: Information has been added to plat as requested above.

5. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Response: Floodplain application is not applicable.

6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) 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.

Response: Setback lines has been added to the final plat.

7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

Response: Lot 3 has been removed. All lots have frontage to Old Kimbro Road.

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, October 6, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100
Austin 78735
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF
Job Address: 12905 Old Kimbro Road, Manor 78653

Dear Madeline Hackett,

We have conducted a review of the site development plans for the above-referenced project, submitted by Madeline Hackett and received by our office on September 26, 2022, and previously received August 16, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 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,

Tyler Shows
Staff Engineer
GBA





8/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Amavi Manor - Short Form Final Plat
 Case Number: 2022-P-1465-SF
 Case Manager: Michael Burrell
 Contact: mburrell@cityofmanor.org – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Amavi Manor – Short Form Final Plat located at 12905 Old Kimbro 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 Amavi Manor – Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

Applicant: Madeline Hackett

Owner: Jefferson Triangle Marine, LP

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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.

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

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5701 LONG CT
AUSTIN TX 78730-5056

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK TX 78664-9511

TANI INVESTMENTS LLC ETAL
7606 Brae Acres Ct
Houston TX 77074-4123

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

CITY OF MANOR
105 E EGGLESTON ST
MANOR TX 78653-3463

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378