Julie Leonard, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Felix Paiz, Vice-Chair, Place 4
Celestine Sermo, Place 5
Cecil Meyer, Place 6
Lakesha Small, Chair, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, April 12, 2023, at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel

You can access the meeting at https://www.youtube.com/@cityofmanorsocial/streams

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

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

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

PUBLIC HEARING

1. **Conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the definition of Hospital Services; modify the Residential Land Use Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify the Residential Land Use Conditions Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices - Professional, Restaurant, and Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station -**

Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Development Standards relating to Maximum Dwelling Units; modify Non-Residential and Mixed-Use Development Standards Table Notes relating to alleys within the Historic District; modify Accessory Structures relating to gross floor area; modify architectural standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial uses; modify procedures relating to Planned Unit Development (PUD) uses; modify procedures relating to a final site plan; and modify procedures relating to amendments to the Comprehensive Plan.

2. **Conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**
   Applicant: Saavy ATX Realty LLC
   Owner: Wenkai Chen

3. **Public Hearing: Conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**
   Applicant: DB Land Consulting LLC
   Owner: SAMPSG PROPERTIES LLC

4. **Conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**
   Applicant: Westwood Professional Services
   Owner: Lone Star Electric

5. **Conduct a public hearing on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).**
   Applicant: Couronne Co.
   Owner: Couronne Company, Inc.

6. **Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.**
   Applicant: Carney Engineering, PLLC
   Owner: Carney Engineering, PLLC

7. **Conduct a public hearing on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Wild Horse Creekside Commercial , L.P.

8. **Conduct a public hearing on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.**
Applicant: Kimley-Horn
Owner: Kimley-Horn

9. **Conduct a public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**
Applicant: Jackson Walker
Owner: Krantz Properties

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.

10. **Consideration, discussion, and possible action to approve the minutes of March 8, 2023, P&Z Commission Regular Meeting.**

REGULAR AGENDA

11. **Consideration, discussion, and possible action on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the definition of Hospital Services; modify the Residential Land Use Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify the Residential Land Use Conditions Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices - Professional, Restaurant, and Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station - Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Development Standards relating to Maximum Dwelling Units; modify Non-Residential and Mixed-Use Development Standards Table Notes relating to alleys within the Historic District; modify Accessory Structures relating to gross floor area; modify architectural standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial uses; modify procedures relating to Planned Unit Development (PUD) uses; modify procedures relating to a final site plan; and modify procedures relating to amendments to the Comprehensive Plan.**

12. **Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**
Applicant: Saavy ATX Realty LLC
Owner: Wenkai Chen

13. **Consideration, discussion, and possible action on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

14. **Consideration, discussion, and possible action on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**
Applicant: Westwood Professional Services
Owner: Lone Star Electric

15. **Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).**
Applicant: Couronne Co.
Owner: Couronne Company, Inc.

16. **Consideration, discussion, and possible action on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.**
Applicant: Carney Engineering, PLLC
Owner: Carney Engineering, PLLC

17. **Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Wild Horse Creekside Commercial , L.P.

18. **Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.**
Applicant: Kimley-Horn
Owner: Kimley-Horn

19. **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 Road, Manor, TX**.
Applicant: Madeline Hackett
Owner: Jefferson Triangle Marine, LP

20. **Consideration, discussion, and possible action on a Setback Waiver for Lot 1, Block 15, Town of Manor, locally known as 400 E. Carrie Manor St., to reduce the rear setback to 10', and side setback to 5'.**
Applicant: S&A Associate Builders Inc.
Owner: Michael Cunningham

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

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the definition of Hospital Services; modify the Residential Land Use Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify the Residential Land Use Conditions Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices - Professional, Restaurant, and Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station - Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Development Standards relating to Maximum Dwelling Units; modify Non-Residential and Mixed-Use Development Standards Table Notes relating to alleys within the Historic District; modify Accessory Structures relating to gross floor area; modify architectural standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial uses; modify procedures relating to Planned Unit Development (PUD) uses; modify procedures relating to a final site plan; and modify procedures relating to amendments to the Comprehensive Plan.

BACKGROUND/SUMMARY:

Once or twice a year general amendments to our Zoning Code are proposed. Amendments usually arise as we work through the code with developments and find certain code provisions do not meet the intent of the code or create situations that make development unnecessarily more difficult or impractical.

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

- Zoning Ordinance Amendments Explanations

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on amendments to Chapter 14.

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

ORDINANCE _____

AN ORDINANCE OF THE CITY OF MANOR, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS; RESIDENTIAL LAND USE TABLE; RESIDENTIAL LAND USE CONDITIONS; AMENDING NON-RESIDENTIAL USES IN NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS; NON-RESIDENTIAL AND MIXED-USE LAND USE LAND USE CONDITIONS; NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS; AMENDING NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS TABLE NOTES; ACCESSORY STRUCTURES; ARCHITECTURAL STANDARDS; AND PROCEDURES; PROVIDING FOR A SEVERABILITY, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the "City") is a home-rule City authorized to regulate zoning within its city limits; and

WHEREAS, the City Council of the City of Manor, Texas (the "City Council") reviews the City's zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City's Code of Ordinances (the "Zoning Ordinance"); and

WHEREAS, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

WHEREAS, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

WHEREAS, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Code of Ordinances. The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the "Zoning Ordinance") to amend the definitions, residential land use table, residential land use conditions, non-residential uses in non-residential and mixed-use zoning districts, non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, non-residential and mixed-use development standards table notes, accessory structures, architectural standards, and procedures; as provided for in Sections 3 through 22 of this Ordinance.

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SECTION 3. <u>Amendment of Section 14.01.008 Definitions</u>. Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

(a) The definition for "Hospital Services" is hereby in its entirety to read as follows:

"*Hospital services* means an institution providing primary health services, psychiatric services, and medical or surgical care to persons primarily on an inpatient basis. The use differs from medical clinics in that it may require stays for longer than 24 hours. Includes the following land uses: cancer center; general hospital; private psychiatric hospital; niche hospital; special hospital; and trauma facilities as defined in the Texas Administrative Code."

SECTION 4. <u>Amendment of Section 14.02.005 Residential Land Use Table.</u> Section 14.02.005(b) of the Zoning Ordinance is hereby amended to revise the Residential Land Uses in Residential Zoning Districts use "Single-Family Attached (3 or more units)" to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-Family Attached (3 or more units)					C	P				

SECTION 5. <u>Amendment of Section 14.02.005 Residential Land Use Table.</u> Section 14.02.005(b) of the Zoning Ordinance is hereby amended to revise the Residential Land Uses in Residential Zoning Districts use "Single-Family Detached" to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-Family Detached	P	P	P	P					C	

SECTION 6. <u>Amendment of Section 14.02.006 Residential Land Use Conditions Table.</u> Section 14.02.006 of the Zoning Ordinance is hereby amended to add in alphabetical order the Residential Land Use Condition for "Single-Family Attached (2 units)" to read as follows:

Single-Family Attached (2 units)	• When constructed in a Townhome (TH) district all applicable development and architectural standards of the Two-Family (TF) district apply
	• When constructed in a common development (same property) with Townhome (TH) structures, all setback types for the entire property follow the more restrictive standard.

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SECTION 7. <u>Amendment of Section 14.02.006 Residential Land Use Conditions Table.</u> Section 14.02.006 of the Zoning Ordinance is hereby amended to add in alphabetical order the Residential Land Use Condition for "Single-Family Detached" to read as follows:

Single-Family Detached	• When constructed in a Manufactured Home (MH-1) district all applicable development and architectural standards of the Single-Family Standard (SF-2) district apply

SECTION 8. <u>Amendment of Section 14.02.017(c) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts</u>. Section 14.02.017(c) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District uses to read as follows:

(a)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Establishment					C/S	C	C	C	C		

(b)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewery, Micro								C	C	C	C

(c)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewery, Regional									C	C	C

(d)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewpub						C	C	C	C		

(e)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Club or Lodge		C	C	C	C	C	C	C	C		

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(f)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Distillery, Micro								C	C	C	C

(g)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Distillery, Regional									C	C	C

(h)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Event Center		C	C		C/S	C/S	C/S	C	C		

(i)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Food Sales					C	C	C	C	C		

(j)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Hospital Services		P	P	P			S	S	S		

(k)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Liquor Sales					C	C	C	C	C		

(l)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Medical Clinic		P	P	P	P	P	S	S	S		

DRAFT

(m)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Medical		P	P	P	P	P	S	S	S		

(n)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Professional		P	P	P	P	P	S	S	S		

(o)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Restaurant				C	C	C	C	C	C		

(p)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Restaurant – Drive-in or Drive-through							C	C	C		

SECTION 9. <u>Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions</u>. Section 14.02.019 of the Zoning Ordinance is hereby amended to add or revise in its entirety the Non-Residential and Mixed-Use Land Use Conditions to read as follows:

(a)

Alcoholic Beverage Establishment	• See article 4.02 Alcoholic Beverages

(b)

Brewery, Micro	• See article 4.02 Alcoholic Beverages

(c)

Brewery, Regional	• See article 4.02 Alcoholic Beverages

(d)

Brewpub	• See article 4.02 Alcoholic Beverages

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(e)

Club or Lodge	• See article 4.02 Alcoholic Beverages

(f)

Distillery, Micro	• See article 4.02 Alcoholic Beverages

(g)

Distillery, Regional	• See article 4.02 Alcoholic Beverages

(h)

Event Center	• See article 4.02 Alcoholic Beverages
	• Event centers in neighborhood business (NB) and downtown business (DB) districts are limited to 10,000 s.f., unless modified by a specific use permit.
	• Event centers in light commercial (C-1) are limited to 25,000 s.f., unless modified by a specific use permit.
	• In neighborhood business (NB), downtown business (DB), and light commercial (C-1) outdoor activities can occur between 8:00 a.m. and 10:00 p.m. when located within 300 feet of a residential use, unless modified by a specific use permit.

(i)

Food Sales	• See article 4.02 Alcoholic Beverages
	• Limited to 24,000 square feet in the neighborhood business (NB) district.
	• In all permitted districts, only gas station limited uses allowed as an accessory use.
	• Gasoline sales must follow all conditions for gas station limited sales and obtain specific use permits where applicable for the district.

(j)

Gas Station, Full Service	• See article 4.02 Alcoholic Beverages

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	• Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	• Only automotive repair (minor) uses is permitted.
	• Automobile washing facilities shall follow conditions of that use.
	• No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
	º The property is located along and has direct access from US Highway 290 East.
	º The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions).
	• Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	• Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	• Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

(k)

Gas Station, Limited	• See article 4.02 Alcoholic Beverages

	• Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	• Automotive repair and automobile washing facilities are prohibited.
	• No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
	º The property is located along and has direct access from US Highway 290 East.
	º The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
	• In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): Acceptable Pump Arrangement X X X X Unacceptable Pump Arrangement X X X X
	• Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.

	• Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	• Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

(l)

Hotel	• See article 4.02 Alcoholic Beverages
	• External balconies must be set back at least 200 feet from any residential zoning district.
	• Must provide staff on-site 24 hours a day.
	• All guest rooms must be accessed through internal hallways, lobby, or courtyard.
	• Must provide at least three amenities from the list below: 1. Indoor/outdoor pool. 2. Spa/sauna. 3. Weight room/fitness center. 4. Playground. 5. Sports court. 6. Plaza/atrium.
	7. Game room. 8. Jogging trail. 9. Conference room (1,000 square foot minimum). 10. Full-service restaurant (minimum seating capacity of 35).

(m)

Liquor Sales	• See article 4.02 Alcoholic Beverages

(n)

Restaurant	• See article 4.02 Alcoholic Beverages

(o)

Restaurant—Drive-in or drive-through	• See article 4.02 Alcoholic Beverages
	• Drive-in or through aisles are allowed only in the rear of building or on sides of buildings provided that the service window and any associated speaker box are located at least 200 feet from any residential district or are screened by another structure from the residential district.

SECTION 10. <u>Amendment of Section 14.02.020 Non-Residential and Mixed-Use Development Standards</u>. Section 14.02.020(b) of the Zoning Ordinance is hereby amended to revise the Downtown Business District (DB) "Maximum dwelling units" to read as follows:

Maximum Dwelling Units	30/Acre

SECTION 11. <u>Amendment of Section 14.02.020 Non-Residential and Mixed-Use Development Standards Table Notes</u>. Section 14.02.020(c) of the Zoning Ordinance is hereby amended to add subsection (5) to read as follows:

"(5) Within the Historic District half the width of city-owned alleys can be included when calculating the setback(s) along property boundaries adjacent to said alley."

SECTION 12. <u>Amendment of Section 14.02.046 Accessory Structures</u>. Section 14.02.046(2(B) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

"(B) Accessory structures may not exceed 25 percent of the gross floor area of the first floor of the principal structure, except detached garages which may not exceed 100 percent of the gross floor area of the first floor of the principal structure.

SECTION 13. <u>Amendment of Section 14.02.061 Single-Family Detached and Two Family</u>. Section 14.02.061(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to all single-family and two-family dwelling units constructed in permitted districts.

(A) Reconstructions, remodels, or additions to single-family detached and two-family structures constructed prior to the effective date of this chapter shall be exempted from the provisions of this section when then reconstruction, remodel, or addition does not modify the structure's exterior or the reconstruction, remodel, or addition is less than 25 percent of the structures gross floor area."

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SECTION 14. <u>Amendment of Section 14.02.062 Single-Family Attached</u>. Section 14.02.062(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to all townhome dwelling units and attached townhome or rowhouse style developments of three or more attached units constructed in the permitted districts.

SECTION 15. <u>Amendment of Section 14.02.063 Manufactured Home</u>. Section 14.02.063(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to manufactured home dwelling units constructed in a permitted district."

SECTION 16. <u>Amendment of Section 14.02.064 Multi-Family and Mixed-Use</u>. Section 14.02.064(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to multi-family and mixed-use developments constructed in permitted districts."

SECTION 17. <u>Amendment of Section 14.02.065 Office, Commercial, Institutional.</u> Section 14.02.065(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to office, commercial, and institutional developments constructed in a permitted district."

SECTION 18. <u>Amendment of Section 14.02.065 Office, Commercial, Institutional.</u> Section 14.02.065(b)(2)(G) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

"(G) For developments on a single lot or tract ten acres or larger that contains three (3) or more buildings, the following standards additionally apply, as applicable:

(i) The site's buildings should be organized so that the layout encourages functional pedestrian spaces, plazas and amenities between and in front of the buildings.

(ii) Provide direct pedestrian and bike access to connect future and existing developments.

(iii) Design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity. These may include a mix of pedestrian scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, water features, specimen trees, potted plants, information kiosks, botanical exhibits and art exhibits or features.

(iv) Design sites to accommodate bus stops in the development of shopping centers on arterial streets where future transit service may become available.

(v) Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Place bicycle parking racks or area in several locations within the development.

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(vi) Provide for continuation of pedestrian access when commercial developments are located adjacent to existing planned open space."

SECTION 19. <u>Amendment of Section 14.02.066 Industrial.</u> Section 14.02.066(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to industrial developments constructed in a permitted district."

SECTION 20. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002(b)(4) of the Zoning Ordinance is amended in its entirety to read as follows:

"(4) *Rules applicable.* The city council, after public hearing and proper notice to all parties affected and after recommendation from the commission, may attach a planned unit development district designation to any tract of land equal to or greater than twenty five acres. Under the planned development designation, the following rules apply:

(A) The approval of any proposed PUD or combination of uses proposed therein shall be subject to the discretion of the city council, and no such approval will be inferred or implied.

(B) Permitted uses are those listed under the applicable zoning district(s) for the base zoning to be applied to the PUD (for example, the permitted uses in a PUD proposed to be developed as a retail, commercial and office development are the respective uses listed for the general retail, commercial and office districts). In addition, a planned unit development district may be established where the principal purpose is to serve as a transitional district, or as an extension of an existing district whereby the provision of off-street parking, screening walls, fences, open space and/or planting would create a protective transition between a lesser and more restrictive district. In approving a planned unit development, additional uses may be permitted, and specific permitted uses may be prohibited from the base district.

(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

(i) Setbacks.

(ii) Maximum height.

(iii) Maximum lot coverage.

(iv) Minimum lot width.

(v) Minimum lot area.

(vi) Off-street parking requirements.

(vii) Maximum dwelling units per acre.

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(viii) Minimum dwelling unit size.

(ix) Accessory building regulations.

(x) Sign regulations along with a development agreement.

(xi) Landscaping regulations along with a development agreement.

(xii) Land uses and land use conditions.

(xiii) Architectural standards along with a development agreement.

(xiv) Special district requirements pertaining to the base zoning.

(D) In approving a planned unit development, no standards may be modified unless such modification is expressly permitted by this chapter, and in no case may standards be modified when such modifications are prohibited by this chapter.

(E) In approving a planned unit development, the city council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, light and air, orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space and screening.

(F) The commission and city council, in approving modifications to standards and regulations, shall be guided by the purpose intended by the base zoning and general intent of this chapter.

SECTION 21. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002(b)(6) of the Zoning Ordinance is amended in its entirety to read as follows:

"(6) *Final site plan.* Following approval of the preliminary site plan a final site plan for any portion of the planned unit development may be approved. The preliminary site plan establishes the general development standards according to a base district. The final site plan providing all the detail required for development, subdivision, zoning and enforcement of the special conditions and regulations must be approved by ordinance prior to the zoning being in effect and construction being authorized."

SECTION 22. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002 of the Zoning Ordinance is amended to add subsection (c) to read as follows:

"(c) *Comprehensive Plan Amendment Procedures.*

(1) *Purpose.* For the purpose of establishing and maintaining sound, stable, and desirable development within the City, the Comprehensive Plan, specifically, the Future Land Use Plan and the Transportation Master Plan, shall be amended only based upon changed or changing conditions in a particular area or in the City.

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(2) *Applicability.* If it is determined that a proposed rezoning is not in accordance with the Future Land Use Plan located within the Master Plan, a Comprehensive Plan Amendment petition shall be required to accompany the rezoning application of the applicant who initiated the rezoning request with the applicable review fees in accordance with Appendix A.

(3) *Initiation of Amendment.* An amendment may be initiated by:
- (A) City Council;
- (B) The Planning and Zoning Commission; or
- (C) The City Manager

(4) *Procedure.* An applicant who wishes to develop land within the city's jurisdiction and who will require an amendment to the Future Land Use Map or Transportation Master Plan may petition the city council to initiate the process to amend the comprehensive plan by submitting a petition in the form provided by the city to the city's Development Services Director.

(A) Amendment Petition. A complete petition for a Future Land Use Map or Transportation Master Plan amendment shall be submitted to the Development Services Director with letter of explanation for the request and any support information related to the request.

(B) Review and Report by Development Services Director. Once the petition is complete, the Development Services Director shall review the proposed amendment in light of the remainder of the Comprehensive Plan and conditions in the City and give a report and recommendation to the City Council.

(C) City Council Petition Review. Approval of a petition will not constitute approval of the proposed amendment and will not bind the City Council to approve the proposed amendment. If the City Council approves the petition, the petition shall be forwarded to the Planning and Zoning Commission for review and recommendation. Failure of the City Council to act on a petition within sixty days of its submission shall be deemed a denial of the petition. An approved petition shall expire within six months of the date of approval if the amendment is not finally approved by the City Council within that time.

(D) Review by the Planning and Zoning Commission. Once a petition has been approved by the City Council, the Planning and Zoning Commission shall hold a public hearing to review the amendment and recommend approving, approving with conditions, or denying. The Planning and Zoning Commission will advise the City Council of its recommendation regarding the requested Comprehensive Plan amendment, or any element of the Comprehensive Plan.

(E) Final Review and Action by the City Council. After receiving a recommendation by the Planning and Zoning Commission, the City Council at a public hearing may then adopt or reject all or a certain elements of the proposed Comprehensive Plan amendment. The City Council may also adopt additional elements it deems necessary to fulfill the goals and intent of the Comprehensive Plan. The City Council may:

(i) Adopt or reject the plan as submitted by the Planning and Zoning Commission;
(ii) Adopt or reject the Comprehensive Plan Amendment with changes or amendments; or
(iii) Direct the Planning and Zoning Commission to further study or review the Comprehensive Plan Amendment, or a portion thereof.

(5) *Approval Criteria*

(A) The City Council shall consider the following approval criteria in an analysis of immediate needs and consideration of the long-term effects.

(i) The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and

(ii) The amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.

(B) In considering amendments to the Comprehensive Plan, the City Council should be guided by the following:

(i) The need for the proposed change;

(ii) The effect of the proposed change on the need for City services and facilities;

(iii) The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood; and

(iv) The implications, if any, that the amendment may have for other parts of the Plan.

SECTION 23. <u>Construction</u>

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this

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Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

SECTION 24. Repealing all Conflicting Ordinances

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

SECTION 25. Savings Clause

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

SECTION 26. Severability

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 27. Open Meetings

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 28. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED on First Reading this the ____ day of _____ 2023.

FINALLY PASSED AND APPROVED on this the ____ day of _____ 2023.

THE CITY OF MANOR, TEXAS

_____
Dr. Christopher Harvey,
Mayor

ATTEST:

_____
Lluvia T. Almaraz, TRMC
City Secretary

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Zoning Ordinance Amendments

Section 3:

- Updated definition to remove "birthing center" as a Hospital Services use. Birthing Center can now be classified as a Medical Clinic or Hospital Service since it would no longer be explicitly defined within Hospital Service

GUIDING PRINCIPLES

Healthy Community

- Ensure public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.

Section 4:

- Allows two-family (duplex) units to be constructed in Townhome zoned areas so long as the two-family units follow the development standards for the Two-Family district

Land Use Goal 6 – A Place of Character Where Everyone Prospers and No One is Left Behind. Safeguard and encourage additional access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels, while still allowing for incremental, organic change at a scale that encourages investment by anyone without resulting in displacement.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

Section 5:

- Allows single-family detached units to be constructed in the Manufactured Home (MH-1) district so long as the single family detached unit follows the development standards of the SF-2 (Single Family Standard) district

Land Use Goal 6 – A Place of Character Where Everyone Prospers and No One is Left Behind. Safeguard and encourage additional access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels, while still allowing for incremental, organic change at a scale that encourages investment by anyone without resulting in displacement.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

Section 6:

- Condition related to Section 4 that requires Two-family units built in Townhome districts to follow Two-Family development regulations

Section 7:

- Condition related to Section 5 that requires Single Family units built in Manufactured Housing (MH-1) districts to follow SF-2 development regulations

Section 8:

- Permitted with Conditions, indicated by (C), was added to uses that sell alcohol. Condition will be adherence to a revised Article 4.02 Alcoholic Beverages that will restrict the sale of alcohol within 300 feet of church, public or private school, or public hospital. Uses with this Condition added are: Alcoholic Beverage Establishments, Brewery (Micro and Regional), Brewpub, Club or Lodge, Distillery (Micro and Regional), Event Center, Food Sales, Liquor Sales, Restaurant, and Restaurant Drive-in.
- Adds Medical Clinic, Medical Offices, and Professional Offices into C-1 Light Commercial, C-2 Medium Commercial, and C-3 Heavy Commercial as a use requiring a Specific Use Permit.
    - Those uses were taken out of C-1, C-2, and C-3 when we created the General Office (GO) land use. This left mostly sales tax generating commercial uses in C-1, C-2, and C-3. However, as we get larger developments, there is a demand for a mix of tenants that include both retail and office. Adding these 3 uses back into C-1, C-2, and C-3 as a use requiring a Specific Use Permit would allow the Planning and Zoning Commission and City Council to consider each request on a case-by-case basis to ensure the use is appropriate and development maintains an acceptable balance of sales tax generating uses and office uses.

Economic Development Goal 2 – Improve the balance of jobs-to-residents. Attracting commercial and industrial tax base to offset the dependence on residential land uses.

ED. B - Diversify the tax base to reduce reliance on residential uses for municipal revenue.
ED. C - Make commuting out of the City a choice rather than a requirement by improving the balance of jobs-to-residents and aligning job creation to residents' skills.

Section 9:

- Adds the condition to all the uses involving alcohol that the use needs to refer to Article 4.02 Alcoholic Beverages. This is where the provisions relating to distance will be added.

Section 10:

- Increases the dwelling unit of Downtown Business (DB) to 30 units per acre from 15 units per acre.
    - DB lots are typically small – from 5,750 sf (one lot) to 28,750 sf (half block) so the number of permitted dwelling units would still remain relatively low. For example, a 28,750 sf lot (.66 acres) under current code (15 du/ac) is permitted 10 dwelling units. Increasing to 30 du/acre would permit up to 20 dwelling units. Developments would still have the same parking requirements so they would still be limited in the number of units based on the number of parking spaces they could accommodate. DB also requires commercial in order to have a residential use, so developments could not be entirely residential.

Land Use Goal 1 – Diverse Land Use Patterns to Support Access to Opportunities. Promote dense and diverse transit-ready and pedestrian-oriented development patterns, particularly in downtown but also other areas of Manor, with complementary land uses and development patterns that support diverse housing and retail choices, greater transportation options, and access to economic and educational opportunity.

LU. A – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.
LU. B – Promote more compact, higher density, well-connected development within appropriate infill locations.

LU. I - Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
LU. 3	Develop standards to accommodate higher density residential development, encouraging urban-style design rather than suburban garden apartments.

LU. 9	Develop regulations that reduce development impact without substantially increasing cost (eg. Impervious cover, natural drainage, building orientation, density, bike/pedestrian connectivity).

LU. 53	Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and corporate employers.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

DU.11	Increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

Section 11:

- Permits developments to include a portion (half) of an adjacent alley's width when calculating setbacks.
    - This helps make development more practical and feasible within the historic district because the lots are generally smaller but the setbacks for commercial zoned land are based on new, larger platted lots so developments on the older, smaller platted lots in the historic district face some obstacles in site design when accommodating setbacks written for larger lots. Alleys within the historic district are 20' and provide greater separate between properties than elsewhere

in the city where alleys do not exist. This code provision would allow a development to count 10’ of an alley as part of their setback, which would provide their lot more buildable area.

Land Use Goal 1 – Diverse Land Use Patterns to Support Access to Opportunities. Promote dense and diverse transit-ready and pedestrian-oriented development patterns, particularly in downtown but also other areas of Manor, with complementary land uses and development patterns that support diverse housing and retail choices, greater transportation options, and access to economic and educational opportunity.

LU. A – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.
LU. B – Promote more compact, higher density, well-connected development within appropriate infill locations.

LU. I - Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
LU. 3	Develop standards to accommodate higher density residential development, encouraging urban-style design rather than suburban garden apartments.

LU. 9	Develop regulations that reduce development impact without substantially increasing cost (eg. Impervious cover, natural drainage, building orientation, density, bike/pedestrian connectivity).

LU. 44	Evaluate regulations for potential barriers that discourage location of businesses that could draw high foot traffic from neighborhoods within a five-minute walk of those neighborhoods.

LU. 53	Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and corporate employers.

Section 12:

- Accessory structures, including detached garages, are limited in size to 25% of the gross floor area of the first floor of the principal building. This works for sheds and detached patios, but not for detached garages which typically are a minimum of 400 sf. A two-story home may not have 1,600 sf on a first floor, so this code amendment allows up to 100% of the GFA of the first floor of the principle structure when determining the maximum size of a detached garage.

Sections 13-17:

- Removed the zoning district classifications from each section and replaced them with "in permitted districts".
    - This change makes it easier to provide the correct architectural standards to a project based on the use/type of project rather than the zoning classification it is constructed in. For example, C-3 Heavy Commercial is a mix of commercial and industrial uses. Prior, the code said C-3 Heavy Commercial developments follow the architectural guidelines for office, commercial, and institutional developments. Those standards though do not work well for industrial uses, which have their own standards, so if an industrial building constructed in a C-3 Heavy Commercial zoning district they technically would need to follow the more restrictive commercial architectural standards rather than the industrial ones. By changing the wording to "in permitted districts" that means any industrial development that is constructed in any district where it is permitted would follow the industrial architectural standards.

Section 18:

- Modifies that certain site arrangements from commercial, office, and institutional developments only apply when the property is 10 acres or larger and contains three (3) or more buildings. Current code has any development 10 acres or larger being subject to certain site arrangement conditions. These include pedestrian spaces and plazas. These types of features are more suitable to developments that can incorporate them in a functional way, such as when there are multiple buildings that can be arranged to provide these spaces. Having the requirements on any commercial, office, and institutional development that's 10 acres or larger could be impractical for single-tenant developments that intend to have one large building and associated parking.

LU. 48	Establish provisions for public spaces within nonresidential and mixed-use developments, such as outdoor plazas, dining and activity areas. Such standards should be designed to achieve meaningful, useful and engaging spaces appealing to users and not be afterthoughts.

Section 19:

- Same as Sections 13-17. Removed the zoning district classification and changed to “in permitted districts”

Section 20:

- Updated the acreage for which a Planned Unit Development can be considered to match the acreage in the development standards table. That table lists the minimum acreage for a PUD as 25 acres. This section had said the minimum acreage was three acres, so it has been updated to 25 acres be consistent throughout the code.

Section 21:

- Removed that Preliminary Planned Unit Development Site Plans can be considered at the same time as Final Planned Unit Development Site Plans

Section 22:

- Added a Comprehensive Plan Amendment procedure now that the city has an adopted Comprehensive Plan with a Future Land Use Map and Thoroughfare Plan. Only the Future Land Use Map and Thoroughfare Plan can be requested to be modified, other provisions of the Comp Plan cannot be changed by this process.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).
Applicant: Saavy ATX Realty LLC
Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This is a narrow (40') but deep (250') lot on North Bastrop Street. Sometime in the 1980s, or possibly even 1950's, the 5 lots on West Lane Ave were broken up and the back 40' of each lot was sold to create this 40' x 250' lot. Its unique size and shape makes it more challenging to develop but the applicant is seek to rezone it from Single Family Suburban (SF-1) to Two-Family (TF) to be able to place a two-family building on the property. The lot meets the minimum lot size for a Two-Family lot, it's 10,000 sf while the minimum is 8,750 sf, however the narrowness of the lot will require a variance when it is platted to the lot width and setbacks to make development feasible. These variances would be necessary even if the property remained zoned SF-1.

The Comprehensive Plan's Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including: LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU.A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian friendly development and wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

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

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Layout
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF)

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

Letter of Intent

March 12, 2023

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

Re: 707 BASTROP ST TX 78653

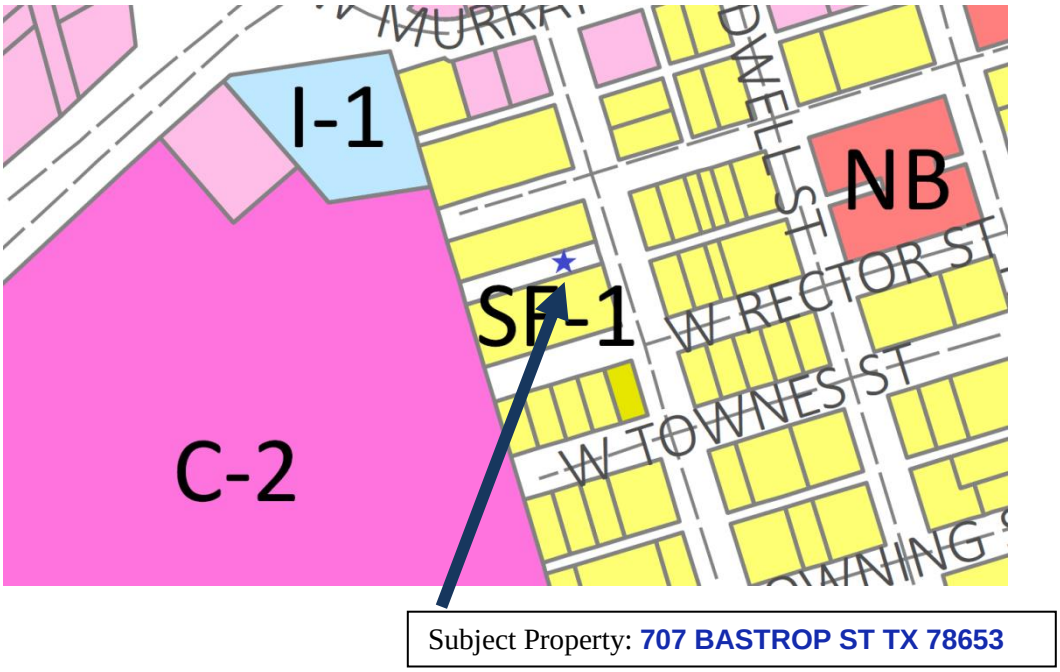
Dear Mr. Dunlop,

We are writing to you to zone the subject property to TF.

The subject property 707 Bastrop ST TX 78653, Legal description as: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN.** The current configuration is 39.94 ft wide and 250 ft long, with a total of 9,986 sqft.

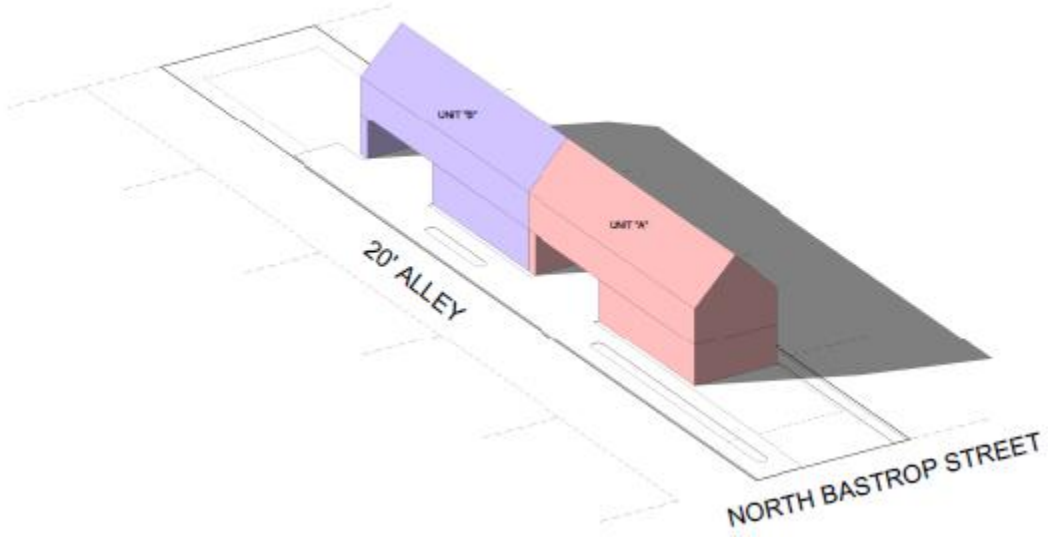
We are requesting to:

1. Zone it as TF (Two-Family) – currently it doesn't have zoning assigned ((per zoning map downloaded from https://www.cityofmanor.org/), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

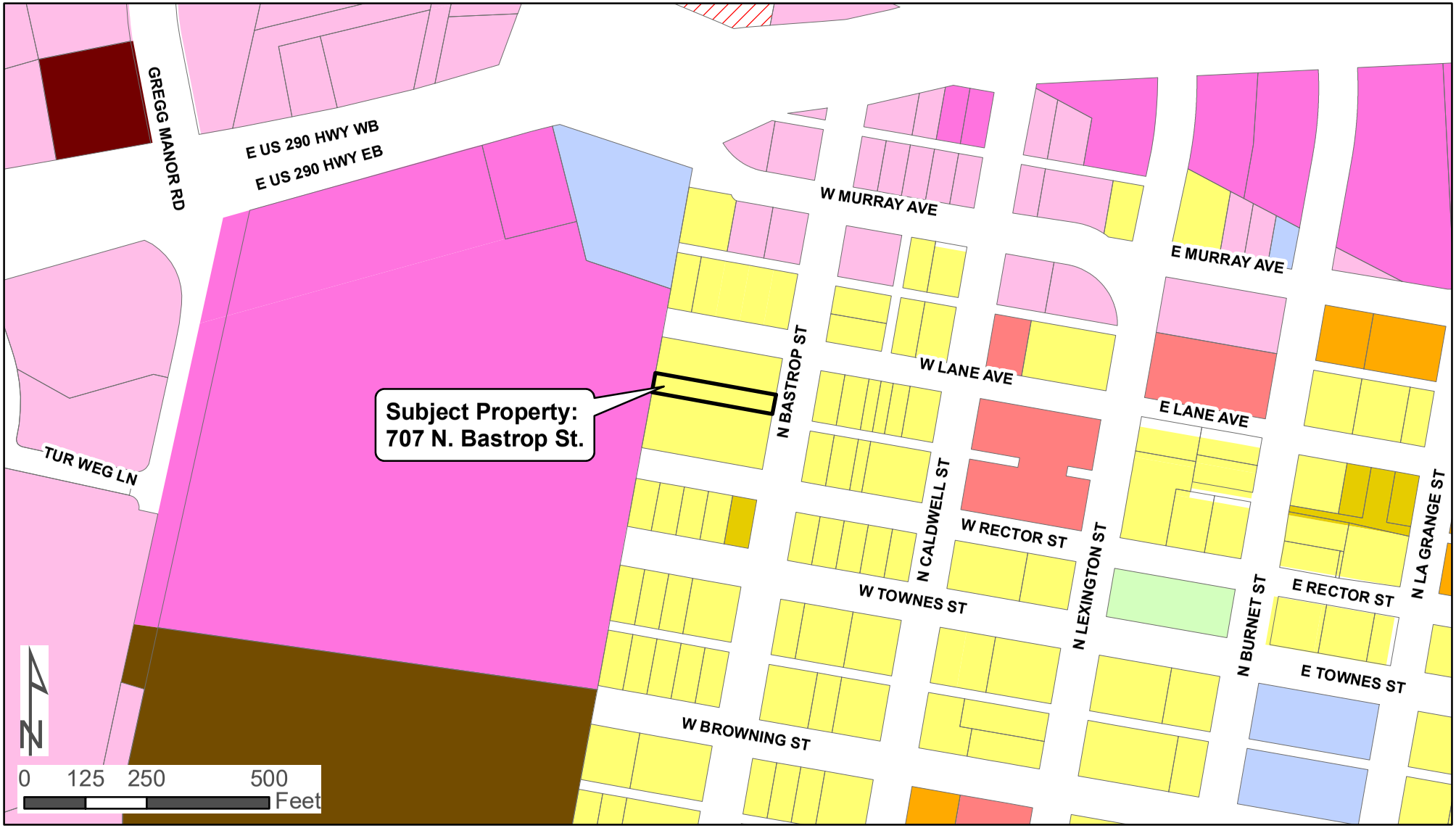
Please see below conceptual design of the proposed TF (duplex).



Please help to grant these requests and let me know if you have any questions.

Respectfully,

Katherine Chen
Savvy ATX Realty



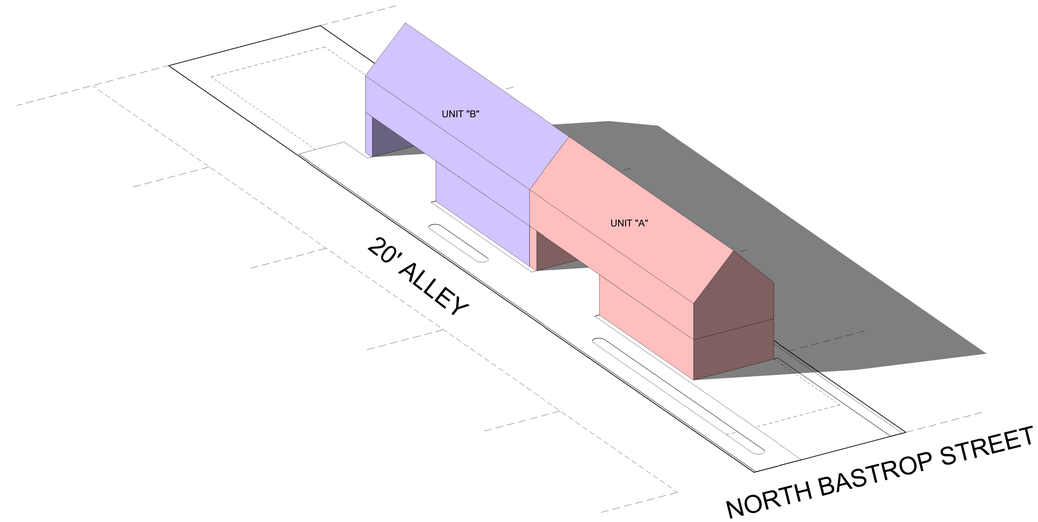
Current:
Single Family Suburban (SF-1)

Proposed:
Two-Family (TF)

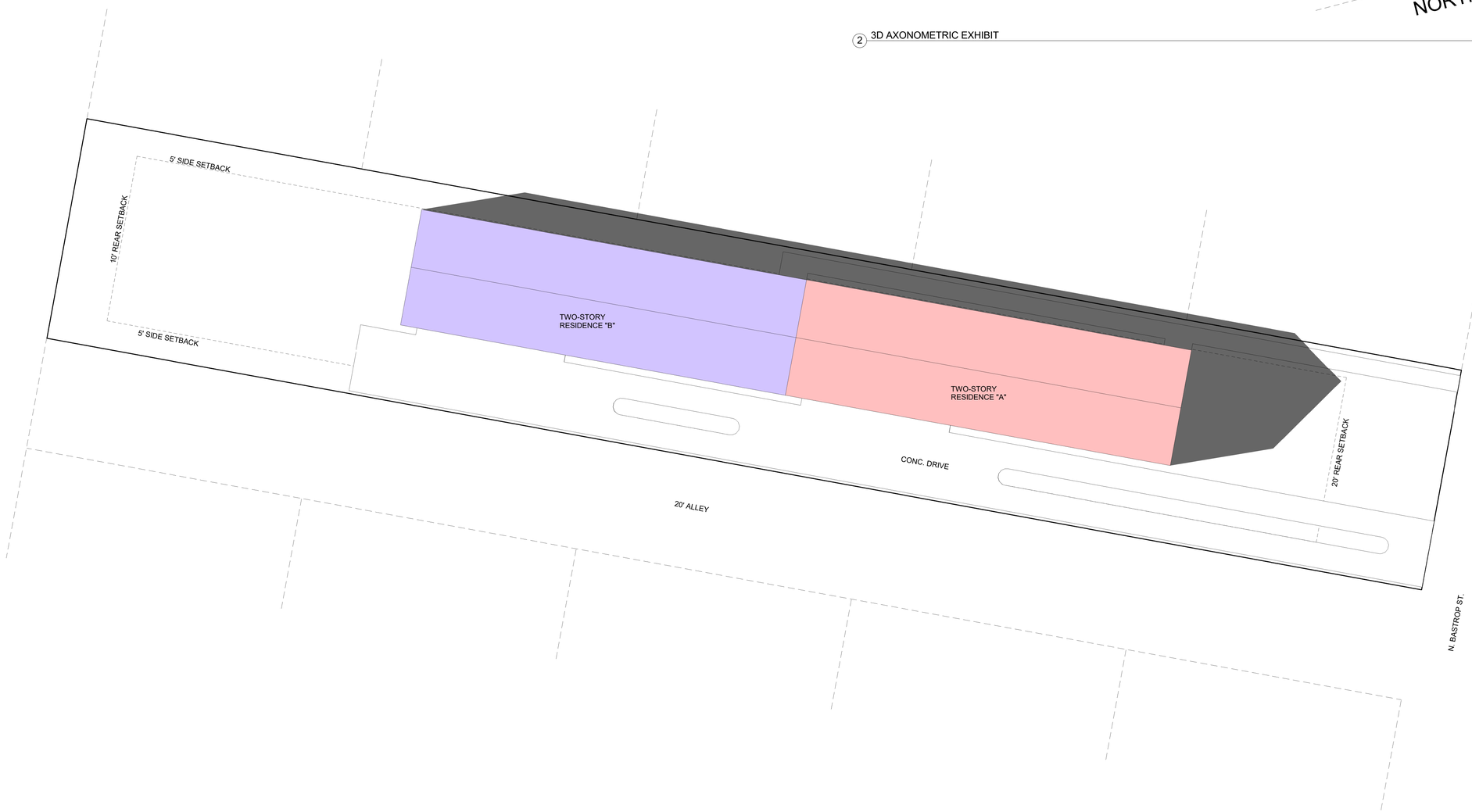
Zone

- 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

Untitled Map
Write a description for your map.
Legend
707 N Bat
CITY OF MANOR
Future Dental
MMURPHY
Item 2.
W Lane Ave
W Lane Ave
W Lane Ave
N Bastrop St
N Caldwell St
707 N Batrop Street
W Townes St
35
100 ft
Google Earth



2 3D AXONOMETRIC EXHIBIT



1 SITE PLAN
1" = 10'-0"

CONCEPT SITE PLAN INFORMATION:

LOT SIZE:	9,986 SF
BUILDING COVER:	
UNIT "A":	1,500 SF
UNIT "B":	1,500 SF
TOTAL:	3,000 SF
PAVED AREA:	
DRIVEWAY:	2,131 SF
SIDEWALK:	382 SF
TOTAL:	2,513 SF
TOTAL IMPERVIOUS COVER:	5,513 SF
IMPERVIOUS COVER %:	55.2%
PRINCIPAL STRUCTURE %:	15%
PRINCIPAL/ACCESSORY %:	30%

CONCEPT SITE PLAN

2/28/2023 7:45:06 PM

Item 2.

INTERIM
REVIEW DOCUMENTS
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
Daniel B. Shearer
Tx. Reg. No. 26562
2.28.2023

CIRCLE + SQUARE
600 Congress Avenue
14th Floor
Austin, Texas
214.280.3627

PROJECT OWNER
Katherine Chen

PROJECT NAME
707 N. Bastrop St.
Manor, Texas 78653

COMMENTS:

2.28.2023

ARCHITECTURAL SITE PLAN

A-100

COMMUNITY MIXED-USE

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

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

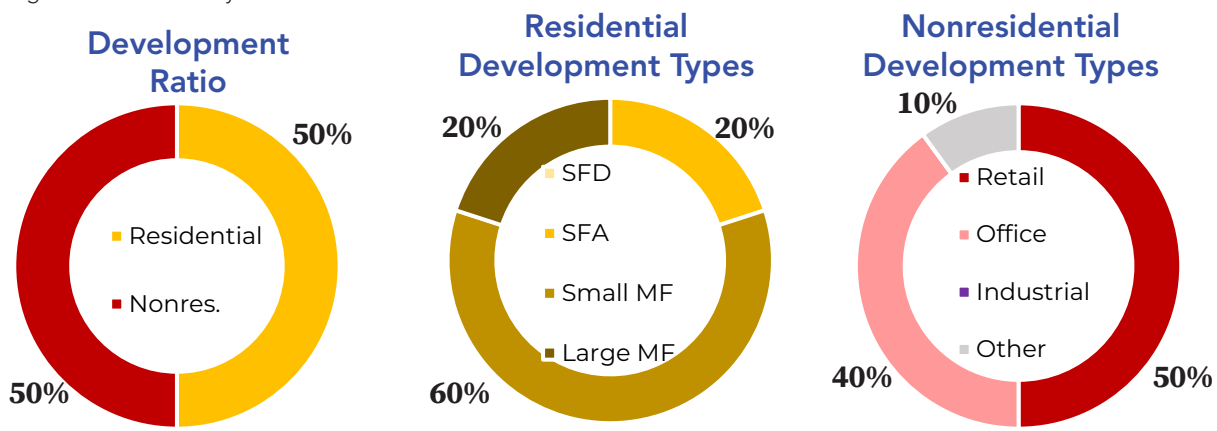
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



Density	Intensity	Scale
18 to 40 units per acre Higher densities considered conditionally (see description) Avg. 21 jobs/acre	Medium High in some circumstances	Low/Mid-Rise

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

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 707 Bastrop St Rezoning SF-1 to TF
Case Number: 2023-P-1523-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 707 Bastrop Street, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: **Conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**
Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY
Owner: Wenkai Chen

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MARTINEZ ORALIA
1301 CHICON ST 303
AUSTIN TX 78702-2154

CERON AMPARO PATRICIA C & MIGUEL
ANEL CASTILLO MENDIETA
305 W TOWNES ST
MANOR TX 78653-2107

PAZ NAUL MAURICIO & ZOILA MORE
1116 CANYON MAPLE RD
PFLUGERVILLE TX 78660-5808

JASMIN SHAKESPEARE & LINDA
PO BOX 455 MANOR TX 78653-0455

ECKART STEPHEN
PO BOX 170309
AUSTIN TX 78717-0019

JACKSON BONNIE & VSYNTHIA
LENA MCCOY
PO BOX 985
MANOR TX 78653-0985

GUERRERO JOSE
& MAXIMINA CLEMENS
307 W TOWNES ST
MANOR TX 78653-2107

ROMERO RONALDO & ANTONIA
5808 HERON DR
BUDA TX US 78610

FORREST DELORES M
3262 KESTRAL WAY
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF
8005 Briarwood Ln
Austin TX 78757-8111

SEPECO
PO BOX 170309
AUSTIN TX 78717-0019

BARRS PHYLLIS Y & SANDRA V
& S MCCARTHER LIFE ESTATE
13604 HARRIS RIDGE BLVD UNIT A
PFLUGERVILLE TX 78660-8892

TREJO GERARDO &
JENNIFER I BARAHONA DE TREJO
801 CALDWELL ST
MANOR TX 78653-3318

RIVER CITY PARTNERS LTD
501 E KOENIG LN
AUSTIN TX 78751-1426

SHAW HUGHIE L & RUBY L
8808 CINCH LN # 1060
AUSTIN TX 78724-5011

GARCIA EDWARD
PO BOX 452
MANOR TX 78653-0452

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

LUNA BENITA GONZALEZ
802 N BASTROP ST
MANOR TX 78653-5430

JOHNSON ONNIE MAE LIFE ESTATE
PO BOX 228
MANOR TX 78653-0228

MANOR INDEPENDENT SCHOOL
DISTR DISTRICT
PO BOX 359
MANOR TX 78653-0359

TURMAN THOMAS M
21609 UNION LEE CHURCH RD
MANOR TX 78653-5329

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property was previously requested to be zoned Neighborhood Business and Townhome in 2021 but the plan at the time was not approved. The property owner has created a new proposal with 47 townhome units in the TH area and 34,700 sf of retail and 90 apartments in two buildings in the NB area.

The Comprehensive Plan FLUM has this area as 'Neighborhoods' which includes Townhome units as highly appropriate. Non-residential and large apartment (12+) units are less appropriate for the Neighborhood use category. Consideration should be given that the proposed NB (retail/apartment) uses are along Old Hwy 20, which is main thoroughfare and on city and county plans is proposed to be Major Arterial. Provisions for updating the FLUM are included in the proposed Zoning Ord. Amendment so it is recommended that this zoning case be postponed until a process for updating the FLUM can be established and this tract or portion of the tract can be requested to be changed to Neighborhood Mixed-Use or Community Mixed-Use which would better align with the developer type and scale that is proposed.

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

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Plan
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).

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

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

March 13, 2023

City of Manor
Development Services
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

Ref: Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.0 acres out of the 10.0 acre property and mixed use multi-family apartments with retail / commercial use within 3.9 acres out of the total 10.0 acres along the frontage of Highway 20. The proposed uses are compatible with future land use planning desired Mixed Density Neighborhoods classification in the draft Comprehensive Plan Destination 2050 in order to provide missing middle housing neighborhoods and walkable retail components for the newly proposed townhomes and walkable distances to the existing established neighborhoods. Our intent for this 10.0 acre development will propose quality finishes in character with the surrounding neighborhoods and dedicated local retail locations along the right-of-way. NB zoning is requested at the frontage in addition to the existing 1.68 Acres of NB already present at the ROW.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City and is consistent with the City's desired long range plans.

Future Land Use Designation
The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Mixed-Density Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)
Proposed zoning district: NB Total: 3.9 Acres and TH 6.0 Acres
Acreage of property to be rezoned: 8.32 ACR
Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to Neighborhood Business (NB) uses and denser multi-family development at the frontage to support local neighborhood business. TH zoning will act as a desired transition between commercial and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance (¼ to ½ mile) to non-residential uses; access to quality, safe pedestrian facilities
- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by City of Manor.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, allows the remainder of the frontage to transition to NB from Agriculture and the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

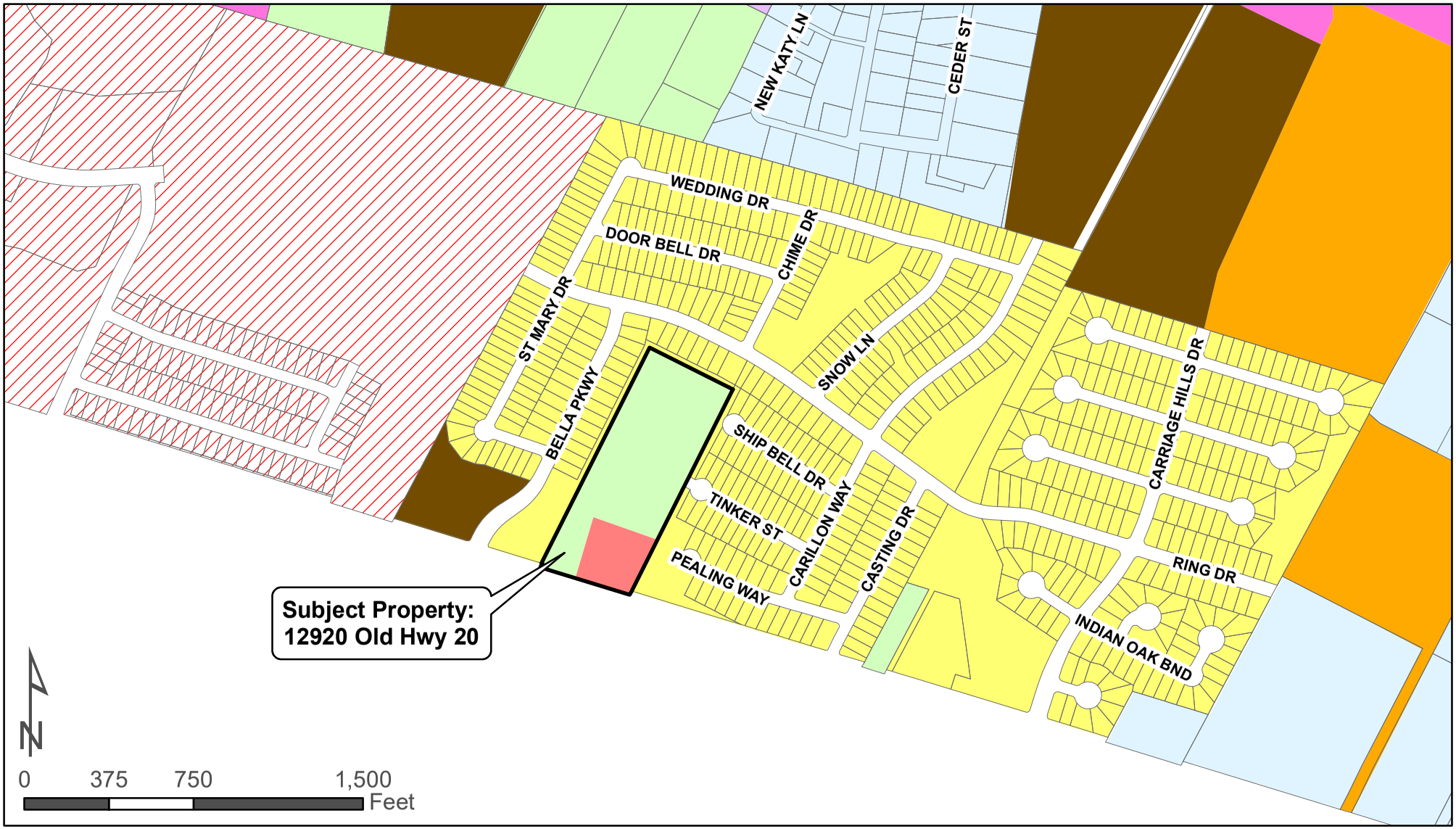
In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at dianejbernal@gmail.com, should you require additional information.

Sincerely,

Diane Bernal

Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com

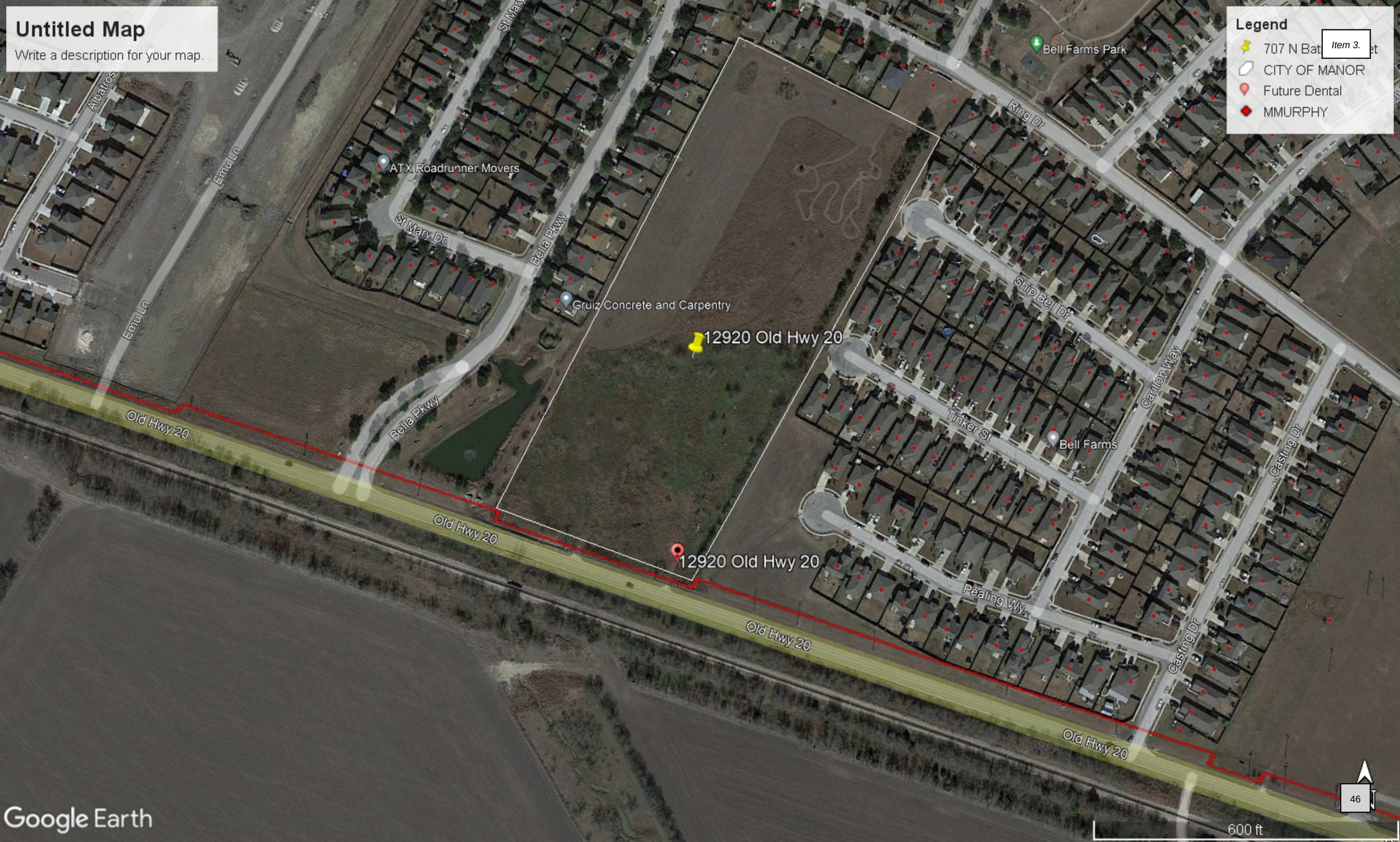


Current:
Argicultural (A) and
Neighborhood Business (NB)

Proposed:
Townhome (TH) and
Neighborhood Business (NB)

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


Untitled Map
Write a description for your map.
Legend
707 N Bat
CITY OF MANOR
Future Dental
MMURPHY
Item 3.
Bell Farms Park
Ring Dr
St Mary
Albatross
Emu Ln
ATX Roadrunner Movers
St Mary Dr
Bella Pkwy
Gruiz Concrete and Carpentry
12920 Old Hwy 20
Ship Bell Dr
Carillon Way
Tinker St
Bell Farms
Casting Dr
Pealing Wy
Old Hwy 20
Google Earth
600 ft

1 SITE PLAN
1" = 40'-0"

1718 ARCHITECTURE

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE EXP. DATE

1718 ARCHITECTURE, LLC
POST OFFICE BOX 23438
SAN ANTONIO TEXAS 78223
INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Manor Development

12920 Old Hwy 20
Manor, Texas 78653

OWNER

Giby Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Site Plan

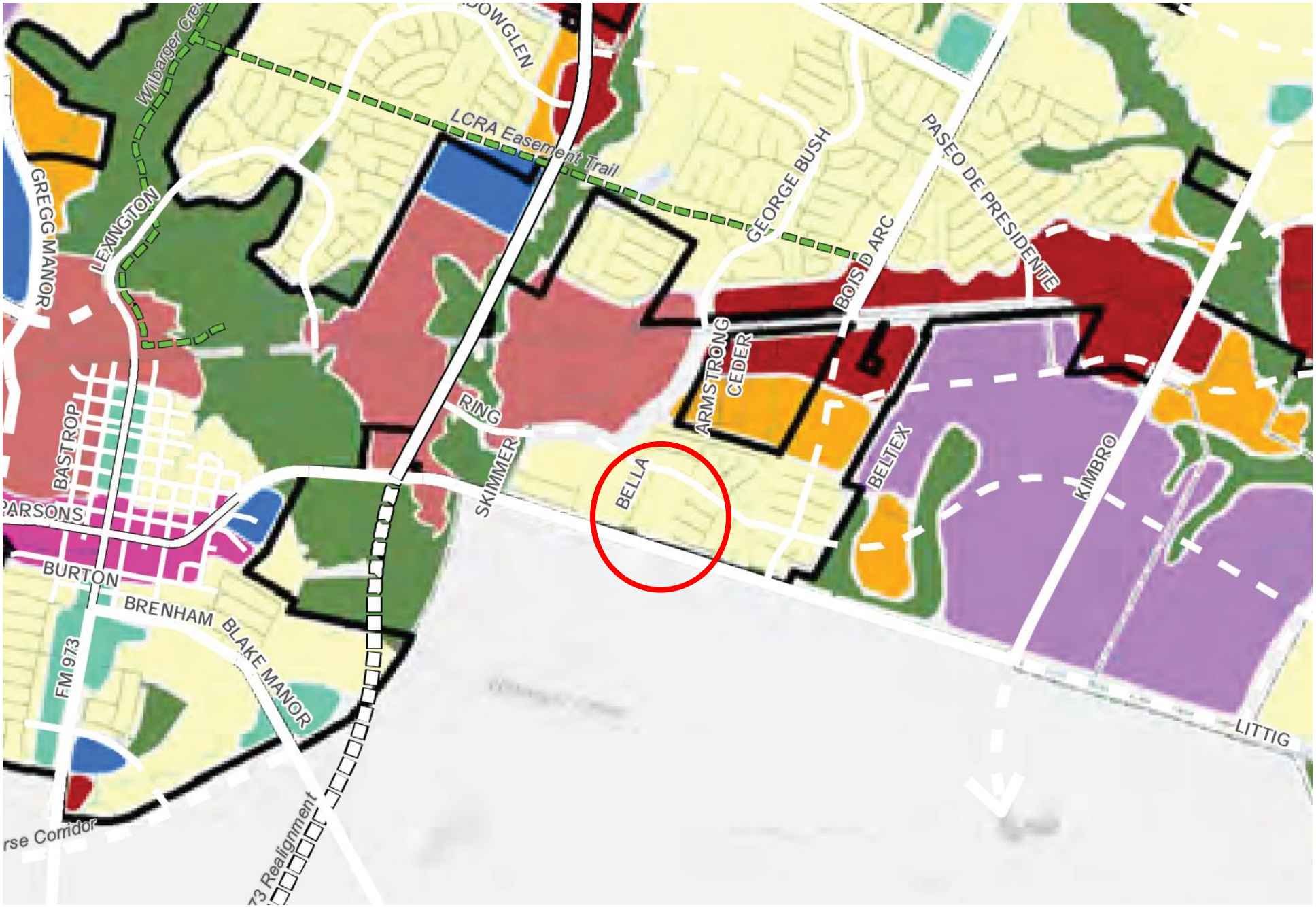
DATE

8 March 2023

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01


Wilbarger Cre
LCRA Easement Trail
GREGG MANOR
LEXINGTON
BASTROP
PARSONS
BURTON
BRENHAM
BLAKE MANOR
FM 973
rse Corridor
73 Realignment
SKIMMER
RING
BELLA
GEORGE BUSH
ARMSTRONG
CEDER
BOIS D ARC
PASEO DE PRESIDENTE
BELTEX
KIMBRO
LITTIG

NEIGHBORHOODS

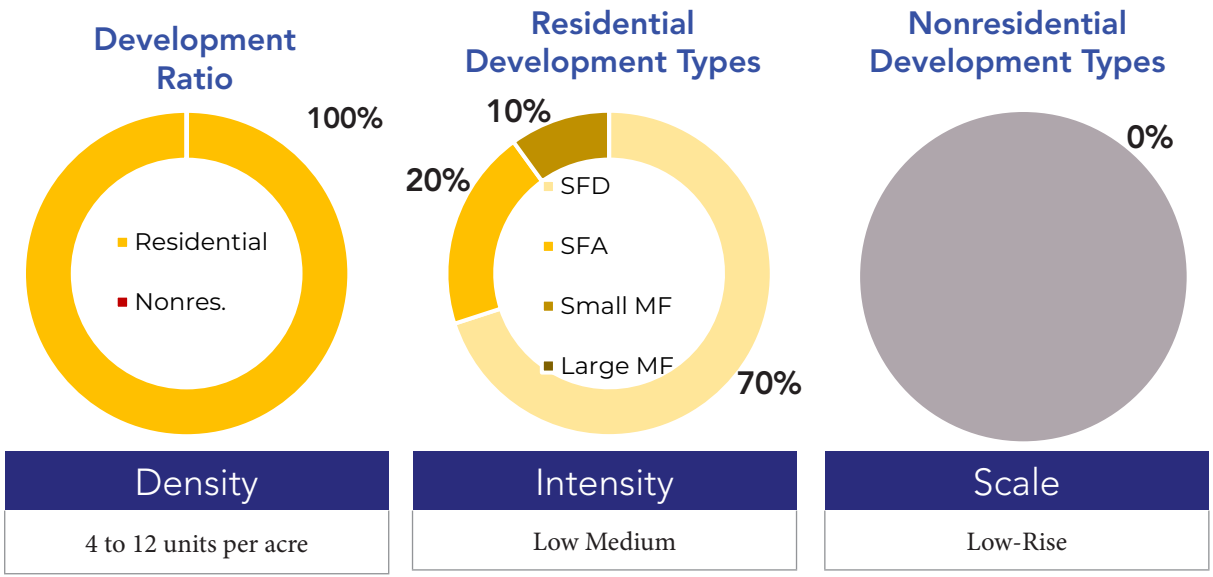
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 12920 Old Hwy 20 Rezoning from A to NB and TH
Case Number: 2023-P-1524-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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

Public Hearing: **Conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

WASHINGTON-WOOLEY
SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

SATHYAN PRATHEESH & NEENA
SREELAYA
18607 W THOMAS SHORE DR
CYPRESS TX 77433

HERNANDEZ MAYRA A &
CIRO L MEDINA
17700 BOARDTREE DR
ELGIN TX 78621-2175

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

LUNA RAMIRO VASQUEZ
1205 SHAGBARK RD
NEW LENOX IL 60451-2412

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILLAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953

SANCHEZ JOSE D ESPARZA &
PATRICIA FLORES
12912 SHIP BELL DR
MANOR, TX 78653-4953

SMITH JEREMY W &
CANDICE MARIE AREL SMITH
12916 SHIP BELL DR
MANOR, TX 78653-4953

ORTUNO PALOMA HERNANDEZ &
DOUGLAS R RODRIGUEZ FLORES
12920 SHIP BELL DR
MANOR, TX 78653-4953

SIMMONS JASMINE & TIMOTHY
7940 SHOAL CREEK BLVD STE 200
AUSTIN, TX 78757-7587

HILL DEJA G
12901 SHIP BELL DR
MANOR, TX 78653-4953

FORD JOEL S & ALICIA E
ESPINOZA
12924 SHIP BELL DR
MANOR, TX 78653-4953

SEPHUS LATANIA NICOLE
12917 SHIP BELL DR
MANOR, TX 78653-4953

DIAZ KARINA P TORRES & PEDRO
L
HERNANDEZ ZEPEDA
12913 SHIP BELL DR
MANOR, TX 78653-4953

HORTON JANET
12909 SHIP BELL
MANOR, TX 78653-4953

SVANDA STACIE
12900 TINKER ST
MANOR, TX 78653-2022

RAMIREZ WILLIAM OMAR
12925 SHIP BELL DR
MANOR, TX 78653-4953

JONES MARVIN L & POLLY M
12921 SHIP BELL
MANOR, TX 78653-4953

YEE VINCENT & ANA M
12904 TINKER ST
MANOR, TX 78653-2022

RANDORF KRISTINA & JASON
12908 TINKER ST
MANOR, TX 78653-2022

HEREDIA ERWIN G
12912 TINKER ST
MANOR, TX 78653-2022

RICHEY DENISE
12916 TINKER ST
MANOR, TX 78653-2022

1919 MAGRODA LLC
15301 SISTERS CIR
AUSTIN, TX 78717-5099

LOPEZ JAZMIN TELLEZ &
SEVERINO M
12924 TINKER ST
MANOR, TX 78653-2022

TULLOS NATASHA & ALEX TULLOS
12901 TINKER ST
MANOR, TX 78653-2022

MCMILLAN BRITTANY MARI
12905 TINKER ST
MANOR, TX 78653-2022

SOSA JESUS RUIZ & YOLANDA
AGUILAR & YENIS HERNANDEZ
SALVADOR
12909 TINKER ST
MANOR, TX 78653-2022

GUERRERO LAWRENCE &
ROSE MARIE VEGA
12913 TINKER ST
MANOR, TX 78653-2022

MACAREZ KARINE ELISABETH &
JULIEN BERNARD MESENGE
12917 TINKER ST
MANOR, TX 78653-2022

WRIGHT BRANDY
12921 TINKER ST
MANOR, TX 78653-2022

VACLAVICK CAROL & ELLEN WRIGHT
12925 TINKER ST
MANOR, TX 78653-2022

SANTIKOS DEMETRIOS JOHN
12904 PEALING WAY
MANOR, TX 78653-2019

VITAL MARIA DEL PATROSINIO &
WALTER ANTONIO CASTRO
12908 PEALING WY
MANOR, TX 78653-2019

RUIZ-MONDRAGON GERARDO
1218 BONNIE BREA ST
AUSTIN, TX 78753-4503

KURNOW MARK & CARRIE LANCE
5308 CORAL REEF WAY
LAKEWOOD FL 34211

BELL FARMS MASTER COMMUNITY INC
% PS PROPERTY MANAGEMENT
PO BOX 7079
ROUND ROCK, TX 78683-7079

ESCOBBAR VERANDA A &
JESSE ESCOBAR SR
12600 SAINT MARYS DR
MANOR, TX 78653-4598

CADENA MANUELA
12604 SAINT MARYS DR
MANOR, TX 78653-4598

MORAN MONICA & RYAN S.
VISSOTZKY
12608 ST MARYS DR
MANOR, TX 78653-4598

WALLACE H DALTON
PO BOX 1119
DRIPPING SPRINGS TX 78620

CRUZ MELISSA A &
DAMARCUS L DASHER
12700 BELLA PKWY
MANOR, TX 78653-4597

URQUIZA ANA ANTUNEZ
12744 BELLA PKWY
MANOR, TX 78653-4597

LEE NELSON
12740 BELLA PKWY
MANOR, TX 78653-4597

CZERNY JOSE A
12736 BELLA PKWY
MANOR, TX 78653-4597

PENA LETICIA & ERNESTO
12732 BELLA PARKWAY
MANOR, TX 78653-4597

SMITH VANESSA D &
MIKEL E SATTERWHITE
12728 BELLA PKWY
MANOR, TX 78653-4597

JACKSON LAKILIA N
12724 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ MONIQUE N
1904 RALPH C CRAIG LN
AUSTIN, TX 78748-4002

ALVARADO ALEJANDRO & DOLORES
12716 BELLA PKWY
MANOR, TX 78653-4597

VAZQUEZ EUTIQUIA
12712 BELLA PKWY
MANOR, TX 78653-4597

JONES THERESA A
12708 BELLA PKWY
MANOR, TX 78653-4597

MARTINEZ CHRISTOPHER S &
CHRISTIAN N
12704 BELLA PKWY
MANOR, TX 78653-4597

LEVARIO ELSA L
12753 BELLA PKWY
MANOR, TX 78653-4597

MIRANDA CONSEPCION A & STEVEN J
12749 BELLA PKWY
MANOR, TX 78653-4597

GUZMAN SANTOS & LETICIA JAIMES
12754 BELLA PKWY
MANOR, TX 78653

THOMAN MARYANN & MARK P
12741 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ DIANE & BENJAMIN
12737 BELLA PKWY
MANOR, TX 78653-4597

LIU CHANGFU
1109 WILLIAMS WAY
CEDAR PARK TX 78613-4344

VILLAREAL RUTH PAJARILLO
REVOCABLE TRUST
UNIT 315
838 PINE AVE
LONG BEACH, CA 90813-5828

OLLINGER KENNETH J
9115 LOCKWOOD SPRINGS RD
MANOR, TX 78653-4815

GOMEZ MARIA & LUIS HERNANDEZ
12721 BELLA PKWY
MANOR, TX 78653-4597

MANUEL MILDRED A
7241 FAIR OAK DR
HANOVER, MD 21076-1482

NORRIS DARIAN KELLEY &
SHELBY NICOLE DAVIS
12713 BELLA PKWY
MANOR, TX 78653-4597

VEGA ADRIAN SANCHEZ
12709 BELLA PKWY
MANOR, TX 78653-4597

JUSTICE EVANGULA R
12705 BELLA PKWY
MANOR, TX 78653-4597

MENDOZA ROLANDO FRANCISCO
MORENO & ZULMA CRISTINA HERREJON
ORTIZ
12701 BELLA PKWY
MANOR, TX 78653-4597

GERMAN MARIA
12832 RING DR
MANOR TX 78653

JIMENEZ GABRIEL
12909 PEALING WAY
MANOR TX 78653-2019

GREENVIEW DEVELOPMENT 157 LP
501 VALE ST
AUSTIN TX 78746

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

Applicant: Westwood Professional Services
Owner: Lone Star Electric

BACKGROUND/SUMMARY:

This property was recently annexed into the city limits. They are lots within the Manor Commercial Park, which is an industrial business park. The owner has a site plan in review to construct two industrial buildings and associated site improvements. The default zoning after annexation is Agricultural which is why the property currently has that zoning designation.

The Comprehensive Plan FLUM has this area as 'Employment Center' which has uses that are consistent with IN-1 Light Industrial.

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

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

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

Pacheco Koch

March 17, 2023
PK No.: 4384-21.123

Mr. Scott Dunlap
CITY OF Manor
Planning Department
105 E Eggleston Street
Manor, Texas 78653

Re: **LETTER OF INTENT**
Rezoning Application
Manor, Travis County, Texas

Dear Mr. Dunlap:

We are proposing the rezoning of the properties located at the below addresses:

Travis County Property ID 711108, 711107, 711106, 962893

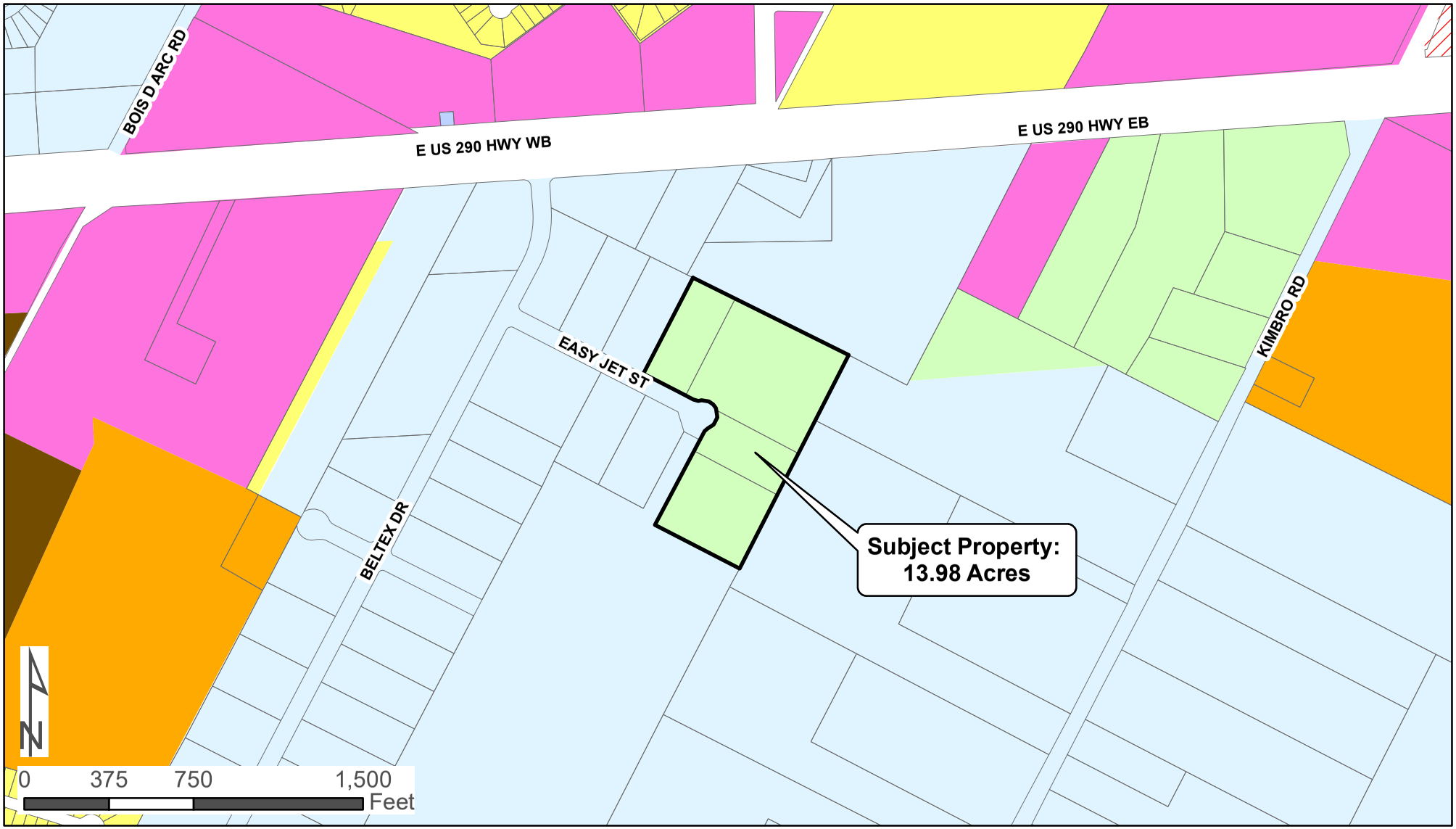
A supporting location map of these properties is provided. The properties are currently in the ETJ and is currently a vacant site that is being annexed into the city.. We are proposing to rezone the proprieties as a Light Industrial. The purpose and intent of the LI zoning district is to develop an a 2 building warehouse development that compliments the surrounding land uses and meets the intent of the City of Manor.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

Clayton Strolle, P.E.

201 W. 5th Street ▪ Suite 1100 ▪ Austin, TX 78701-0060 ▪ 512.485.0831 ▪ pkce.com



Current:
Argicultural (A)

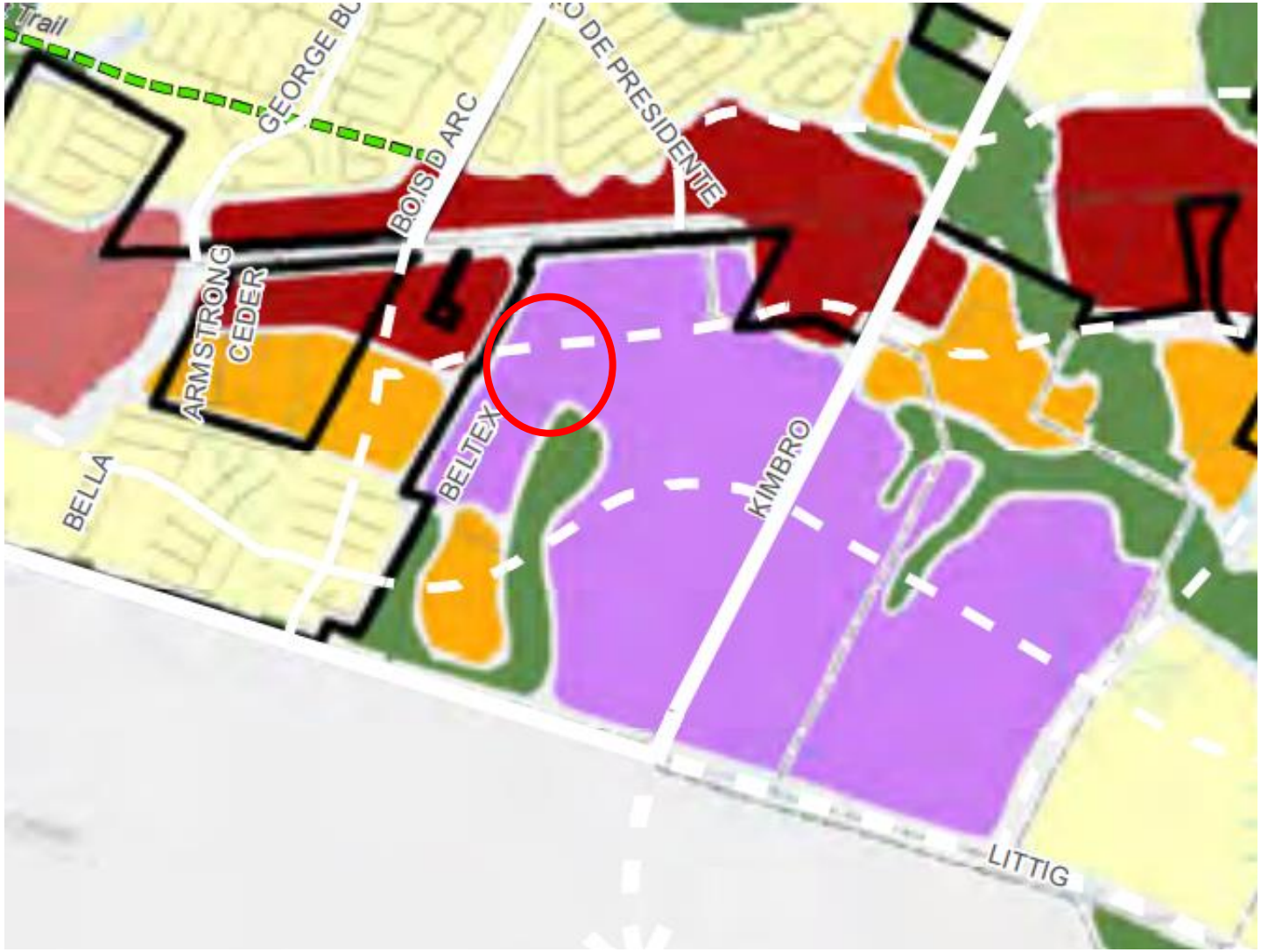
Proposed:
Light Industrial (IN-1)

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

Lone Star Electric
Write a description for your map.
Legend
CITY OF
Future Dental
MMURPHY
Viking Jack St
austiNuts Wholesale
Lone Star Electric
Google Earth
400 ft

Item 4.


Trail
GEORGE BU
BOIS D ARC
O DE PRESIDENTE
ARMSTRONG
CEDER
BELTEX
KIMBRO
BELLA
LITTIG

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

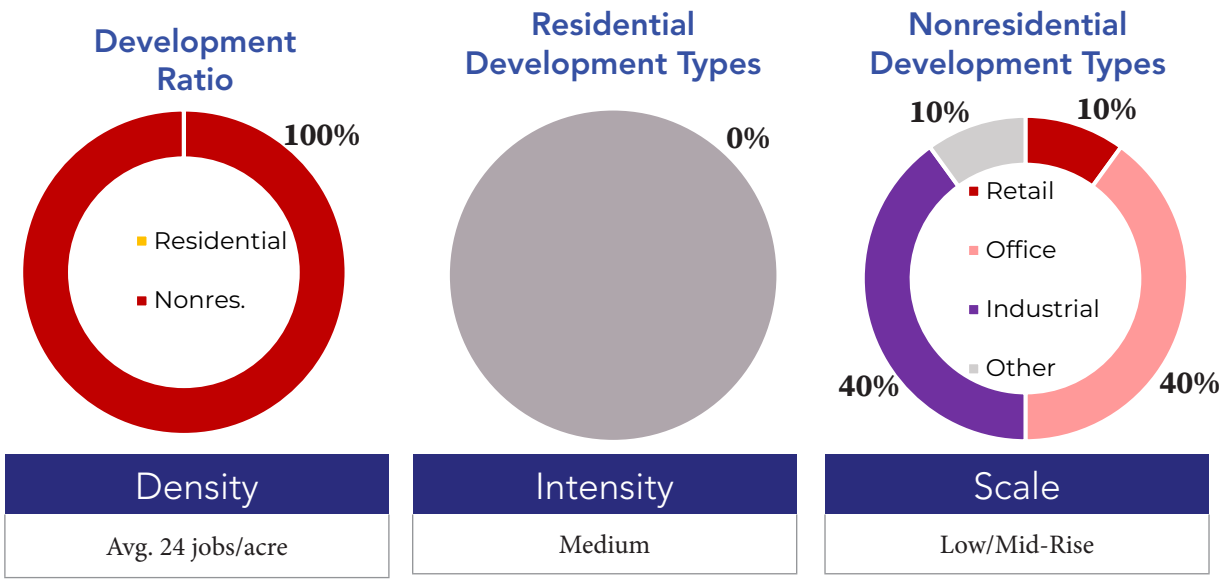
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

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

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●●●●○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●●●●	Appropriate overall, with high quality design standards.
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: Lone Star Electric Rezoning (A) to (IN-1)
Case Number: 2023-P-1526-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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

Public Hearing: **Conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**
Applicant: Westwood Professional Services
Owner: Lone Star Electric

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers

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

Zalaram LLC
30 Chadwick Dr
Dover DE 19901

AMA One LLC
2303 RR 620 S# 160-228
Lakeway, TX 78734

Juanita Nava
122 Luetta St
Houston, TX 77076

Green Line Industrial Park
PO Box 170158
Austin, TX 78717

Minnie Vrazel
11306 June Dr
Austin, Texas 78753

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).
Applicant: Couronne Co.
Owner: Couronne Company, Inc.

BACKGROUND/SUMMARY:

This property is proposing to annex and have filed this rezoning application to run concurrent with their annexation. The lots are in the Manor Commercial Park, an industrial business park, and they filed a site development plan to construct 1 building with associated site improvements.

The Comprehensive Plan FLUM has this area as 'Employment Center' which has uses that are consistent with IN-1 Light Industrial.

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

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).

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

March 17, 2023

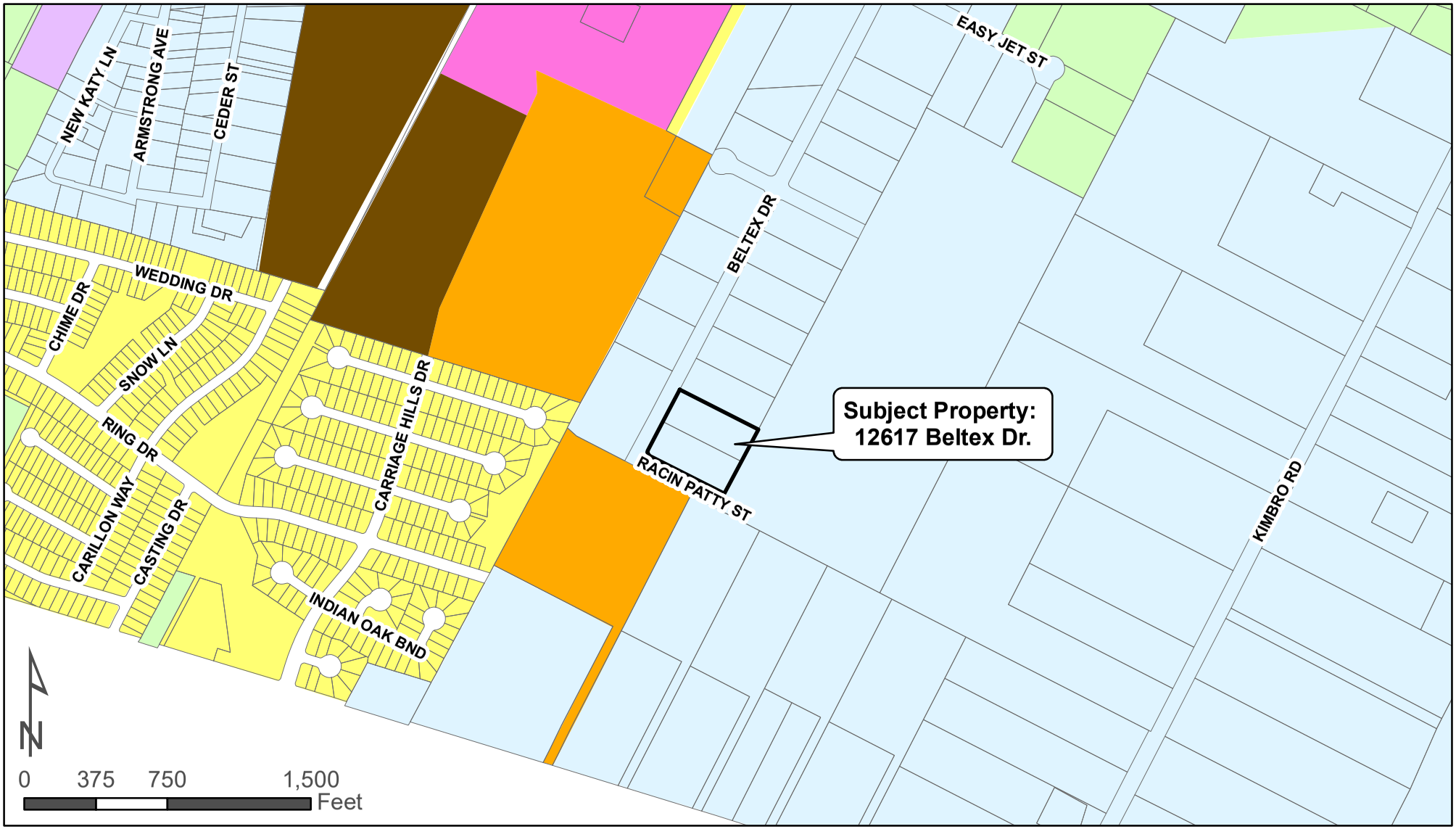
City of Manor
Rezoning Committee

To Whom it May Concern,

Please accept this letter as a request to rezone the property currently listed as 12617 and 12621 Beltex Drive, Manor, TX 78653 to light industrial. We are requesting this rezoning for purposes of annexing into the city of Manor and constructing a warehouse storage and office facility on the property.

Sincerely,

Christophe Robin
Vice President
Couronne Company, Incorporated



Proposed:
Light Industrial (IN-1)

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

12617 Beltex Drive
Write a description for your map.
Legend
CITY OF
Future Dental
MMURPHY
Air Liquide America Corporation
Beltex Dr
Torchy's
Beltex Dr
12617 Beltex Dr
Glassnow
Racin Patty St
Google Earth
500 ft

Trail
GEORGE BU
BOIS D ARC
O DE PRESIDENTE
ARMSTRONG
CEDER
BELTE
BELLA
KIMBRO
LITTIG

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

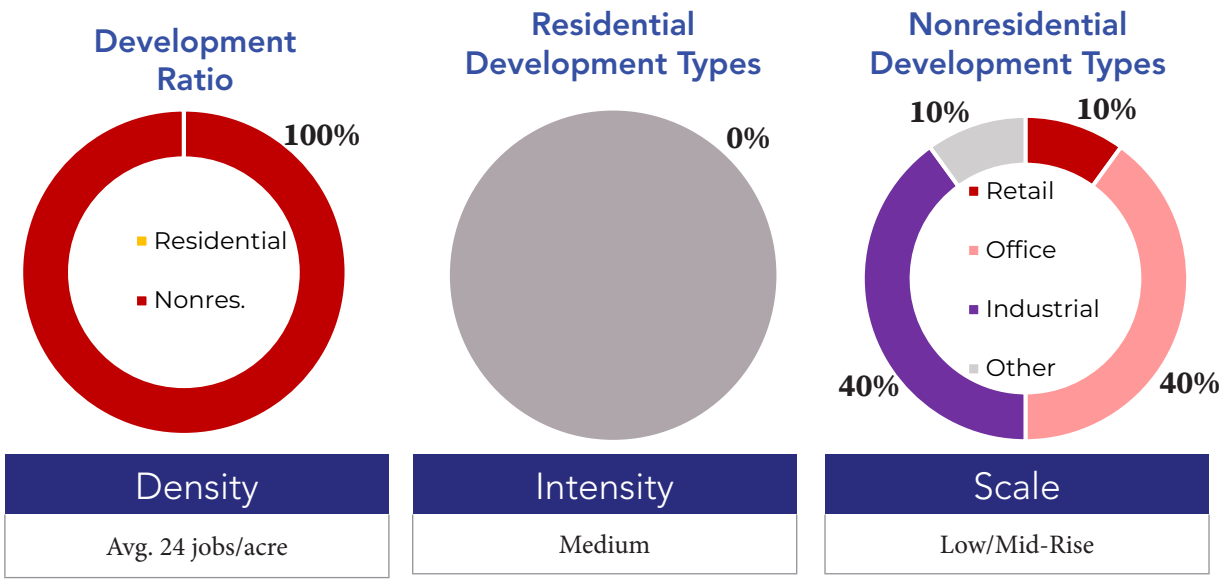
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

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

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●●●●○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●●●●	Appropriate overall, with high quality design standards.
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 12617 Beltex Road Rezoning (IN-1)
Case Number: 2023-P-1528-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 12617 Beltex Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: **Conduct a public hearing on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).**

Applicant: Couronne Co.
Owner: Couronne Company, Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Damn Good LLC
510 S Congress Ave
Suite 108
Austin, TX 78704-17

ELEVATED VISIONS INCORPORATED
2507 PARK VIEW DR
AUSTIN TX 78757-2334

ZALARAM LLC
30 CHADWICK DR
DOVER DE 19901-5827

AIR LIQUIDE ELECTRONICS US LP9811
KATY FREEWAY STE 100
HOUSTON TX 77024-1274

MANOR ELITE RESIDENCES LLC
13401 Bullick Hollow Rd
Austin TX 78726-5108

HLM INVESTMENTS
11111 ROJAS DR
EL PASO TX 79935-5406

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.
Applicant: Carney Engineering, PLLC
Owner: Carney Engineering, PLLC

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers. The property was rezoned to MF-2 on June 15, 2022. This concept plan creates 1 lot and leaves a remainder tract that is zoned C-1 Light Commercial. This project, but not this Concept Plan, includes the extension of W. Eggleston to the new Gregg Manor Road.

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

- Letter of intent
- Concept Plan
- 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 Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

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

CARNEY
ENGINEERING, PLLC
EXPECT EXCELLENCE

SUMMARY LETTER
LAS ENTRADA SOUTH SECTION 4 MANOR
ENTRADA GLEN APARTMENTS
MANOR, TEXAS
January 22, 2023

The 13.22-acre site is located at the southeast quadrant of proposed Gregg Manor Road and the proposed Eggleston Street extension. A total of 378 apartment units are planned.

Gregg Manor Road is being designed and constructed by others. It will have a 90-ft ROW and 40-ft (back of curb to back of curb) of 40-ft with a concrete paving section. New domestic water line (8-inch) and sanitary sewer line (8-inch) will be installed with the Gregg Manor ROW. Stub-outs will be provided on the east side of Gregg Manor which will provide service to the apartment site. A drainage system consisting of RCP drainage pipe and curb inlets will also be installed.

The Eggleston Street extension will have a 80-ft ROW with asphalt pavement section. A 12-inch water line is on the north side of Eggleston. A connection will be made to this water line to complete the looped system. A drainage system will also be installed within the ROW.

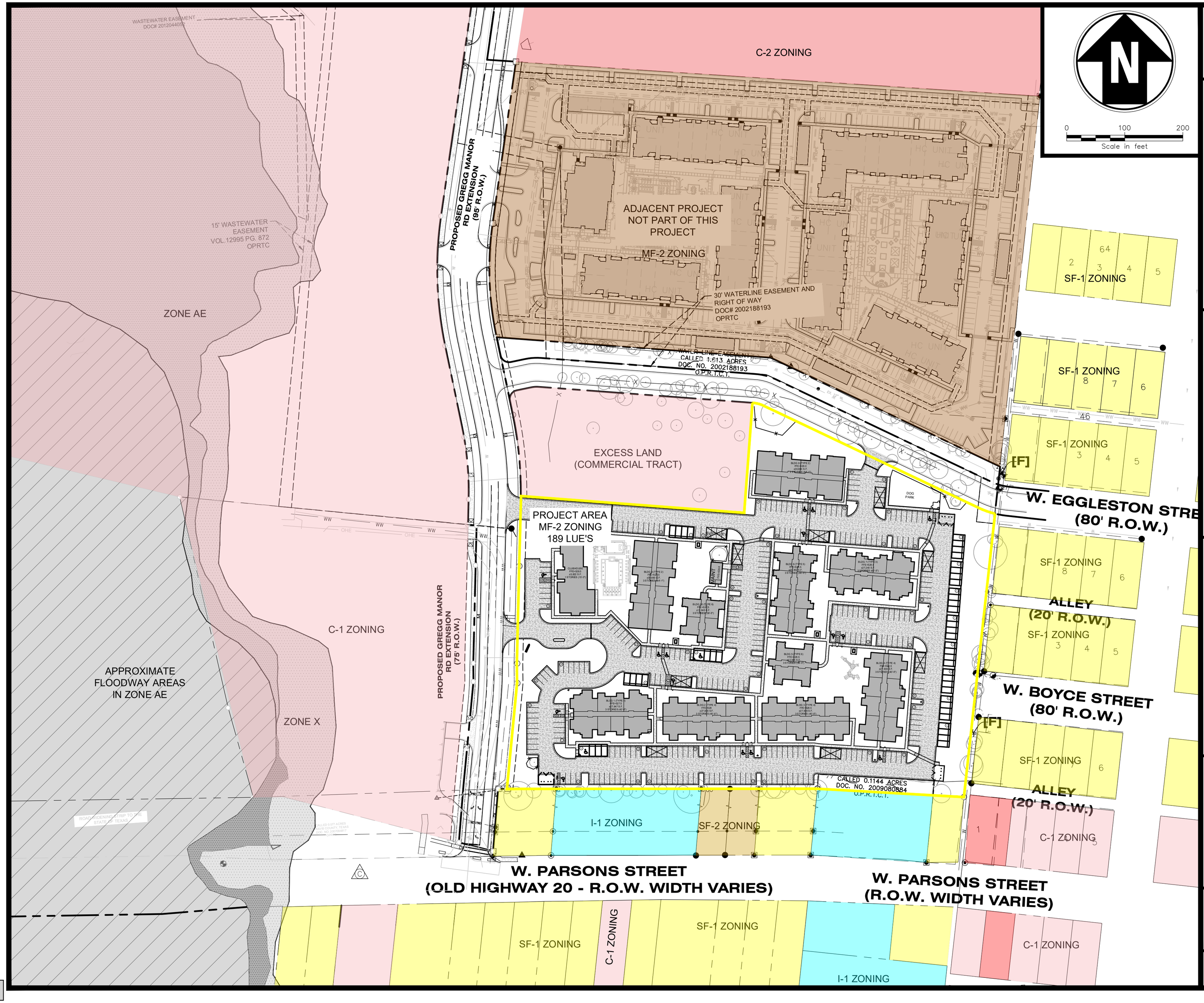
A fee will be paid in-lieu of park land dedication

CARNEY ENGINEERING, PLLC
TBPE Firm No. F-5033

T. Craig Carney, P.E.

STATE OF TEXAS
T. CRAIG CARNEY
55714
LICENSED
PROFESSIONAL ENGINEER

1.22.23


C-2 ZONING
ADJACENT PROJECT
NOT PART OF THIS
PROJECT
MF-2 ZONING
PROPOSED GREGG MANOR
RD EXTENSION
(95' R.O.W.)
30' WATERLINE EASEMENT AND
RIGHT OF WAY
DOC# 2002188193
OPRTC
WATER LINE EASEMENT
CALLED 1.613 ACRES
DOC. NO. 2002188193
O.P.R.T.C.T.
EXCESS LAND
(COMMERCIAL TRACT)
PROJECT AREA
MF-2 ZONING
189 LUE'S
WASTEWATER EASEMENT
DOC# 2012044057
15' WASTEWATER
EASEMENT
VOL.12995 PG. 872
OPRTC
ZONE AE
C-1 ZONING
APPROXIMATE
FLOODWAY AREAS
IN ZONE AE
ZONE X
PROPOSED GREGG MANOR
RD EXTENSION
(75' R.O.W.)
SF-1 ZONING
64
2
3
4
5
SF-1 ZONING
8
7
6
46
SF-1 ZONING
3
4
5
[F]
W. EGGLESTON STRE
(80' R.O.W.)
SF-1 ZONING
8
7
6
ALLEY
(20' R.O.W.)
SF-1 ZONING
3
4
5
W. BOYCE STREET
(80' R.O.W.)
[F]
SF-1 ZONING
6
ALLEY
(20' R.O.W.)
C-1 ZONING
1
CALLED 0.1144 ACRES
DOC. NO. 2009080884
O.P.R.T.C.T.
I-1 ZONING
SF-2 ZONING
W. PARSONS STREET
(OLD HIGHWAY 20 - R.O.W. WIDTH VARIES)
W. PARSONS STREET
(R.O.W. WIDTH VARIES)
SF-1 ZONING
C-1 ZONING
SF-1 ZONING
I-1 ZONING
C-1 ZONING
DOG
PARK
CLUBHOUSE
BLDG 1 TYPE A
BLDG 2 TYPE A
BLDG 3 TYPE A
BLDG 4 TYPE A
BLDG 5 TYPE A
BLDG 6 TYPE A
BLDG 7 TYPE A
BLDG 8 TYPE A
BLDG 9 TYPE A
BLDG 10 TYPE A
BLDG

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 9, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan, , LA.

Dear T. Craig Carney,

The first submittal of the Entrada Glen Apartments Concept Plan *(Concept Plan*) submitted by Carney Engineering, PLLC and received on February 14, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide information on the anticipated traffic volume to be generated by the development.
ii. Provide label and ROW for the street west of the property. This street doesn't exist yet, provide a comment that this is a proposed location for the following street.
iii. ~~Provide the R.O.W. width for W. Parsons St/Old Hwy 20, City of Manor is transitioning away from ROW width varies~~

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 9, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan, , LA.

Dear T. Craig Carney,

The first submittal of the Entrada Glen Apartments Concept Plan *(Concept Plan*) submitted by Carney Engineering, PLLC and received on January 12, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide information on the anticipated traffic volume to be generated by the development. **Traffic Memo attached**
ii. Provide label and ROW for the street west of the property. This street doesn't exist yet, provide a comment that this is a proposed location for the following street. **Label provided**
iii. Provide the R.O.W. width for W. Parsons St/Old Hwy 20, City of Manor is transitioning away from ROW width varies **Comment cleared by Tyler**

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 22, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan,

Dear T. Craig Carney,

We have conducted a review of the concept plan for the above-referenced project, submitted by T. Craig Carney and received by our office on February 14, 2023, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan 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

3/27/2023

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Entrada Glen Apartments Concept Plan
Case Number: 2023-P-1508-CP
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 Concept Plan for the Entrada Glen Apartments being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.
Applicant: Carney Engineering, PLLC
Owner: Carney Engineering, PLLC

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MANOR APARTMENTS LLC
4600 TRIANGLE AVE #6102
AUSTIN TX 78751-3509

CRUMLEY GILBERT & ESSIE
PO BOX 170309
AUSTIN TX 78717-0019

LIONS CLUB OF MANOR INC
PO BOX 68
MANOR TX 78653-0068

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

RIOJAS SANTIAGO & IRASEMA
PO BOX 885
MANOR TX 78653-0885

MIMS MICHAEL L & BEVERLY R
PO BOX 447
MANOR TX 78653-0447

LI JULIE
24431 CAVENDISH AVE W
NOVI MI 48375-2358

DESH JR LLC
4419 RAMSEY AVE
AUSTIN TX 78756-3208

BURNS MEMORIAL TEMPLE
PO BOX 1061
MANOR TX 78653-1061

DAVIS HATTIE MAE
PO BOX 229
MANOR TX 78653-0229

WILSON JOETTA
411 W PARSONS ST
MANOR TX 78653-4719

EASLEY LENORA
PO BOX 734
MANOR TX 78653-0734

HEIN ROBERT
409C W Parsons St
Manor TX 78653-4719

EASLEY LENORA
307 W BOYCE ST
MANOR TX 78653

MILLIGAN FINISH
3811 LIBERTY SQUARE TRL
FRESNO TX 77545-8817

BUSH KAITANYA L
PO BOX 218
MANOR TX 78653-0218

TRAVIS COUNTY EMERGENCY
PO BOX 846
MANOR TX 78653-0846

TAYLOR FLOYD ROY ETAL
7010 BLESSING
AUSTIN TX 78752-3316

FIELD MARY R ETAL
PO BOX 184
MANOR TX 78653-0184

CABELLO PEDRO & ERICA CABELLO
209 N BASTROP ST
MANOR TX 78653-0384

SEPECO
PO BOX 170309
AUSTIN TX 78717-0019

GUERRERO JULIO & CYNTHIA
PO BOX 142265
AUSTIN TX 78714-2265

BOWEN BRADLEY & PAULA
18109 WHITEWATER CV
ROUND ROCK TX 78681-3594

DUVALL NOVELLA P
PO BOX 654
MANOR TX 78653-0654

NEWSOME FLORENCE ET AL
PO BOX 133
MANOR TX 78653-0133

HERRERA JUAN CARLOS & MARIA D
107 N BASTROP ST
MANOR TX 78653

GARCIA EPIFANIO DELGADO & MARIBEL DELGADO HUERTA
5503 HIBISCUS DR
AUSTIN TX 78724-3328

SAMUDIO FAUSTINO
PO BOX 28
MANOR TX 78653-0028

BORREGO MARTHA IRENE
304 W WHEELER ST
MANOR TX 78653

SALAZAR JOSE CIPRIANO & UGANDA GONZALEZ
PO BOX 164
MANOR TX 78653-0164

LOGGINS RAYDELL
PO BOX 47
MANOR TX 78653-0047

DE LEON CARMEN P
PO BOX 81
MANOR TX 78653-0081

AAA FIRE & SAFETY EQUIPMENT CO INC
PO BOX 16401
AUSTIN TX 78761-6401

REYES MARY A & ROBERT H
PO BOX 344
MANOR TX 78653-0344

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

CARBAJOL FELIPE H & ISABEL ORTUNO
PO BOX 214
MANOR TX 78653-0214

RIOJAS ORALIA GARZA
PO BOX 89
MANOR TX 78653-0089

JONES SAMUEL DELL JR & RACHEL
PO BOX 416
MANOR TX 78653-0416

BURNS ELBERT R ETAL
PO BOX 413
MANOR TX 78653-0413

MIRAMONTES MANUEL TORRES & HELEN JUDITH BAILEY-TORRES
19337 W T GALLAWAY ST
MANOR TX 78653-3991

SMITH AUDREY B
10304 IVY JADE
SCHERTZ TX 78154-6255

OKORO CHIAMO
3101 E 12TH ST UNIT D-4
AUSTIN TX 78702-2526

CASIMIRO MILDRED
412 W PARSONS ST
MANOR TX 78653-4704

AL NOOR MUSLIM COMMUNITY CENTER OF MANOR
900 Low Brim Cv
Pflugerville TX 78660-4797

MANOR I S D
PO BOX 359
MANOR TX 78653-0359

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Wild Horse Creekside Commercial , L.P.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The lot was previously platted with a drainage easement and the owner desires to remove and re-establish that drainage easement. The drainage easement will be dedicated by a separate instrument rather than on the plat. The new easement will be more confined which will allow the lot to be more developable. The property is zoned C-1 Light Commercial.

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

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

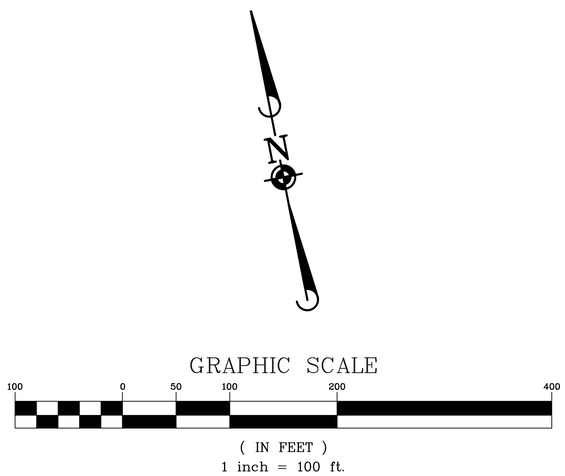
STAFF RECOMMENDATION:

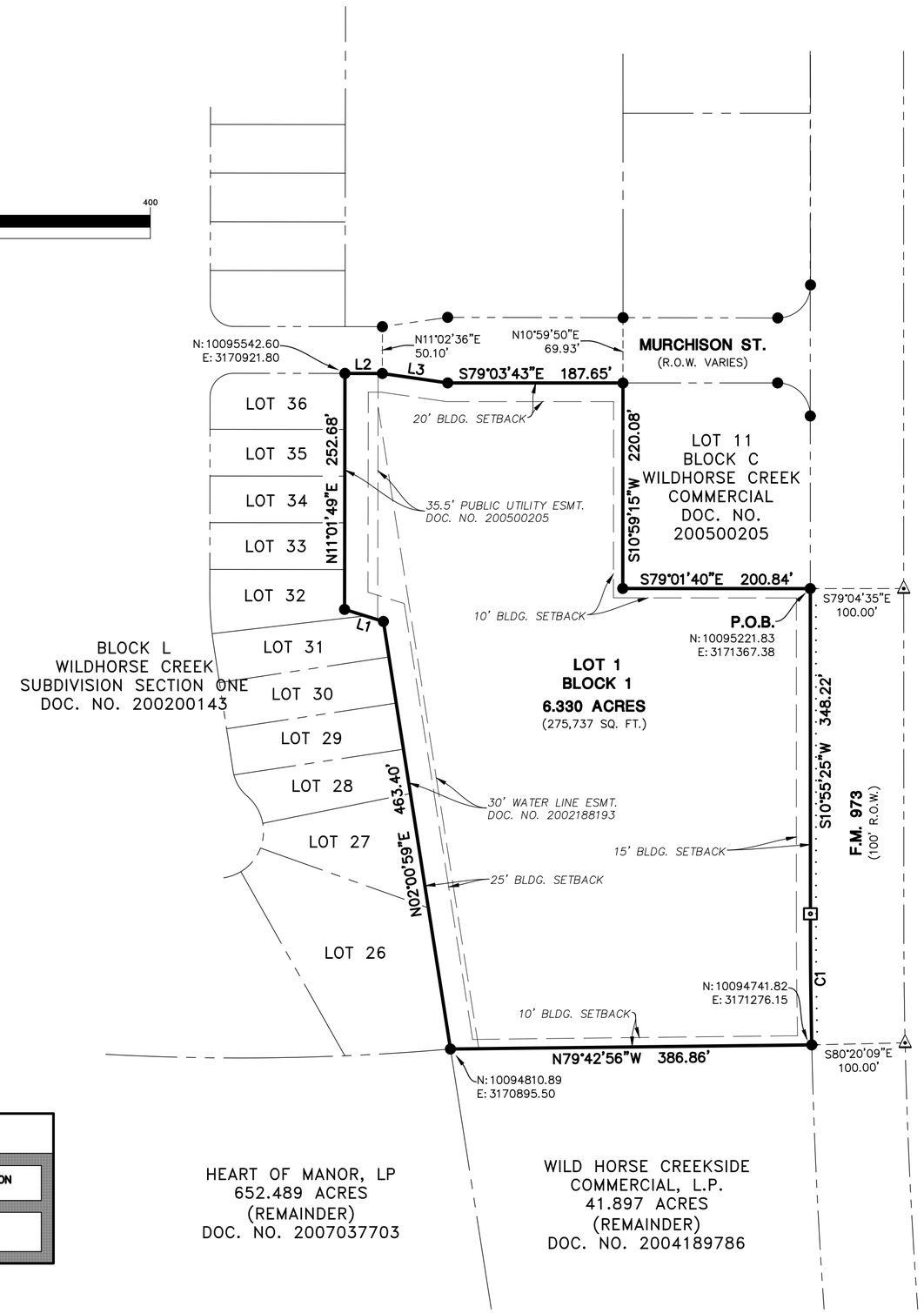
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.

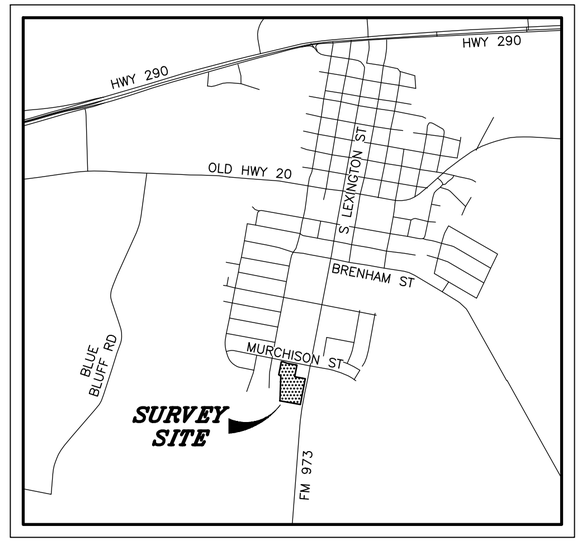
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL

6.330 ACRES OUT OF THE JAMES MANOR SURVEYS, ABSTRACT NOS. 528 AND 546
TRAVIS COUNTY, TEXAS.







LOCATION MAP

1" = 2,000'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5779.58'	1°23'30"	140.39'	S10°21'36"W	140.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°46'32"W	43.52'
L2	S78°59'19"E	40.03'
L3	S70°48'58"E	70.75'

LEGEND

- ● = FOUND 1/2-INCH IRON ROD
- ▣ = FOUND TXDOT TYPE I MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- = PROPOSED SIDEWALK
- P.O.B. = POINT OF BEGINNING

SHEET INDEX

SHEET 1 OF 1:	PLAT, CURVE/LINE TABLE, AND LOCATION MAP
SHEET 2 OF 2:	SIGNATURE BLOCKS AND NOTES

OWNER: PETER A. DWYER
ACREAGE: 6.330
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/5/2022
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 6.330
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 1
CURRENT ZONING: "C-1" – LIGHT COMMERCIAL
R.O.W.: N/A
PATENT SURVEY: JAMES MANOR, ABS. 528 & 546

Item 7.

DATE	REVISIONS	DRAWN BY
01/10/23	Address comments	TRS
03/09/23	Revise County Clerk name	TRS

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Manhard CONSULTING
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph 512.244.3395 www.manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194/134 (Surv), F-2172 (Eng)

REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL
11725 MURCHISON ST, MANOR, TX 78653
REPLAT

PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	11/4/22
ISSUE DATE:	12/5/22
SCALE:	1"=100'

SHEET 1 OF 2

March 10, 2023 – 10:51 Dwg Name: P:\617.003 Dwyer Realty Companies\003 11725 Murchison St\dwg\Surv\Final Drawings_Plat\FinalPlat.dwg Updated By: addashner

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 10, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor, TX. 78653

Dear Pete hoyt,

The first submittal of the Wildhorse Creekside Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn & Associates and received on March 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
ii. Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
iii. Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.
iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
vii. Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.
viii. Provide the following notes: Performance and maintenance guarantees as required by the city.

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 7, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor 78653

Dear Pete hoyt,

The subsequent submittal of the Wildhorse Creekside Short Form Final Plat submitted by Kimley-Horn & Associates and received on March 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

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

i. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
ii. ~~Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~
iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.~~
iv. **Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".**
v. **Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations. Provide setback lines**
vi. **Provide on the cover sheet or under general notes that this area is zoned C-1, light commercial.**
vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.~~
viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city.~~
ix. **Update the following names to the current corresponding position on the signature block. Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson**

Additional

Submit a comment response for future resubmissions.

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

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

KHA # 069241757

March 9, 2023

GBA
1500 County Road 629
Leander, Tx. 78641

RE: CASE NUMBER: 2022-P-1496-SF U1
WILDHORSE CREEKSIDE SHORT FORM FINAL PLAT
JOB ADDRESS: 11725 MURCHISON ST, MANOR, TX. 78653

REVIEWER:
Tyler Shows, Staff Engineer

To Tyler Shows,

Please accept this Comment Response Letter in reply to GBA's City of Manor Subdivision Compliance review of Ordinance 263B dated December 14, 2022 October 18, 2022. Original comments have been included for reference. Kimley-Horn responses are listed in **Blue**.

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

i. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended~~.

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iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable~~.

iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
Response: In an e-mail from Scott Dunlop on March 8, 2023, at 3:02PM, since we are not dedicating any R.O.W. showing "R.O.W. Varies" is acceptable for this plat.

v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
Response: The location and distance of the building setbacks lines have been provided with this submittal.

vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
Response: This information is provided on the cover sheet in the lower right-hand corner. In an e-mail on March 7 at 5:12PM this comment is cleared. I apologize we didn't point out the location on our last submittal.

vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison~~.

viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city~~.

ix. Update the following names to the current corresponding position on the signature block.
Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson

Response: The block has been updated to reflect Dyana Limon-Mercado as Clerk of Travis County, and Lakesha Small as Chairperson.

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

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

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

End of Report

Please contact me at 512-418-4522 if additional information is required.

Regards,

Kimley-Horn and Associates, Inc.

Jeremy D. Rogers

Jeremy.rogers@kimley-horn.com

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor 78653

Dear Pete hoyt,

We have conducted a review of the final plat for the above-referenced project, submitted by Pete hoyt and received by our office on March 13, 2023, 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,

Tyler Shows
Staff Engineer
GBA

3/27/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Wildhorse Creekside Short Form Final Plat
Case Number: 2022-P-1496-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for Wildhorse Creekside located at 11725 Murchison St, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St**, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Wild Horse Creekside Commercial , L.P.

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

STEIFER CHRISTOPHER
11909 BASTROP ST
MANOR TX 78653-4951

KICKINGASS GUN RANGE LLC
10900 S STONELAKE BLVD
AUSTIN TX 78759-5833

KINCAID JOSEPHINE BEDNAR
PO BOX 9513
AUSTIN TX 78766-9513

POWERLANE HOLDINGS LLC
PO BOX 82653
AUSTIN TX 78708-2653

STRICKLER VENTURES LLC
2701 CAVILEER AVE
AUSTIN TX 78757-2711

YIN AIDONG & LIPING HUANG
213 SHORTHORN ST
CEDAR PARK TX 78613-7743

OPTIMA VOTA TRUST &
5102 WOODVIEW AVE
AUSTIN TX 78756-1905

M C TILE INC (1650081)
450 LOCKHAVEN DR
HOUSTON TX 77073-5530

PULTE HOMES OF TEXAS LP
9401 AMBERGLEN BLVD
AUSTIN TX 78729-1192

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

HUR ENTERPRISES INC
6620 W CREEKVIEW DR
AUSTIN TX 78736-2339

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

PARK PLACE EAST SIDE LLC
700 LAVACA ST
AUSTIN TX 78701-3101

QT SOUTH LLC (1844157)
1902 WASHINGTON AVE
HOUSTON TX 77007

SHOPS AT NEW HOPE LLC
3773 RICHMOND AVE STE 800
HOUSTON TX 77046-3723

RETAIL AT NEW HOPE LLC
3773 RICHMOND AVE STE 800
HOUSTON TX 77046-3723

HUR INDUSTRIAL LP (1714350)
719 W POWELL LN
AUSTIN TX 78753-6252

ORR WRECKER & TOWING SERVICE INC (1402693)
16500 WESTVIEW TRL
AUSTIN TX 78737-9035

ORR WRECKER & TOWING SERVICE INC (1402693)
16500 WESTVIEW TRL
AUSTIN TX 78737-9035

T RYS ENTERPRISE LLC (1885889)
3051 WOODALL DR
CEDAR PARK TX 78613-7778

KINCAID JOSEPHINE BEDNAR (173175)
PO BOX 9513
AUSTIN TX 78766-9513

STRICKLER VENTURES LLC (1493326)
2701 CAVILEER AVE
AUSTIN TX 78757-2711

POWERLANE HOLDINGS LLC (1784391)
PO BOX 82653
AUSTIN TX 78708-2653

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.
Applicant: Kimley-Horn
Owner: Kimley-Horn

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a two lot subdivision in the Las Entradas North development on Hill Lane and the future Entrada Boulevard. The property is directly adjacent to the new Whole Foods Cold Storage Dist. Center and Quarter Cross Spec Industrial building. This property is zoned IN-1 Light Industrial and a site plan has been filed to construct 2 industrial buildings that are approx. 157,000 sf and 132,000 sf.

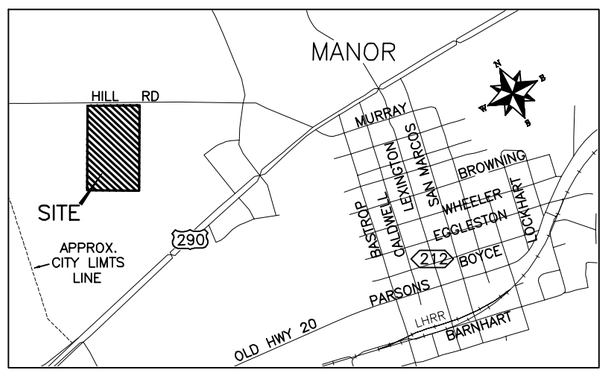
LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Plat
- Engineer Comments
- Acceptance 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 Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.

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

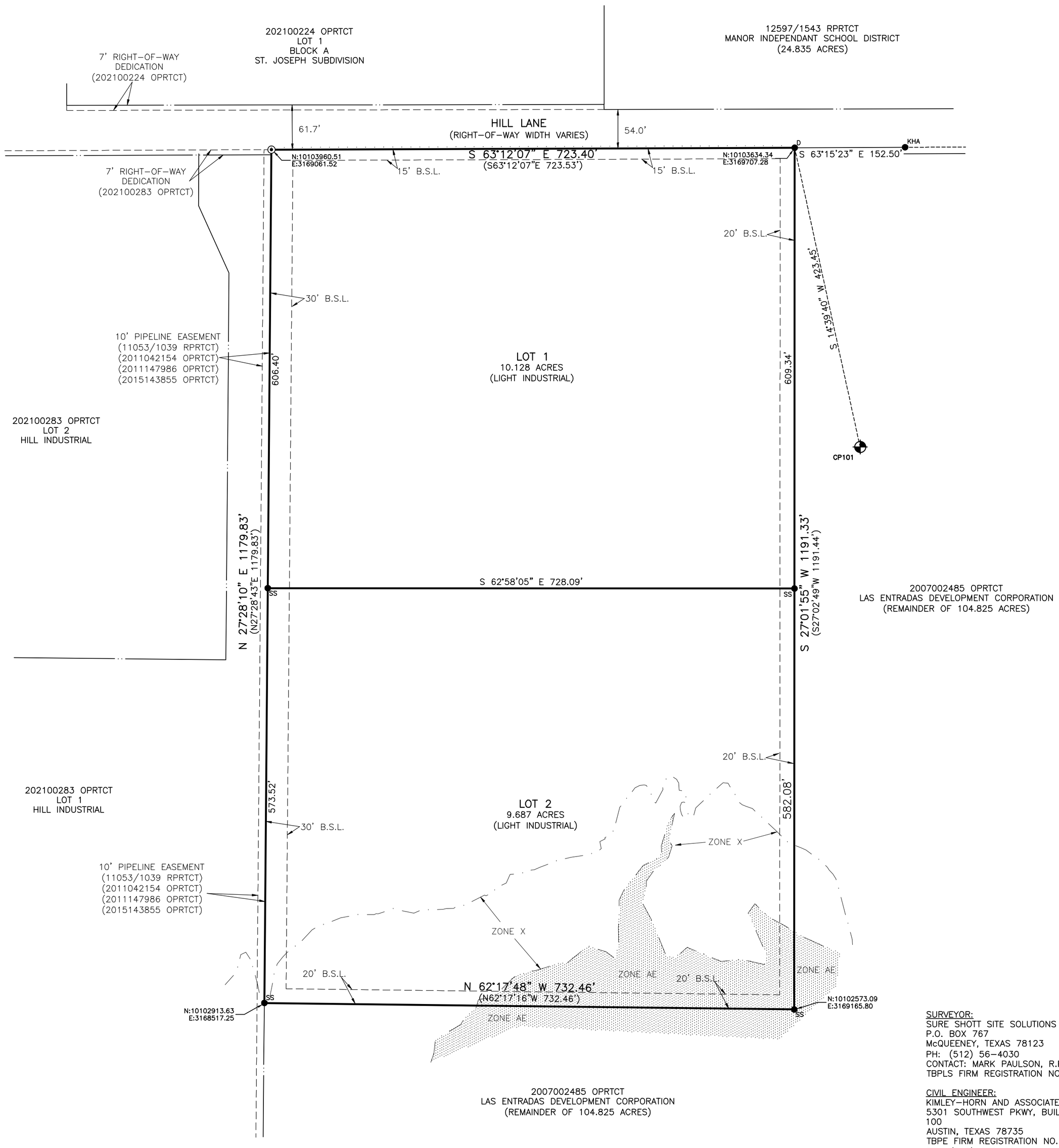


VICINITY MAP
SCALE: 1" = 2000'

LOT SUMMARY:
TOTAL NUMBER OF LOTS: 2

LOT 1 (ZONED IN-1)	10.128 ACRES	(441,162 SQ. FT.)
LOT 2 (ZONED IN-1)	9.687 ACRES	(421,956 SQ. FT.)
TOTAL	19.814 ACRES	(863,131 SQ. FT.)

0 100 200
SCALE: 1" = 100'



CONTROL/BEARING BASIS INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, CENTRAL ZONE, BASED ON GPS MEASUREMENTS.

POINT 101 (CP101).

1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:
N 10103224.68
E 3169600.10

COMBINED SCALE FACTOR=
0.9999233788
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR=
1.00007662706
(FOR GRID TO SURFACE CONVERSION)

FLOODPLAIN NOTES

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48453C0480J, DATED AUGUST 18, 2014, A PORTION OF THIS TRACT LIES WITHIN ZONE "X", (OTHER FLOOD AREAS. AREA OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE "AE". (BASE FLOOD ELEVATION DETERMINED THE 1% ANNUAL FLOOD (110 YEAR FLOOD), ALSO KNOWN AS BASE FLOOD IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OF EXCEEDED IN ANY GIVEN YEAR.)

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

LEGEND

OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
RPRTCT	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
●D	1/2" REBAR WITH "DOUCET" CAP
●KHA	1/2" REBAR WITH "KHA" CAP
●SS	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP
⊙	3/4 IRON PIPE FOUND (OR AS NOTED)
⊕	CONTROL POINT/BENCHMARK LOCATION
· · ·	PUBLIC SIDEWALK
( )	RECORD INFORMATION

SURVEYOR:
SURE SHOTT SITE SOLUTIONS
P.O. BOX 767
McQUEENEY, TEXAS 78123
PH: (512) 56-4030
CONTACT: MARK PAULSON, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194784

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: MEGAN A. MCPHERSON, P.E.

OWNER/DEVELOPER:
TRANSPAK MANOR FACILITY LLC
ADDRESS, CITY, STATE, ZIP
(408) 640-9493
CONTACT: BERT INCH

TRANSPAK FINAL PLAT
CITY OF MANOR
JAMES MANOR SURVEY NO. 40, ABSTRACT 546
TRAVIS COUNTY, TEXAS

JOB NUMBER: 1107-008	TRAVIS COUNTY, TEXAS
CLIENT: ARCO MURRAY	
DATE: 02/16/23	
FIELD CREW: Z.BEDARD	SURE SHOTT SITE SOLUTIONS
OFFICE: IAS	
FB/PG: 3-2/39	P.O. Box 767 McQueeney, Texas 781
SHEET: 1 OF 2	(512) 563-4030 www.sureshott.com

1500 County Road 269
Leander, TX 78641

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

Date: Friday, January 27, 2023

Anna Ford
Kimley-Horn
5301 Southwest Parkway
Austin TX 78735
anna.ford@kimley-horn.com

Permit Number 2023-P-1507-SF
Job Address: Trankspak Short Form Final Plat, , LA.

Dear Anna Ford,

The first submittal of the Transpak Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn and received on February 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide identification and location of proposed uses and reservations for all lots within the subdivision. (Label the proposed uses of each lot).
ii. Update the city of Manor Acknowledgement signature personnel. Lakesha Small is the current Chairperson.
iii. Update the Clerk of Travis County personnel, to Dyana Limon-Mercado.
iv. All variances approved by the Commission shall appear as a note on the final plat. If applicable.
v. 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. (These limits should be shown on the North end of the property as based on the base map).
vi. Identify the proposed use on the plans, to verify the setback as per the City of Manors Zoning Ordinance.
vii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines.
viii. Provide the Right of Way width for Hill Lane, the city of Manor is transitioning away from R.O.W varies.
ix. Certification from all applicable taxing authorities that all taxes due on the property have been paid.
x. Add the following note: Performance and maintenance guarantees as required by the city.
xi. Reminder: A seal of the surveyor is required for approval.

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

February 15, 2023

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

RE: ***Transpak Short Form Final Plat 2023-P-1507-SF.***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated January 27, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEWER

i) Provide identification and location of proposed uses and reservations for all lots within the subdivision. (Label the proposed uses of each lot).
Response: Proposed use has been added to each lot.

ii) Update the city of Manor Acknowledgement signature personnel. Lakesha Small is the current Chairperson.
Response: Chairperson has been updated to Lakesha Small.

iii) Update the Clerk of Travis County personnel, to Dyana Limon-Mercado.
Response: Clerk of Travis County personnel has been updated to Dyana Limon-Mercado.

iv) All variances approved by the Commission shall appear as a note on the final plat. If applicable.
Response: No variances are being requested for this site.

v) 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. (These limits should be shown on the North end of the property as based on the base map).
Response: The City limit lines are shown and called out on the vicinity map.

vi) Identify the proposed use on the plans, to verify the setback as per the City of Manors Zoning Ordinance.
Response: The proposed use and associated setbacks are shown and called out on the plat.

vii) The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines.
Response: The location of the proposed sidewalks for each sheet has been added to the plan and shown as a dotted line.

Kimley»Horn

viii) Provide the Right of Way width for Hill Lane, the city of Manor is transitioning away from R.O.W varies.
Response: Additional dimensions have been added for the Right of Way width of Hill Lane.

ix) Certification from all applicable taxing authorities that all taxes due on the property have been paid.
Response: 2022 tax receipt has been provided showing all 2022 taxes have been paid.

x) Add the following note: Performance and maintenance guarantees as required by the city.
Response: Note has been added (note 7).

xi) Reminder: A seal of the surveyor is required for approval.
Response: Plat has been sealed by surveyor (for review purposes only).

Please contact me at 737-787-7120 if additional information is required.

Sincerely,

Megan A. McPherson, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Anna Ford
Kimley-Horn
5301 Southwest Parkway
Austin TX 78735
anna.ford@kimley-horn.com

Permit Number 2023-P-1507-SF
Job Address: Trankspak Short Form Final Plat,

Dear Anna Ford,

We have conducted a review of the final plat for the above-referenced project, submitted by Anna Ford and received by our office on February 21, 2023, 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,

Tyler Shows
Staff Engineer
GBA

3/27/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Transpak Short Form Final Plat
Case Number: 2023-P-1507-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for Transpak located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.
Applicant: Kimley-Horn
Owner: Kimley-Horn

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

RYAN COMPANIES US INC
533 S 3rd ST STE 100
MINNEAPOLIS, MN 55415-7521

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

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

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

MANOR INDEPENDENT SCHOOL DISTR
PO BOX 359
MANOR, TX 78653-0359

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

AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).
Applicant: Jackson Walker
Owner: Krantz Properties

BACKGROUND/SUMMARY:

New info: This public hearing was opened at the last P&Z meeting on March 8th and left open because the applicant was going to provide additional information. Since that meeting the applicant has stated it is going to take longer to get the new information related to secondary access and as such they would be withdrawing the action items from consideration. Since this public hearing was held open it needs to be closed. If the new information is obtained, the applicant will need to refile a new zoning application.

Prior info: This property is currently in our ETJ but has filed an annexation petition. They are requesting MF-2 Multi-family 25 zoning upon annexation. The property is majority impacted by a floodplain so on the Future Land Use Map it is designated as open space but is the adjacent area is Commercial Corridor. The frontage on US 290 for this property is also limited by the creek and bridge, reducing the accessible frontage to approximately 75 feet.

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

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM 1
- FLUM 2
- Floodplain map
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission close the public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

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

Jackson Walker LLP

Pamela Madere
(512) 236-2048 (Direct Dial)
(512) 236-2002 (Direct Fax)
pmadere@jw.com

December 12, 2022

Scott Dunlop, Director
Development Services Dept.
City of Manor
105 East Eggleston Street
Manor, TX 78653

Re: 14807 East Hwy 290 Manor, Texas – Annexation and Zoning Application for APPROXIMATELY 22.78 acres being out of an a portion of the A.C. CALDWELL SURVEY NO. 52, Abstract No. 154, in Travis County, Texas, and being the same property called 22.65 acres as described in a Deed recorded in Volume 10302, Page 548, Real Property Records of Travis County, Texas. (*the* ***"Property***")

Dear Mr. Dunlop:

We are submitting zoning and annexation applications for the Property. We are requesting MF-2 zoning and intend to develop the Property as a residential multi-family housing project.

The Property is currently in the City's ETJ. The Property is identified as parks/open space on the FLUM and is along the commercial corridor as identified in the City of Manor draft Comprehensive Plan. Adjacent property uses are commercial corridor to the west and south, parks/open space to the east, and neighborhood to the north on the opposite side of Hwy. 290. Residential multi-family is the highest and best use of the Property based on the configuration of the Property and environmental conditions on the site.

The following documents are included with the application for voluntary annexation:

1. Signed and notarized Annexation Request and Petition;
2. Metes and bounds description of the property;
3. Property survey;
4. General Warranty Deed; and,
5. Signed Agreement Regarding Post-Annexation Provision of Services.

The following documents are included with the zoning application:

1. General Warranty Deed;
2. Tax Map showing property owners within 300 feet;
3. Mailing labels of property owners within 300 feet;
4. Metes and bounds description of the property; and
5. Property survey.

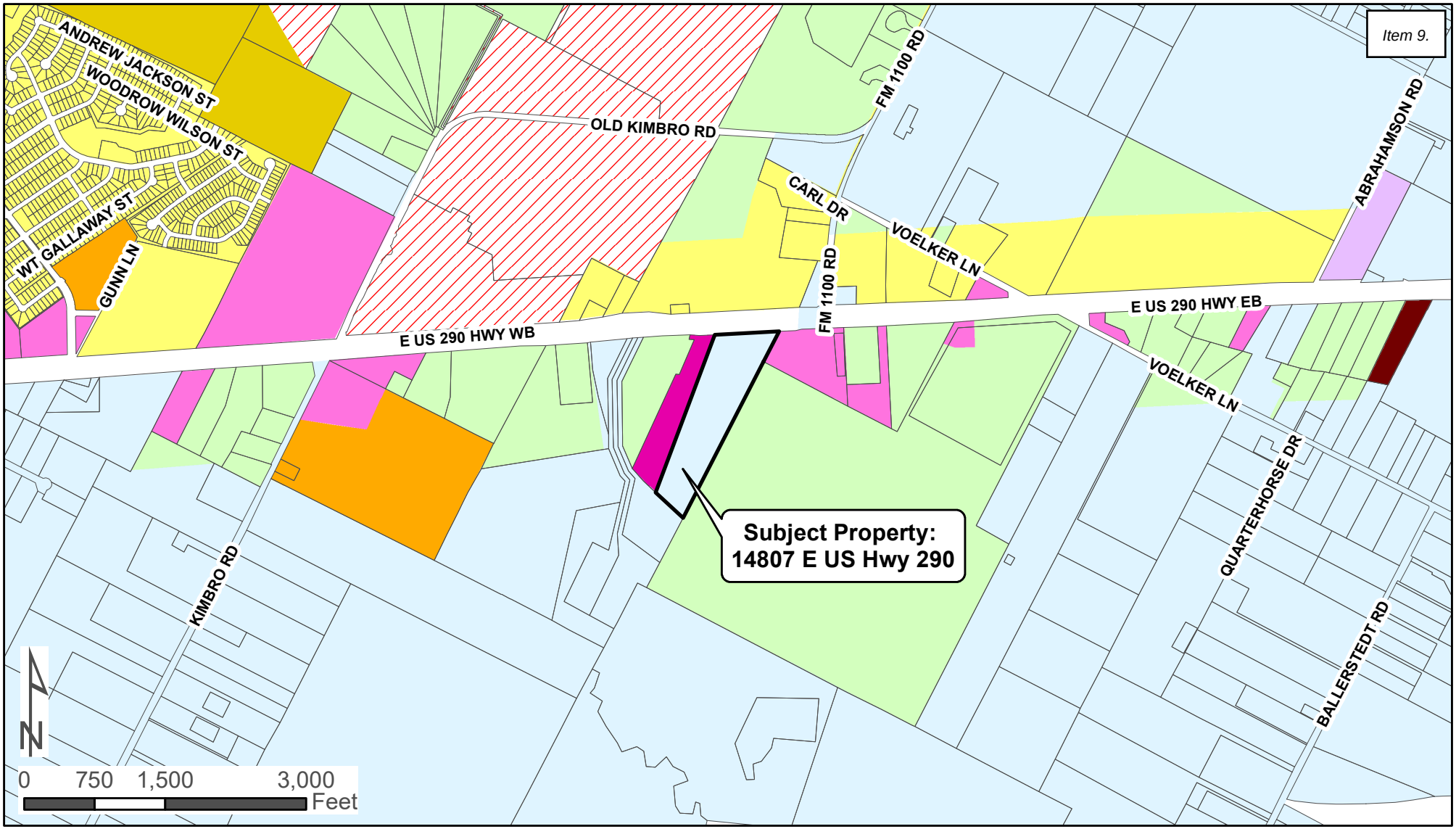
The annexation and zoning of this property will promote a safe, orderly, healthy, and vibrant development, as well as providing enhanced housing for the local community and the region.

Please contact me if you have any questions.

Sincerely,

Pamela Madere

Enclosures: Zoning Application and Exhibits
Annexation Application and Exhibits

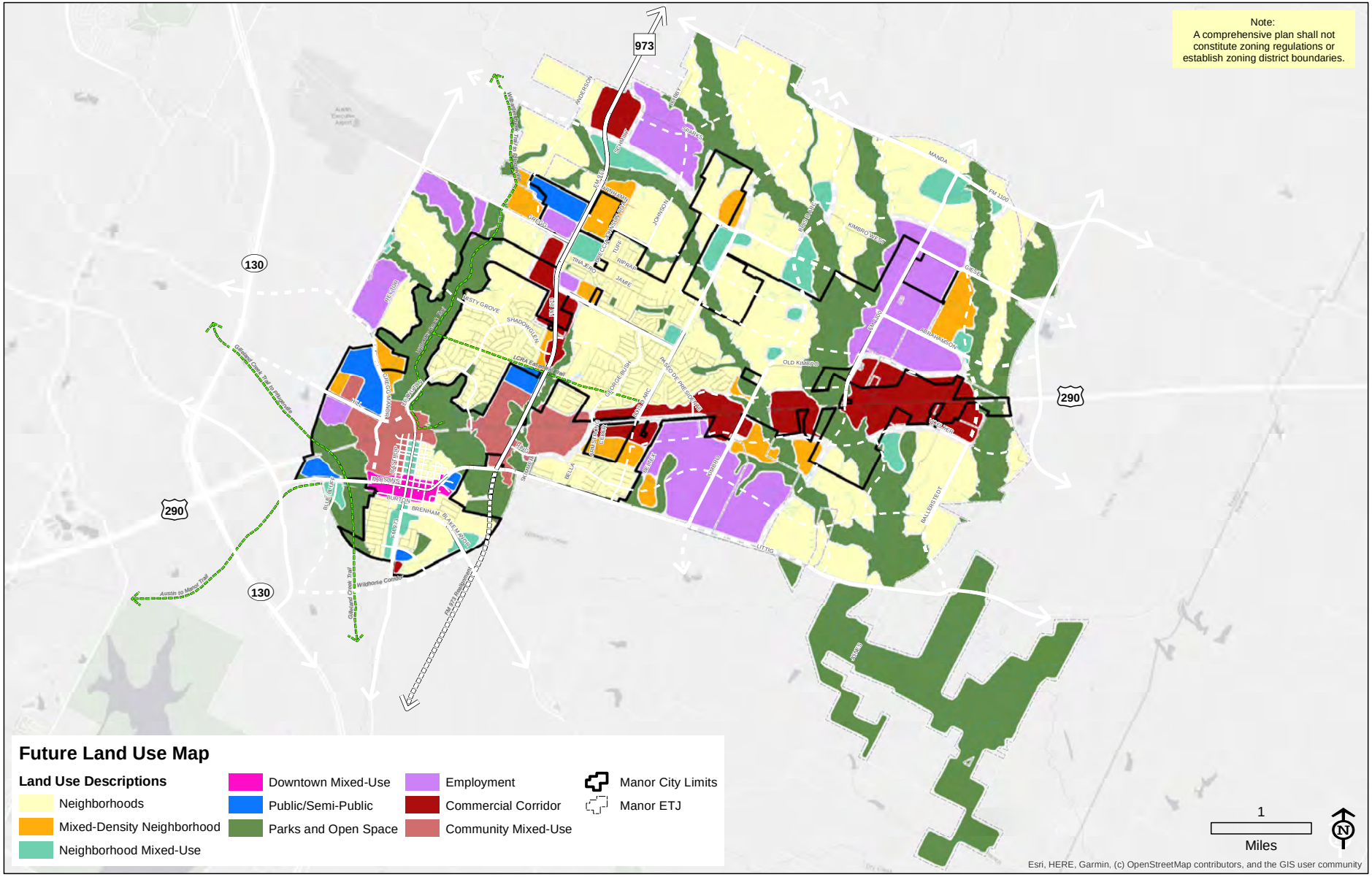


Proposed:
Multi-Family 25 (MF-2)

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

14807 E US 290
Write a description for your map.
Legend
14807 U
CAYSA
Feature 1
Feature 2
Feature 3
Storage King USA
Item 9.
290
U-Haul Neighborhood Dealer
Jimmy's Cypress
Statewide Materials Transport
EARTC Manor Tx
Krantz Boat & RV Storage
14807 US-290
CAYSA
Google Earth
110
1000 ft



Map 3.1. Future Land Use Map

COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

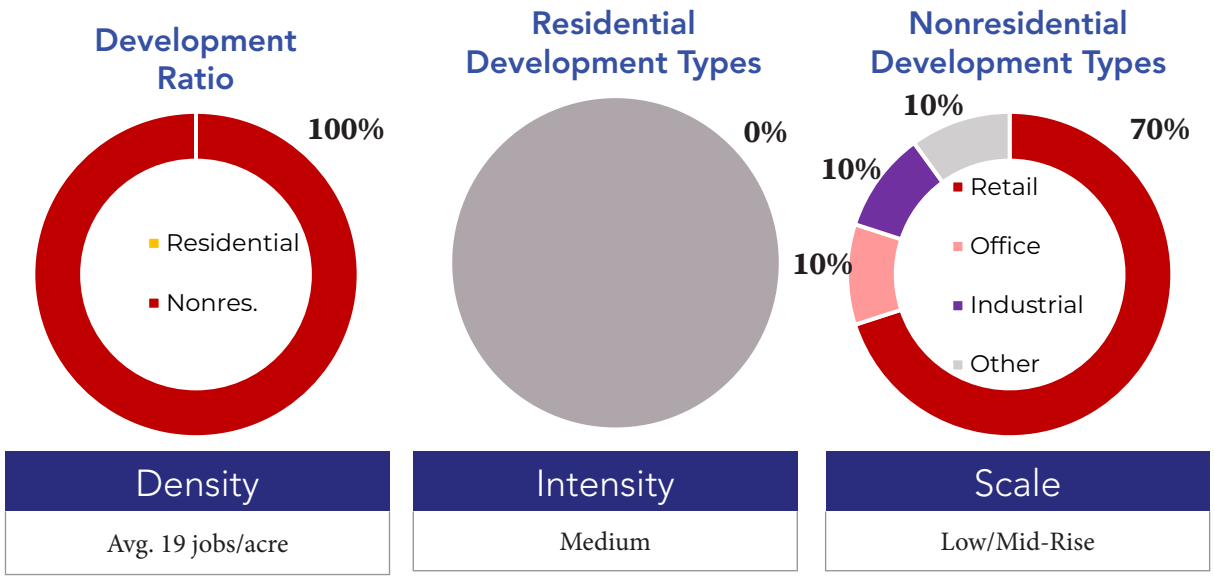
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area's appeal as a destination.

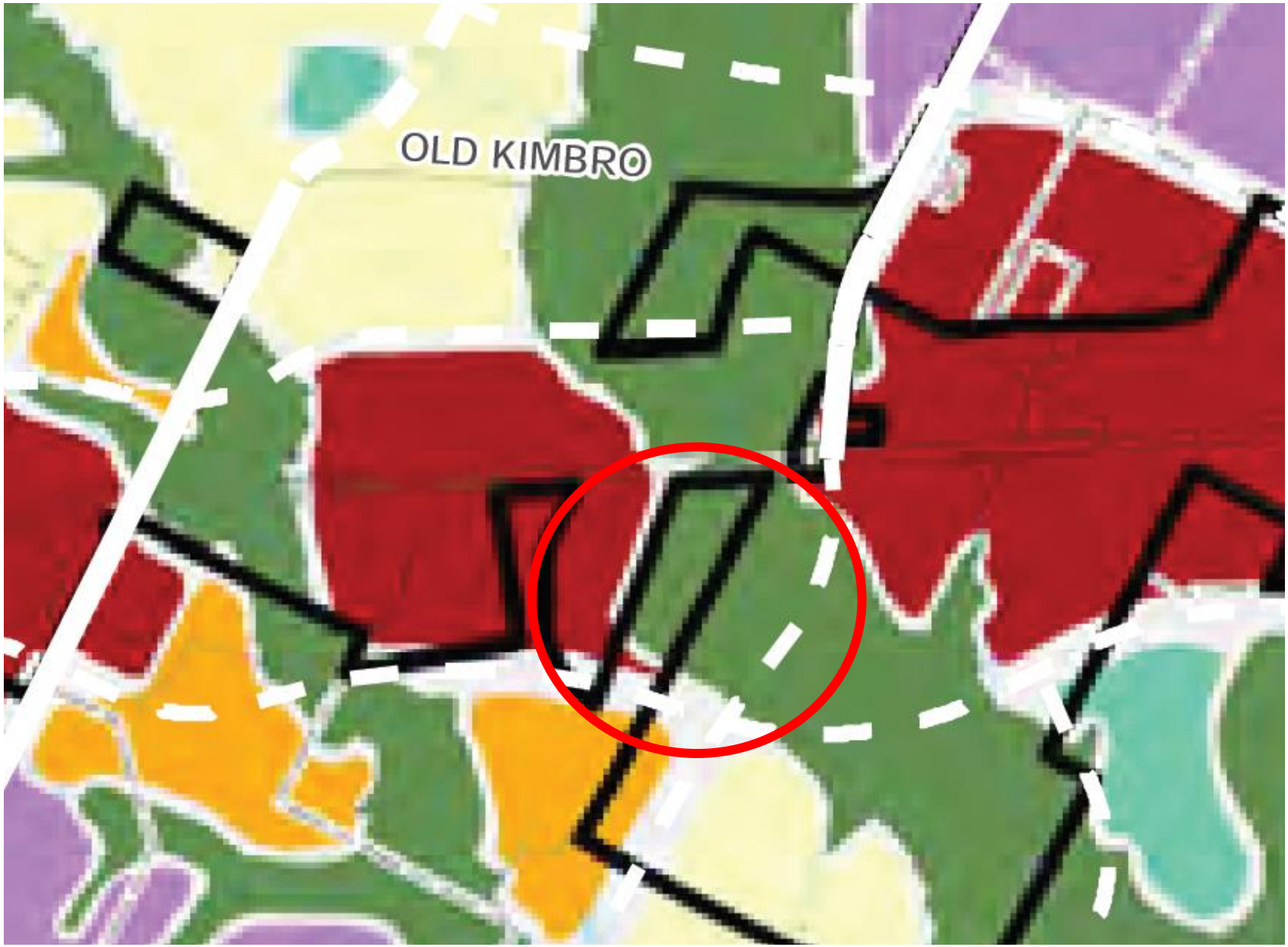
This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

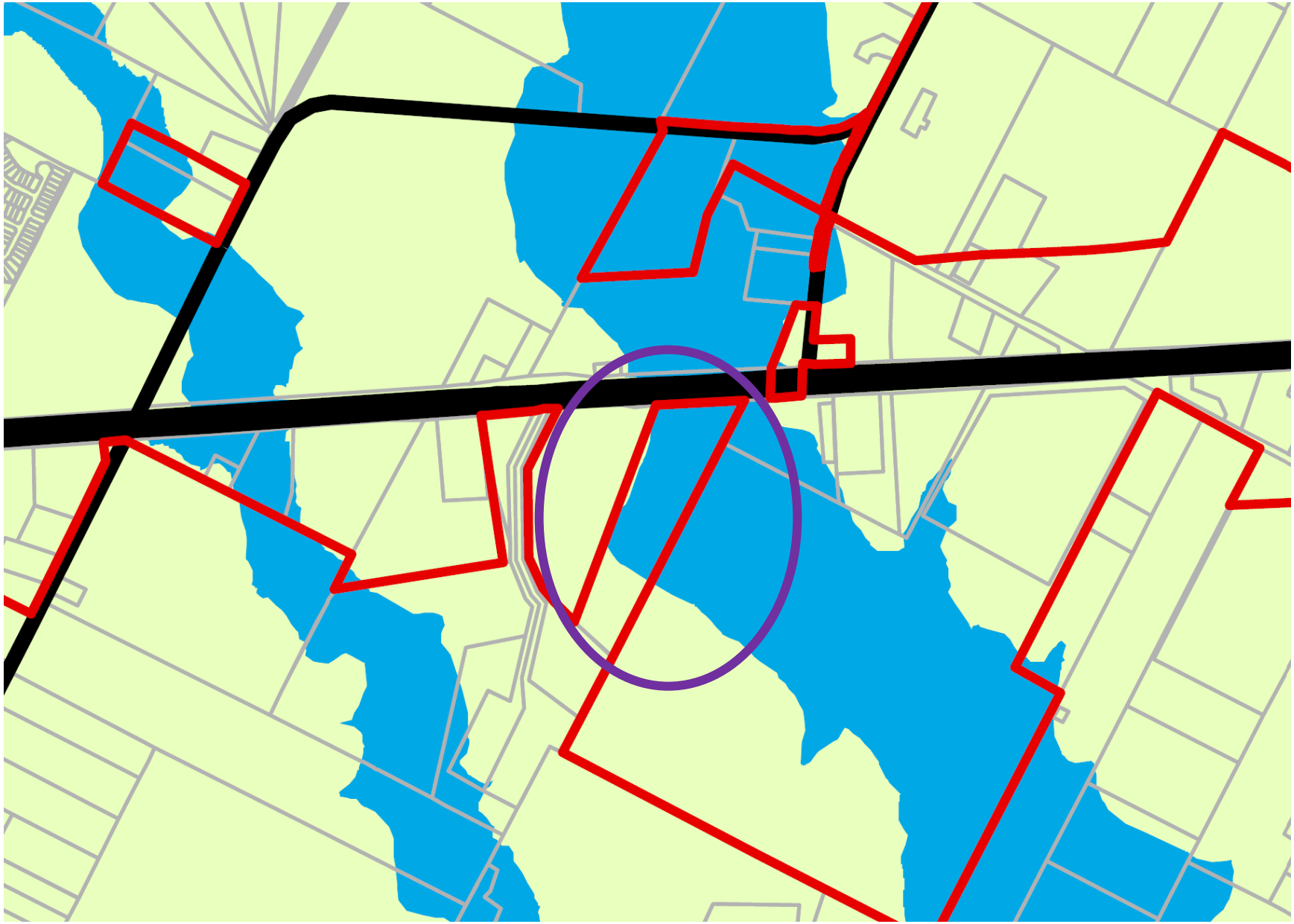
- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●●●○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	●●●○○	
Shopping Center, Neighborhood Scale	●●●●●	Appropriate overall.
Shopping Center, Community Scale	●●●●●	
Light Industrial Flex Space	●●○○○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.


OLD KIMBRO



2/21/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 14807 E US 290 Rezoning A to MF-2
Case Number: 2022-P-1499-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 14807 E US 290, 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 one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).
Applicant: Jackson Walker
Owner: Krantz Properties

The Planning and Zoning Commission will meet at 6:30PM on March 8, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on March 15, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Dinh Chau & Anh Kim Pham
1201 Porterfield Dr
Austin, TX 78753

Timmerman Properties Inc.
PO Box 4784
Austin, TX 78765

Duque States LLC
2311 W. Howard Ln
Austin, TX 78728

Greenfield Oz Real Estate LP & PV Interstate LLC
18732A Centro Main St
Shenandoah, TX 77385

Capital Area Youth Soccer Association
PO Box 352
Manor, TX 78653

Mason-Darnell Todd & Kim
14601 US Highway 290 E Apt D
Manor, TX 78653

Mason Marilyn M & Ronald J
14601 US Highway 290 E Apt C
Manor, TX 78653

Kondrath Amy L & Jeremy C
14601 US Highway 290 E Apt B
Manor, TX 78653

Eartc Investments Dos LLC
14719 E US Hwy 290 Ste 106
Manor, TX 78653

MB & MS Enterprises Inc
PO Box 82653
Austin, TX 78708

AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of March 8, 2023, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- March 8, 2023, 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 March 8, 2023, P&Z Commission Regular Meeting.

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

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MARCH 8, 2023

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

CITY STAFF:
Scott Dunlop, Development Services Director
Mandy Miller, Permit Technician
Michael Pachnick, IT Technician

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:43 p.m. on Wednesday, March 8, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment. Mr. Battaile spoke regarding his concerns about the historical district of Manor. He expressed his displeasure with the townhome development near the cemetery and the layout for growth within the Comprehensive Plan.

Mr. Battaile also spoke regarding Agenda Items 6, 7 and 8. He expressed his desire to see more parkland dedicated in the developments specifically with Monarch Ranch. He stated he felt the parkland in lieu fees should be increased.

PUBLIC HEARING

1. **Conduct a public hearing Regarding the submission of a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).** Applicant: Jackson Walker. Owner: Krantz Properties.

Chair Small opened the public hearing.

Robert Battaile submitted written comments prior to the meeting regarding this item. (See attached.)

Director Dunlop stated the applicant has requested postponement to the April 12th meeting, therefore City staff recommended postponement of this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to postpone the public hearing until the April 12th P&Z Commission Regular Scheduled meeting.

There was no further discussion.

Motion to Postpone carried 4-0

2. **Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.** Applicant: Kimley Horn. Owner: SG Land Holdings, LLC.

Chair Small opened the public hearing.

City Staff recommended the Planning and Zoning Commission conduct the public hearing.

Robert Battaile submitted written comments prior to the meeting regarding this item. (See attached.)

Diane Moellenberg submitted written comments prior to the meeting regarding this item. (See attached.)

Diane Moellenberg, P.O. Box 156, Manor, Texas submitted a speaker card to speak in support of this item with qualifications. Mrs. Moellenberg expressed her concerns regarding the increase in traffic, driving hazards with the blind hill, and the road conditions near Rector Loop.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card concerning this item He expressed his disapproval of the current rate of development regarding the trails and parks within the Shadowglen subdivision. He also stated his displeasure with not knowing the owner of the development and their lack of presence at meetings when they have items on the agenda.

Director Dunlop stated this item has Engineering approval. He reiterated that Shadowglen is in Manor's Extraterritorial Jurisdiction (ETJ) therefore the county would oversee any Traffic Impact Analysis (TIA) done for this item. He stated there was a TIA on file with Travis County that was approved. He recapped the trail development for Shadowglen laid out in the Construction Plans.

DRAFT

Director Dunlop answered questions regarding proposed road improvements for Greg Manor Road and potential timelines. He stated there were no current plans or timelines. He stated the City was working closely with Travis County regarding these types of concerns. He responded to questions regarding the meetings held by the county for future roadway bond projects.

Director Dunlop addressed the concerns expressed regarding the applicant and owner. He stated Kimley Horn represents SG Holdings. The City of Manor and Travis County work with Kimley Horn to ensure they satisfy code requirements. He also confirmed this item is non-discretionary.

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

There was no further discussion.

Motion to Close carried 4-0

3. **Conduct a public hearing on a Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.** Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

Chair Small opened the public hearing.

City Staff recommended the Planning and Zoning Commission conduct a public hearing.

Robert Battaile submitted written comments via email prior to the meeting regarding this item. (See attached.)

Steve Jamison with Jamison Civil Engineering LLC, 13812 Research Blvd, Austin, Texas submitted a speaker card regarding this item. He stated the details regarding the amenity center and trail plan were laid out in the PUD agreement, however he did not have a copy of the agreement with him to answer specific questions.

Director Dunlop answered questions regarding the approximate 2 acres of land set side for the amenity center and the concrete trails that will attach with the trail systems of the surrounding subdivisions.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card concerning this item. Mr. Battaile expressed his disagreement with the parkland dedication for his development debating parkland verses open space. He also stated he felt they should include a plaza for the 10-acre commercial area.

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

There was no further discussion.

Motion to Close carried 4-0

CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the minutes of February 8, 2023, P&Z Commission Regular Meeting.**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the consent agenda with correction to the spelling of Vice Chair Paiz's name.

There was no further discussion.

Motion to Approve carried 4-0

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).** Applicant: Jackson Walker. Owner: Krantz Properties.

City Staff recommended the Planning and Zoning Commission postpone the Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2) until the April 5, 2023, P&Z Commission Regular Session.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to postpone the Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2) until the April 5, 2023, P&Z Commission Regular Session.

There was no further discussion.

Motion to Approve Carried 4-0

6. **Consideration, discussion, and possible action on a Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.** Applicant: Kimley Horn. Owner: SG Land Holdings, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.

Director Dunlop stated this item has been approved by the City Engineers. He stated it was consistent with the Comprehensive Plan for Shadowglen, the development agreement, and had approved TIAs through the city and county.

Director Dunlop answered questions from the Commission regarding traffic mitigations. He explained the county had jurisdiction.

DRAFT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.

There was no further discussion.

Motion to Approve Carried 4-0

7. **Consideration, discussion, and possible action on a Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.** Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

Steve Jamison with Jamison Civil Engineering LLC, 13812 Research Blvd, Austin, Texas submitted a speaker card on this item. He did not wish to speak; however, he was available for any questions.

City Staff recommended that the Planning and Zoning Commission approve the Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.

Director Dunlop stated this item has been approved by City Engineers. He stated it was in compliance with their PUD in terms of parkland, block counts, commercial and roadway alignments.

Director Dunlop answered questions concerning parkland dedications, in lieu fees, and amenities including amenity center, trails, and pavilions. He also addressed questions regarding the PUD agreement specific to TIAs, roadway improvements, and parkland amenities.

Commissioner Meyer requested more or additional information surrounding the City staff's recommendations for future items.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.

There was no further discussion.

Motion to Approve Carried 4-0

8. **Consideration, discussion, and possible action on a Final Plat for the Monarch Ranch Subdivision Phase 1, one hundred and forty-one (141) lots on 44.680 acres, more or less, and being located near Gregg Lane and FM 973, Manor, TX.** Applicant: Jamison Civil Engineering. Owner: Monarch Ranch at Manor, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Monarch Ranch Subdivision Phase 1, one hundred and forty-one (141) lots on 44.680 acres, more or less, and being located near Gregg Lane and FM 973, Manor, TX.

DRAFT

Steve Jamison with Jamison Civil Engineering LLC, 13812 Research Blvd, Austin, Texas submitted a speaker card on this item. He did not wish to speak; however, he was available for any questions.

Director Dunlop stated this item was approved by City Engineers.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the Final Plat for the Monarch Ranch Subdivision Phase 1, one hundred and forty-one (141) lots on 44.680 acres, more or less, and being located near Gregg Lane and FM 973, Manor, TX.

There was no further discussion.

Motion to Approve Carried 4-0

9. **Consideration, discussion, and possible action on a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: Cottonwood Holdings, LTD.

City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX.

Director Dunlop stated this item was approved by our City Engineer; therefore city staff recommended approval. He summarized the new section of Hill Lane between Gregg Manor Road and Lexington which included 3 new commercial lots. He verified that no plans had been filed with the city regarding the commercial lots.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to approve the Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX.

There was no further discussion.

Motion to Approve Carried 4-0

10. **Consideration, discussion, and possible action on a Final Plat for the Palomino Subdivision, one hundred sixteen (116) residential lots on 42.933 acres, more or less, and being located near FM 973 and Johnson Road, Manor, TX.** Applicant: BGE, Inc. Owner: Continental Homes of Texas, LP.

City Staff recommended that the Planning and Zoning Commission approve a Final Plat for the Palomino Subdivision, one hundred sixteen (116) residential lots on 42.933 acres, more or less, and being located near FM 973 and Johnson Road, Manor, TX.

Director Dunlop stated this item has been approved by City Engineers. He gave details regarding the subdivision. He gave details regarding the duplexes that are planned for this development. He also spoke about the roadway improvements planned for the area.

DRAFT

Discussion was held regarding the changes made to the original information submitted to the Commission. Director Dunlop confirmed a few of the lots were relocated within the development due to federal regulations. He also answered questions from the Commission regarding the zoning and development plans for the commercial sections.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the Final Plat for the Palomino Subdivision, one hundred sixteen (116) residential lots on 42.933 acres, more or less, and being located near FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

Motion to Approve Carried 4-0

11. Consideration, discussion, and possible action on Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'. Applicant: Brenda Perez. Owner: Brenda Perez.

City Staff's recommendation that the Planning and Zoning Commission approve Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'.

Director Dunlop gave details regarding the current zoning, location of the properties, and lot dimensions to the Commissioners. He summarized the setback waivers.

Discussion was held regarding the setback request. Concerns regarding road conditions and traffic patterns on W. Lane Ave., and driveway connections. Director Dunlop answered general questions regarding the development of single-family lots. Director Dunlop addressed concerns regarding the quality of homes this applicant has built by this applicant in Manor prior to these future developments.

Discussion was held by the Commissioners regarding the discretionary setback waiver requests. Director Dunlop responded to questions from the Commission regarding zoning, feasible and practical development. He detailed the new development standards listed in City Code. He stated this request was not inconsistent with the Comprehensive Plan or other waiver requests of this type.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'.

There was no further discussion.

Motion to Approve Carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Paiz and seconded by Commissioner Leonard to adjourn the meeting at 7:46 p.m. on Wednesday, March 8, 2023.

There was no further discussion.

Motion to Adjourn Carried 4-0

DRAFT

These minutes approved by the Planning and Zoning Commission on the 12th day of April 2023. *(Audio recording archived)*

APPROVED:

LaKesha Small
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

DRAFT

Item 1

AC CALDWELL Survey ~ Item 1 for Public Discussion.

To cut to the chase... ***they are playing you for Fools.*** You denied/postponed their previous request because you wanted more info about how they were going to put 400 homes/apartments on a "flag" lot with limited egress in case of fires because it's 90% FLOODPLAIN. They are providing NOTHING new; and are just hoping you forgot what you did a month ago. It's an insult that Scott Dunlop is pushing on us.

Robert Battaile

512 662 2955

[redacted]

From: Diane Moellenberg[redacted]>
Sent: Wednesday, March 1, 2023 2:38 PM
To: Michael Burrell <mburrell@manortx.gov>
Subject: Case Number 2018-P-1154-PP (Shadowglen Plan 3, Sectoins 1 and 2)

Mr. Burrell,

Please see our comments below regarding the above and please email me back so I know you received this email and will submit it to the hearing on March 8, 2023.

Comments

We (Jerry and Diane Moellenberg, 13306 Rector Loop, Manor Texas) received from the City of Manor Development Services a letter dated 02/22/23 regarding the Subdivision Preliminary Plat for Shadowglen Subdivision Phase 3, Sections 1 and 2 near the location of Gregg Manor Rd and Rector Loop and the meeting to be held on March 8. Below are our comments/concerns.

1) For individuals to leave this subdivision, they have to first enter Rector Loop and then exit Rector Loop at either Gregg Manor or Fuchs Grove.

(a) The intersection of Rector Loop and Gregg Manor is already a hazardous intersection as vehicles traveling north on Gregg Manor (from Manor) crest a hill and IMMEDIATELY on their descent encounter individuals exiting Rector Loop. With hundreds of new residents attempting to exit there (without a traffic light) there is sure to be terrible accidents. A traffic light will need to be installed (along with signage) to prevent loss of life.

(b) The intersection of Rector Loop and Fuchs Grove is not as dangerous as the intersection of Rector and Gregg Manor but it also is hazardous. It is a sharp/narrow turn and during most of the year grass/sunflowers and other foliage grows tall, preventing clear view to determine the ability to safely exit. Calls are usually made throughout the year to Travis County to cut the foliage.

Additionally the bridge/road at the intersection of Rector Loop and Fuchs Gove has a big dip/drop and individuals must slow down to not damage their vehicle when traveling over the bridge.

2. Rector Loop is in terrible shape and should be completely redone in order to maintain the current traffic much less the future traffic that will be produced once the subdivision is completed. The road is also narrow and needs to be widened.

(3) An additional subdivision, Twin Creeks Crossing - Lennar Homes -

https://newhomesmate.com/community/austin-tx/2601-two-creeks-crossing-by-lennar-fuchs-grove-rd-gregg-manor-rd-tx-78653 is planned for the corner of Gregg Manor and Fuchs Grove. This will add additional traffic to the road and helps substantiate the need for a traffic light (see No. 2 above).

Bottom line - The future traffic issues (including road improvements) need to be addressed. If not, death and injury will occur. Additionally we most likely will not be able to exit our property, especially during the busy times of the day unless there is some type of traffic control installed.

Thank you,

Diane Moellenberg for Jerry and Diane Moellenberg

Item 2

Also up for Public Discussion is **ShadowGlen Item 2**. 354 Homes. (I think we shouldn't even talk to them until they put more of the trails in that they promised us 10 years ago... but anyway.) Here again, **we want want the 5.36 acres of parkland** (one word) more than the fees. We want the park situated ON GREEG LANE! A beautiful park visible as people drive by.

Please ask our Attorney:

1) Are they still getting the "sweetheart" in-lieu Park Fee rate of $250 per household INSTEAD OF the current rate of $550 per home? If so, why and for how long? This is the difference between SG Land Holdings LLC (which is registered in Delaware so we will NEVER know the actual owners without a subpoena) paying $88,500 of in-lieu fees vs $194,700 which equals a LOSS of $106,200 to our community.

2) Can we require the parkland and put it where we want to?

3) Where is the **NATURE TRAIL** that is supposed to be built along with this Section? When will you start building it? Will there be any parking for it? Woodlands Park should have had 2 or 3 miles of trails by now. We've had this park since 2003. We NEED public parking for it. Not just for us; but also for the ShadowGlen residents that ARE NOT ALLOWED TO PARK ON THE STREETS THERE.

Robert Battaile

512-662-2955

[redacted]

Item 3

Monarch Ranch is on the Public Hearings Item 3 at Wed's mtg. Perhaps you're aware that my time to speak has been cut back for "efficiency." Yeah, right.

VERY VERY IMPORTANT: The map with the color-coded land uses (Residential, Commercial, Open Space and Floodplain) is **NO LONGER in your packet**. They are hoping you don't remember it. And won't ask them about it.

They don't want you to specifically ask them "what amenities are going in the Open Space (sidewalk around a water retention pond)?"

Scott Dunlop IS CONFUSED about a lot of things. PLEASE ask the Attorneys these questions? One by one, and wait for a **full and COMPLETE answer.**

1) What is the difference between "Park Land" (two words) and "parkland." (Paige said she's heard my discussions ~ but note: She's done nothing to help clarify this.) [Here's the difference per our codes: Park Land (two words) includes **FOUR things:** Floodplain, Open Space, Wildlife Preserve and Parkland (ONE word). Think of parkland (one word) as land that you can put "active" amenities on. Things like basketball courts, tennis courts, soccer fields, baseball diamonds, etc.

2) Is there any such thing in our codes as "Park Acreage?" Monarch Ranch claims they have 20 acres of this. There's no such word. They don't get to EVADE $220,000 of In-lieu parks fees by claiming this.

3) What does the word "**OR**" mean in 14.02.032 when it says "Municipal parks can be parkland (one word) **OR** Open Space" ? (Scott thinks "or" means "equals.") I think it means "or" as in "either - or" as in "mutually exclusive" as in "they are two distinct and DIFFERENT THINGS." Monarch Ranch has no parkland; and therefore owes parkland (6 acres) or in-lieu fees ($220,000).

4) In Section 48(a)(4), does "the City reserves the right to require the dedication of land for public park purposes" mean that the City reserves the right to require the dedication of land for public park purposes? In other words, if we want THE LAND more than the money ~ can we take it? There's no incentive for any future developers to give us 6 acres of land when that represents $2,000,000 of PROFIT. We need a dozen parks spread throughout the City.

5) In Section 48(a)(3), when it says that "the City... may designate a different tract of parcel to be dedicated" [as parkland] ~ does that mean WE get to tell THEM where we want the park? In other words, we want the land for a park AND we want it ON THE STREET ~ not hidden and tucked away in the back or interior of their subdivision. We need a nice park in this part of town. With active amenities for TEENS! And Seniors. And ALL AGES.

Robert Battaile

512-662-2955

[redacted]

AGENDA ITEM NO. 11

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the definition of Hospital Services; modify the Residential Land Use Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify the Residential Land Use Conditions Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices - Professional, Restaurant, and Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station - Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Development Standards relating to Maximum Dwelling Units; modify Non-Residential and Mixed-Use Development Standards Table Notes relating to alleys within the Historic District; modify Accessory Structures relating to gross floor area; modify architectural standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial uses; modify procedures relating to Planned Unit Development (PUD) uses; modify procedures relating to a final site plan; and modify procedures relating to amendments to the Comprehensive Plan.

BACKGROUND/SUMMARY:

Once or twice a year general amendments to our Zoning Code are proposed. Amendments usually arise as we work through the code with developments and find certain code provisions do not meet the intent of the code or create situations that make development unnecessarily more difficult or impractical.

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

- Zoning Ordinance Amendments Explanations

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve amendments to Chapter 14.

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

ORDINANCE _____

AN ORDINANCE OF THE CITY OF MANOR, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS; RESIDENTIAL LAND USE TABLE; RESIDENTIAL LAND USE CONDITIONS; AMENDING NON-RESIDENTIAL USES IN NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS; NON-RESIDENTIAL AND MIXED-USE LAND USE LAND USE CONDITIONS; NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS; AMENDING NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS TABLE NOTES; ACCESSORY STRUCTURES; ARCHITECTURAL STANDARDS; AND PROCEDURES; PROVIDING FOR A SEVERABILITY, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the "City") is a home-rule City authorized to regulate zoning within its city limits; and

WHEREAS, the City Council of the City of Manor, Texas (the "City Council") reviews the City's zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City's Code of Ordinances (the "Zoning Ordinance"); and

WHEREAS, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

WHEREAS, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

WHEREAS, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Code of Ordinances. The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the "Zoning Ordinance") to amend the definitions, residential land use table, residential land use conditions, non-residential uses in non-residential and mixed-use zoning districts, non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, non-residential and mixed-use development standards table notes, accessory structures, architectural standards, and procedures; as provided for in Sections 3 through 22 of this Ordinance.

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SECTION 3. <u>Amendment of Section 14.01.008 Definitions</u>. Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

(a) The definition for "Hospital Services" is hereby in its entirety to read as follows:

"*Hospital services* means an institution providing primary health services, psychiatric services, and medical or surgical care to persons primarily on an inpatient basis. The use differs from medical clinics in that it may require stays for longer than 24 hours. Includes the following land uses: cancer center; general hospital; private psychiatric hospital; niche hospital; special hospital; and trauma facilities as defined in the Texas Administrative Code."

SECTION 4. <u>Amendment of Section 14.02.005 Residential Land Use Table.</u> Section 14.02.005(b) of the Zoning Ordinance is hereby amended to revise the Residential Land Uses in Residential Zoning Districts use "Single-Family Attached (3 or more units)" to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-Family Attached (3 or more units)					C	P				

SECTION 5. <u>Amendment of Section 14.02.005 Residential Land Use Table.</u> Section 14.02.005(b) of the Zoning Ordinance is hereby amended to revise the Residential Land Uses in Residential Zoning Districts use "Single-Family Detached" to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-Family Detached	P	P	P	P					C	

SECTION 6. <u>Amendment of Section 14.02.006 Residential Land Use Conditions Table.</u> Section 14.02.006 of the Zoning Ordinance is hereby amended to add in alphabetical order the Residential Land Use Condition for "Single-Family Attached (2 units)" to read as follows:

Single-Family Attached (2 units)	• When constructed in a Townhome (TH) district all applicable development and architectural standards of the Two-Family (TF) district apply
	• When constructed in a common development (same property) with Townhome (TH) structures, all setback types for the entire property follow the more restrictive standard.

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SECTION 7. <u>Amendment of Section 14.02.006 Residential Land Use Conditions Table.</u> Section 14.02.006 of the Zoning Ordinance is hereby amended to add in alphabetical order the Residential Land Use Condition for "Single-Family Detached" to read as follows:

Single-Family Detached	• When constructed in a Manufactured Home (MH-1) district all applicable development and architectural standards of the Single-Family Standard (SF-2) district apply

SECTION 8. <u>Amendment of Section 14.02.017(c) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts</u>. Section 14.02.017(c) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District uses to read as follows:

(a)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Establishment					C/S	C	C	C	C		

(b)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewery, Micro								C	C	C	C

(c)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewery, Regional									C	C	C

(d)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Brewpub						C	C	C	C		

(e)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Club or Lodge		C	C	C	C	C	C	C	C		

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(f)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Distillery, Micro								C	C	C	C

(g)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Distillery, Regional									C	C	C

(h)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Event Center		C	C		C/S	C/S	C/S	C	C		

(i)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Food Sales					C	C	C	C	C		

(j)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Hospital Services		P	P	P			S	S	S		

(k)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Liquor Sales					C	C	C	C	C		

(l)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Medical Clinic		P	P	P	P	P	S	S	S		

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(m)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Medical		P	P	P	P	P	S	S	S		

(n)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Professional		P	P	P	P	P	S	S	S		

(o)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Restaurant				C	C	C	C	C	C		

(p)

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Restaurant – Drive-in or Drive-through							C	C	C		

SECTION 9. <u>Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions</u>. Section 14.02.019 of the Zoning Ordinance is hereby amended to add or revise in its entirety the Non-Residential and Mixed-Use Land Use Conditions to read as follows:

(a)

Alcoholic Beverage Establishment	• See article 4.02 Alcoholic Beverages

(b)

Brewery, Micro	• See article 4.02 Alcoholic Beverages

(c)

Brewery, Regional	• See article 4.02 Alcoholic Beverages

(d)

Brewpub	• See article 4.02 Alcoholic Beverages

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(e)

Club or Lodge	• See article 4.02 Alcoholic Beverages

(f)

Distillery, Micro	• See article 4.02 Alcoholic Beverages

(g)

Distillery, Regional	• See article 4.02 Alcoholic Beverages

(h)

Event Center	• See article 4.02 Alcoholic Beverages
	• Event centers in neighborhood business (NB) and downtown business (DB) districts are limited to 10,000 s.f., unless modified by a specific use permit.
	• Event centers in light commercial (C-1) are limited to 25,000 s.f., unless modified by a specific use permit.
	• In neighborhood business (NB), downtown business (DB), and light commercial (C-1) outdoor activities can occur between 8:00 a.m. and 10:00 p.m. when located within 300 feet of a residential use, unless modified by a specific use permit.

(i)

Food Sales	• See article 4.02 Alcoholic Beverages
	• Limited to 24,000 square feet in the neighborhood business (NB) district.
	• In all permitted districts, only gas station limited uses allowed as an accessory use.
	• Gasoline sales must follow all conditions for gas station limited sales and obtain specific use permits where applicable for the district.

(j)

Gas Station, Full Service	• See article 4.02 Alcoholic Beverages

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	• Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	• Only automotive repair (minor) uses is permitted.
	• Automobile washing facilities shall follow conditions of that use.
	• No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
	º The property is located along and has direct access from US Highway 290 East.
	º The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions).
	• Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	• Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	• Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

(k)

Gas Station, Limited	• See article 4.02 Alcoholic Beverages

	• Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	• Automotive repair and automobile washing facilities are prohibited.
	• No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
	º The property is located along and has direct access from US Highway 290 East.
	º The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	• In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
	• In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): Acceptable Pump Arrangement X X X X Unacceptable Pump Arrangement X X X X
	• Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.

	• Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	• Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

(l)

Hotel	• See article 4.02 Alcoholic Beverages
	• External balconies must be set back at least 200 feet from any residential zoning district.
	• Must provide staff on-site 24 hours a day.
	• All guest rooms must be accessed through internal hallways, lobby, or courtyard.
	• Must provide at least three amenities from the list below: 1. Indoor/outdoor pool. 2. Spa/sauna. 3. Weight room/fitness center. 4. Playground. 5. Sports court. 6. Plaza/atrium.
	7. Game room. 8. Jogging trail. 9. Conference room (1,000 square foot minimum). 10. Full-service restaurant (minimum seating capacity of 35).

(m)

Liquor Sales	• See article 4.02 Alcoholic Beverages

(n)

Restaurant	• See article 4.02 Alcoholic Beverages

(o)

Restaurant—Drive-in or drive-through	• See article 4.02 Alcoholic Beverages
	• Drive-in or through aisles are allowed only in the rear of building or on sides of buildings provided that the service window and any associated speaker box are located at least 200 feet from any residential district or are screened by another structure from the residential district.

SECTION 10. <u>Amendment of Section 14.02.020 Non-Residential and Mixed-Use Development Standards</u>. Section 14.02.020(b) of the Zoning Ordinance is hereby amended to revise the Downtown Business District (DB) "Maximum dwelling units" to read as follows:

Maximum Dwelling Units	30/Acre

SECTION 11. <u>Amendment of Section 14.02.020 Non-Residential and Mixed-Use Development Standards Table Notes</u>. Section 14.02.020(c) of the Zoning Ordinance is hereby amended to add subsection (5) to read as follows:

"(5) Within the Historic District half the width of city-owned alleys can be included when calculating the setback(s) along property boundaries adjacent to said alley."

SECTION 12. <u>Amendment of Section 14.02.046 Accessory Structures</u>. Section 14.02.046(2(B) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

"(B) Accessory structures may not exceed 25 percent of the gross floor area of the first floor of the principal structure, except detached garages which may not exceed 100 percent of the gross floor area of the first floor of the principal structure.

SECTION 13. <u>Amendment of Section 14.02.061 Single-Family Detached and Two Family</u>. Section 14.02.061(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to all single-family and two-family dwelling units constructed in permitted districts.

(A) Reconstructions, remodels, or additions to single-family detached and two-family structures constructed prior to the effective date of this chapter shall be exempted from the provisions of this section when then reconstruction, remodel, or addition does not modify the structure's exterior or the reconstruction, remodel, or addition is less than 25 percent of the structures gross floor area."

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SECTION 14. <u>Amendment of Section 14.02.062 Single-Family Attached</u>. Section 14.02.062(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to all townhome dwelling units and attached townhome or rowhouse style developments of three or more attached units constructed in the permitted districts.

SECTION 15. <u>Amendment of Section 14.02.063 Manufactured Home</u>. Section 14.02.063(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to manufactured home dwelling units constructed in a permitted district."

SECTION 16. <u>Amendment of Section 14.02.064 Multi-Family and Mixed-Use</u>. Section 14.02.064(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to multi-family and mixed-use developments constructed in permitted districts."

SECTION 17. <u>Amendment of Section 14.02.065 Office, Commercial, Institutional.</u> Section 14.02.065(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to office, commercial, and institutional developments constructed in a permitted district."

SECTION 18. <u>Amendment of Section 14.02.065 Office, Commercial, Institutional.</u> Section 14.02.065(b)(2)(G) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

"(G) For developments on a single lot or tract ten acres or larger that contains three (3) or more buildings, the following standards additionally apply, as applicable:

(i) The site's buildings should be organized so that the layout encourages functional pedestrian spaces, plazas and amenities between and in front of the buildings.

(ii) Provide direct pedestrian and bike access to connect future and existing developments.

(iii) Design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity. These may include a mix of pedestrian scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, water features, specimen trees, potted plants, information kiosks, botanical exhibits and art exhibits or features.

(iv) Design sites to accommodate bus stops in the development of shopping centers on arterial streets where future transit service may become available.

(v) Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Place bicycle parking racks or area in several locations within the development.

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(vi) Provide for continuation of pedestrian access when commercial developments are located adjacent to existing planned open space."

SECTION 19. <u>Amendment of Section 14.02.066 Industrial.</u> Section 14.02.066(a)(2) of the Zoning Ordinance is amended in its entirety to read as follows:

"(2) This section applies to industrial developments constructed in a permitted district."

SECTION 20. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002(b)(4) of the Zoning Ordinance is amended in its entirety to read as follows:

"(4) *Rules applicable.* The city council, after public hearing and proper notice to all parties affected and after recommendation from the commission, may attach a planned unit development district designation to any tract of land equal to or greater than twenty five acres. Under the planned development designation, the following rules apply:

(A) The approval of any proposed PUD or combination of uses proposed therein shall be subject to the discretion of the city council, and no such approval will be inferred or implied.

(B) Permitted uses are those listed under the applicable zoning district(s) for the base zoning to be applied to the PUD (for example, the permitted uses in a PUD proposed to be developed as a retail, commercial and office development are the respective uses listed for the general retail, commercial and office districts). In addition, a planned unit development district may be established where the principal purpose is to serve as a transitional district, or as an extension of an existing district whereby the provision of off-street parking, screening walls, fences, open space and/or planting would create a protective transition between a lesser and more restrictive district. In approving a planned unit development, additional uses may be permitted, and specific permitted uses may be prohibited from the base district.

(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

(i) Setbacks.

(ii) Maximum height.

(iii) Maximum lot coverage.

(iv) Minimum lot width.

(v) Minimum lot area.

(vi) Off-street parking requirements.

(vii) Maximum dwelling units per acre.

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(viii) Minimum dwelling unit size.

(ix) Accessory building regulations.

(x) Sign regulations along with a development agreement.

(xi) Landscaping regulations along with a development agreement.

(xii) Land uses and land use conditions.

(xiii) Architectural standards along with a development agreement.

(xiv) Special district requirements pertaining to the base zoning.

(D) In approving a planned unit development, no standards may be modified unless such modification is expressly permitted by this chapter, and in no case may standards be modified when such modifications are prohibited by this chapter.

(E) In approving a planned unit development, the city council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, light and air, orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space and screening.

(F) The commission and city council, in approving modifications to standards and regulations, shall be guided by the purpose intended by the base zoning and general intent of this chapter.

SECTION 21. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002(b)(6) of the Zoning Ordinance is amended in its entirety to read as follows:

"(6) *Final site plan.* Following approval of the preliminary site plan a final site plan for any portion of the planned unit development may be approved. The preliminary site plan establishes the general development standards according to a base district. The final site plan providing all the detail required for development, subdivision, zoning and enforcement of the special conditions and regulations must be approved by ordinance prior to the zoning being in effect and construction being authorized."

SECTION 22. <u>Amendment of Section 14.05.002 Procedures.</u> Section 14.05.002 of the Zoning Ordinance is amended to add subsection (c) to read as follows:

"(c) *Comprehensive Plan Amendment Procedures.*

(1) *Purpose.* For the purpose of establishing and maintaining sound, stable, and desirable development within the City, the Comprehensive Plan, specifically, the Future Land Use Plan and the Transportation Master Plan, shall be amended only based upon changed or changing conditions in a particular area or in the City.

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(2) *Applicability.* If it is determined that a proposed rezoning is not in accordance with the Future Land Use Plan located within the Master Plan, a Comprehensive Plan Amendment petition shall be required to accompany the rezoning application of the applicant who initiated the rezoning request with the applicable review fees in accordance with Appendix A.

(3) *Initiation of Amendment.* An amendment may be initiated by:
- (A) City Council;
- (B) The Planning and Zoning Commission; or
- (C) The City Manager

(4) *Procedure.* An applicant who wishes to develop land within the city's jurisdiction and who will require an amendment to the Future Land Use Map or Transportation Master Plan may petition the city council to initiate the process to amend the comprehensive plan by submitting a petition in the form provided by the city to the city's Development Services Director.

(A) Amendment Petition. A complete petition for a Future Land Use Map or Transportation Master Plan amendment shall be submitted to the Development Services Director with letter of explanation for the request and any support information related to the request.

(B) Review and Report by Development Services Director. Once the petition is complete, the Development Services Director shall review the proposed amendment in light of the remainder of the Comprehensive Plan and conditions in the City and give a report and recommendation to the City Council.

(C) City Council Petition Review. Approval of a petition will not constitute approval of the proposed amendment and will not bind the City Council to approve the proposed amendment. If the City Council approves the petition, the petition shall be forwarded to the Planning and Zoning Commission for review and recommendation. Failure of the City Council to act on a petition within sixty days of its submission shall be deemed a denial of the petition. An approved petition shall expire within six months of the date of approval if the amendment is not finally approved by the City Council within that time.

(D) Review by the Planning and Zoning Commission. Once a petition has been approved by the City Council, the Planning and Zoning Commission shall hold a public hearing to review the amendment and recommend approving, approving with conditions, or denying. The Planning and Zoning Commission will advise the City Council of its recommendation regarding the requested Comprehensive Plan amendment, or any element of the Comprehensive Plan.

(E) Final Review and Action by the City Council. After receiving a recommendation by the Planning and Zoning Commission, the City Council at a public hearing may then adopt or reject all or a certain elements of the proposed Comprehensive Plan amendment. The City Council may also adopt additional elements it deems necessary to fulfill the goals and intent of the Comprehensive Plan. The City Council may:

(i) Adopt or reject the plan as submitted by the Planning and Zoning Commission;
(ii) Adopt or reject the Comprehensive Plan Amendment with changes or amendments; or
(iii) Direct the Planning and Zoning Commission to further study or review the Comprehensive Plan Amendment, or a portion thereof.

(5) *Approval Criteria*

(A) The City Council shall consider the following approval criteria in an analysis of immediate needs and consideration of the long-term effects.

(i) The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action; and

(ii) The amendment promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.

(B) In considering amendments to the Comprehensive Plan, the City Council should be guided by the following:

(i) The need for the proposed change;

(ii) The effect of the proposed change on the need for City services and facilities;

(iii) The compatibility of the proposed change with the existing uses and development patterns of nearby property and with the character of the neighborhood; and

(iv) The implications, if any, that the amendment may have for other parts of the Plan.

SECTION 23. <u>Construction</u>

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this

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Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

SECTION 24. Repealing all Conflicting Ordinances

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

SECTION 25. Savings Clause

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

SECTION 26. Severability

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 27. Open Meetings

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 28. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED on First Reading this the ____ day of _____ 2023.

FINALLY PASSED AND APPROVED on this the ____ day of _____ 2023.

THE CITY OF MANOR, TEXAS

_____
Dr. Christopher Harvey,
Mayor

ATTEST:

_____
Lluvia T. Almaraz, TRMC
City Secretary

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Zoning Ordinance Amendments

Section 3:

- Updated definition to remove "birthing center" as a Hospital Services use. Birthing Center can now be classified as a Medical Clinic or Hospital Service since it would no longer be explicitly defined within Hospital Service

GUIDING PRINCIPLES

Healthy Community

- Ensure public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.

Section 4:

- Allows two-family (duplex) units to be constructed in Townhome zoned areas so long as the two-family units follow the development standards for the Two-Family district

Land Use Goal 6 – A Place of Character Where Everyone Prospers and No One is Left Behind. Safeguard and encourage additional access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels, while still allowing for incremental, organic change at a scale that encourages investment by anyone without resulting in displacement.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

Section 5:

- Allows single-family detached units to be constructed in the Manufactured Home (MH-1) district so long as the single family detached unit follows the development standards of the SF-2 (Single Family Standard) district

Land Use Goal 6 – A Place of Character Where Everyone Prospers and No One is Left Behind. Safeguard and encourage additional access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels, while still allowing for incremental, organic change at a scale that encourages investment by anyone without resulting in displacement.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

Section 6:

- Condition related to Section 4 that requires Two-family units built in Townhome districts to follow Two-Family development regulations

Section 7:

- Condition related to Section 5 that requires Single Family units built in Manufactured Housing (MH-1) districts to follow SF-2 development regulations

Section 8:

- Permitted with Conditions, indicated by (C), was added to uses that sell alcohol. Condition will be adherence to a revised Article 4.02 Alcoholic Beverages that will restrict the sale of alcohol within 300 feet of church, public or private school, or public hospital. Uses with this Condition added are: Alcoholic Beverage Establishments, Brewery (Micro and Regional), Brewpub, Club or Lodge, Distillery (Micro and Regional), Event Center, Food Sales, Liquor Sales, Restaurant, and Restaurant Drive-in.
- Adds Medical Clinic, Medical Offices, and Professional Offices into C-1 Light Commercial, C-2 Medium Commercial, and C-3 Heavy Commercial as a use requiring a Specific Use Permit.
    - Those uses were taken out of C-1, C-2, and C-3 when we created the General Office (GO) land use. This left mostly sales tax generating commercial uses in C-1, C-2, and C-3. However, as we get larger developments, there is a demand for a mix of tenants that include both retail and office. Adding these 3 uses back into C-1, C-2, and C-3 as a use requiring a Specific Use Permit would allow the Planning and Zoning Commission and City Council to consider each request on a case-by-case basis to ensure the use is appropriate and development maintains an acceptable balance of sales tax generating uses and office uses.

Economic Development Goal 2 – Improve the balance of jobs-to-residents. Attracting commercial and industrial tax base to offset the dependence on residential land uses.

ED. B - Diversify the tax base to reduce reliance on residential uses for municipal revenue.
ED. C - Make commuting out of the City a choice rather than a requirement by improving the balance of jobs-to-residents and aligning job creation to residents' skills.

Section 9:

- Adds the condition to all the uses involving alcohol that the use needs to refer to Article 4.02 Alcoholic Beverages. This is where the provisions relating to distance will be added.

Section 10:

- Increases the dwelling unit of Downtown Business (DB) to 30 units per acre from 15 units per acre.
    - DB lots are typically small – from 5,750 sf (one lot) to 28,750 sf (half block) so the number of permitted dwelling units would still remain relatively low. For example, a 28,750 sf lot (.66 acres) under current code (15 du/ac) is permitted 10 dwelling units. Increasing to 30 du/acre would permit up to 20 dwelling units. Developments would still have the same parking requirements so they would still be limited in the number of units based on the number of parking spaces they could accommodate. DB also requires commercial in order to have a residential use, so developments could not be entirely residential.

Land Use Goal 1 – Diverse Land Use Patterns to Support Access to Opportunities. Promote dense and diverse transit-ready and pedestrian-oriented development patterns, particularly in downtown but also other areas of Manor, with complementary land uses and development patterns that support diverse housing and retail choices, greater transportation options, and access to economic and educational opportunity.

LU. A – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.
LU. B – Promote more compact, higher density, well-connected development within appropriate infill locations.

LU. I - Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
LU. 3	Develop standards to accommodate higher density residential development, encouraging urban-style design rather than suburban garden apartments.

LU. 9	Develop regulations that reduce development impact without substantially increasing cost (eg. Impervious cover, natural drainage, building orientation, density, bike/pedestrian connectivity).

LU. 53	Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and corporate employers.

ED. 14	Encourage diverse housing in terms of type and affordability to align with workforce needs.

DU.11	Increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

Section 11:

- Permits developments to include a portion (half) of an adjacent alley's width when calculating setbacks.
    - This helps make development more practical and feasible within the historic district because the lots are generally smaller but the setbacks for commercial zoned land are based on new, larger platted lots so developments on the older, smaller platted lots in the historic district face some obstacles in site design when accommodating setbacks written for larger lots. Alleys within the historic district are 20' and provide greater separate between properties than elsewhere

in the city where alleys do not exist. This code provision would allow a development to count 10’ of an alley as part of their setback, which would provide their lot more buildable area.

Land Use Goal 1 – Diverse Land Use Patterns to Support Access to Opportunities. Promote dense and diverse transit-ready and pedestrian-oriented development patterns, particularly in downtown but also other areas of Manor, with complementary land uses and development patterns that support diverse housing and retail choices, greater transportation options, and access to economic and educational opportunity.

LU. A – Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.
LU. B – Promote more compact, higher density, well-connected development within appropriate infill locations.

LU. I - Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives.

LU. 2	Amend development regulations to ensure appropriate standards for new residential development encourage a range of product types and lot sizes.
LU. 3	Develop standards to accommodate higher density residential development, encouraging urban-style design rather than suburban garden apartments.

LU. 9	Develop regulations that reduce development impact without substantially increasing cost (eg. Impervious cover, natural drainage, building orientation, density, bike/pedestrian connectivity).

LU. 44	Evaluate regulations for potential barriers that discourage location of businesses that could draw high foot traffic from neighborhoods within a five-minute walk of those neighborhoods.

LU. 53	Create a regulatory ecosystem that encourages mixed-use and particularly vertical mixed-use and, where compatible with adjacent areas, high-density developments, creating the types of engaging spaces attractive to residents and corporate employers.

Section 12:

- Accessory structures, including detached garages, are limited in size to 25% of the gross floor area of the first floor of the principal building. This works for sheds and detached patios, but not for detached garages which typically are a minimum of 400 sf. A two-story home may not have 1,600 sf on a first floor, so this code amendment allows up to 100% of the GFA of the first floor of the principle structure when determining the maximum size of a detached garage.

Sections 13-17:

- Removed the zoning district classifications from each section and replaced them with "in permitted districts".
    - This change makes it easier to provide the correct architectural standards to a project based on the use/type of project rather than the zoning classification it is constructed in. For example, C-3 Heavy Commercial is a mix of commercial and industrial uses. Prior, the code said C-3 Heavy Commercial developments follow the architectural guidelines for office, commercial, and institutional developments. Those standards though do not work well for industrial uses, which have their own standards, so if an industrial building constructed in a C-3 Heavy Commercial zoning district they technically would need to follow the more restrictive commercial architectural standards rather than the industrial ones. By changing the wording to "in permitted districts" that means any industrial development that is constructed in any district where it is permitted would follow the industrial architectural standards.

Section 18:

- Modifies that certain site arrangements from commercial, office, and institutional developments only apply when the property is 10 acres or larger and contains three (3) or more buildings. Current code has any development 10 acres or larger being subject to certain site arrangement conditions. These include pedestrian spaces and plazas. These types of features are more suitable to developments that can incorporate them in a functional way, such as when there are multiple buildings that can be arranged to provide these spaces. Having the requirements on any commercial, office, and institutional development that's 10 acres or larger could be impractical for single-tenant developments that intend to have one large building and associated parking.

LU. 48	Establish provisions for public spaces within nonresidential and mixed-use developments, such as outdoor plazas, dining and activity areas. Such standards should be designed to achieve meaningful, useful and engaging spaces appealing to users and not be afterthoughts.

Section 19:

- Same as Sections 13-17. Removed the zoning district classification and changed to “in permitted districts”

Section 20:

- Updated the acreage for which a Planned Unit Development can be considered to match the acreage in the development standards table. That table lists the minimum acreage for a PUD as 25 acres. This section had said the minimum acreage was three acres, so it has been updated to 25 acres be consistent throughout the code.

Section 21:

- Removed that Preliminary Planned Unit Development Site Plans can be considered at the same time as Final Planned Unit Development Site Plans

Section 22:

- Added a Comprehensive Plan Amendment procedure now that the city has an adopted Comprehensive Plan with a Future Land Use Map and Thoroughfare Plan. Only the Future Land Use Map and Thoroughfare Plan can be requested to be modified, other provisions of the Comp Plan cannot be changed by this process.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).
Applicant: Saavy ATX Realty LLC
Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This is a narrow (40') but deep (250') lot on North Bastrop Street. Sometime in the 1980s, or possibly even 1950's, the 5 lots on West Lane Ave were broken up and the back 40' of each lot was sold to create this 40' x 250' lot. Its unique size and shape makes it more challenging to develop but the applicant is seek to rezone it from Single Family Suburban (SF-1) to Two-Family (TF) to be able to place a two-family building on the property. The lot meets the minimum lot size for a Two-Family lot, it's 10,000 sf while the minimum is 8,750 sf, however the narrowness of the lot will require a variance when it is platted to the lot width and setbacks to make development feasible. These variances would be necessary even if the property remained zoned SF-1.

The Comprehensive Plan's Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including: LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU.A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian friendly development and wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

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

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Layout
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF)

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

Letter of Intent

March 12, 2023

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

Re: 707 BASTROP ST TX 78653

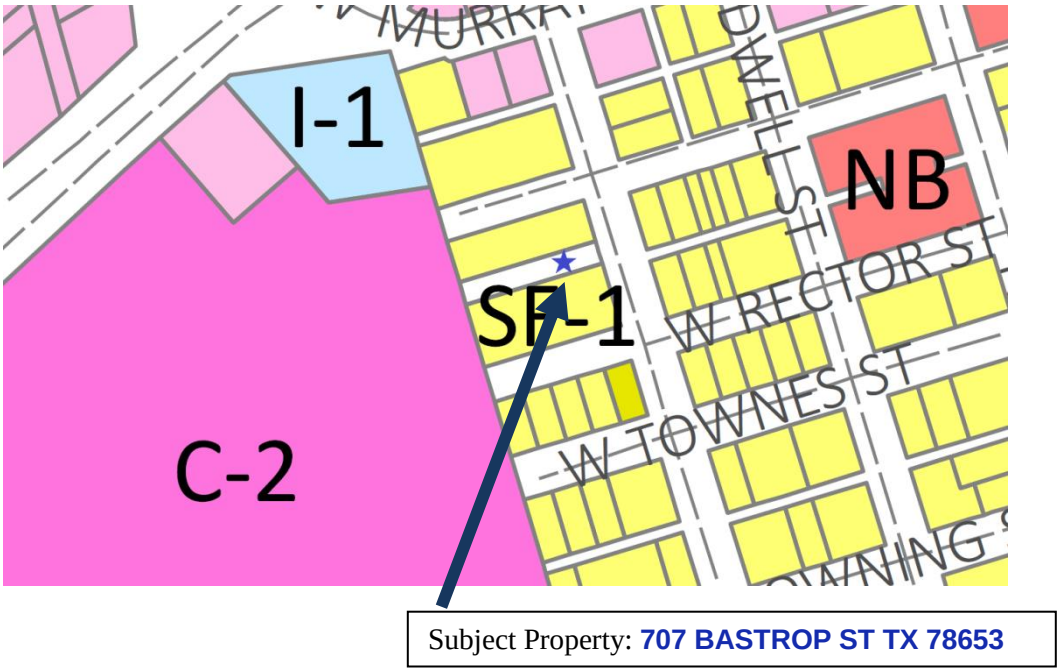
Dear Mr. Dunlop,

We are writing to you to zone the subject property to TF.

The subject property 707 Bastrop ST TX 78653, Legal description as: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN.** The current configuration is 39.94 ft wide and 250 ft long, with a total of 9,986 sqft.

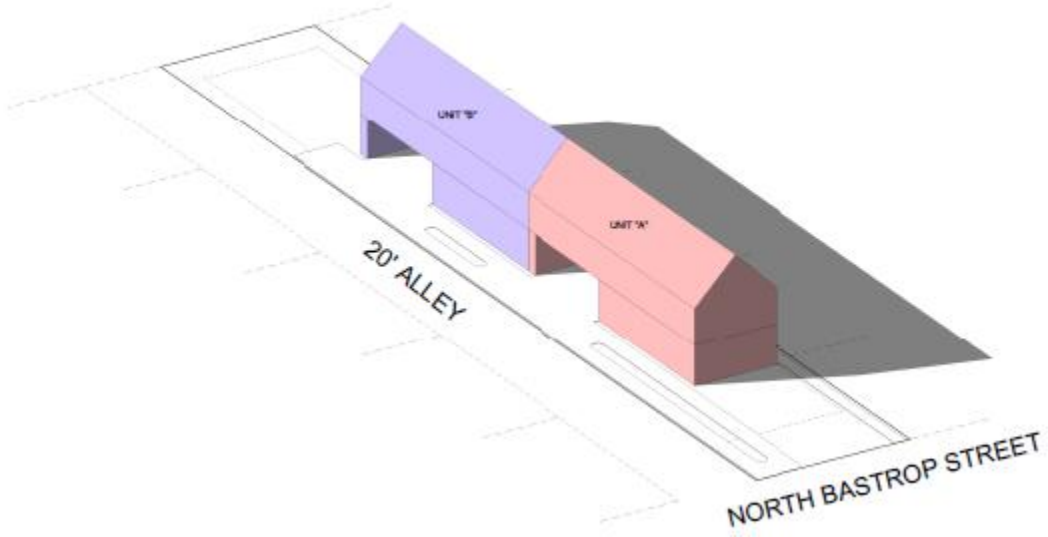
We are requesting to:

1. Zone it as TF (Two-Family) – currently it doesn't have zoning assigned ((per zoning map downloaded from https://www.cityofmanor.org/), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

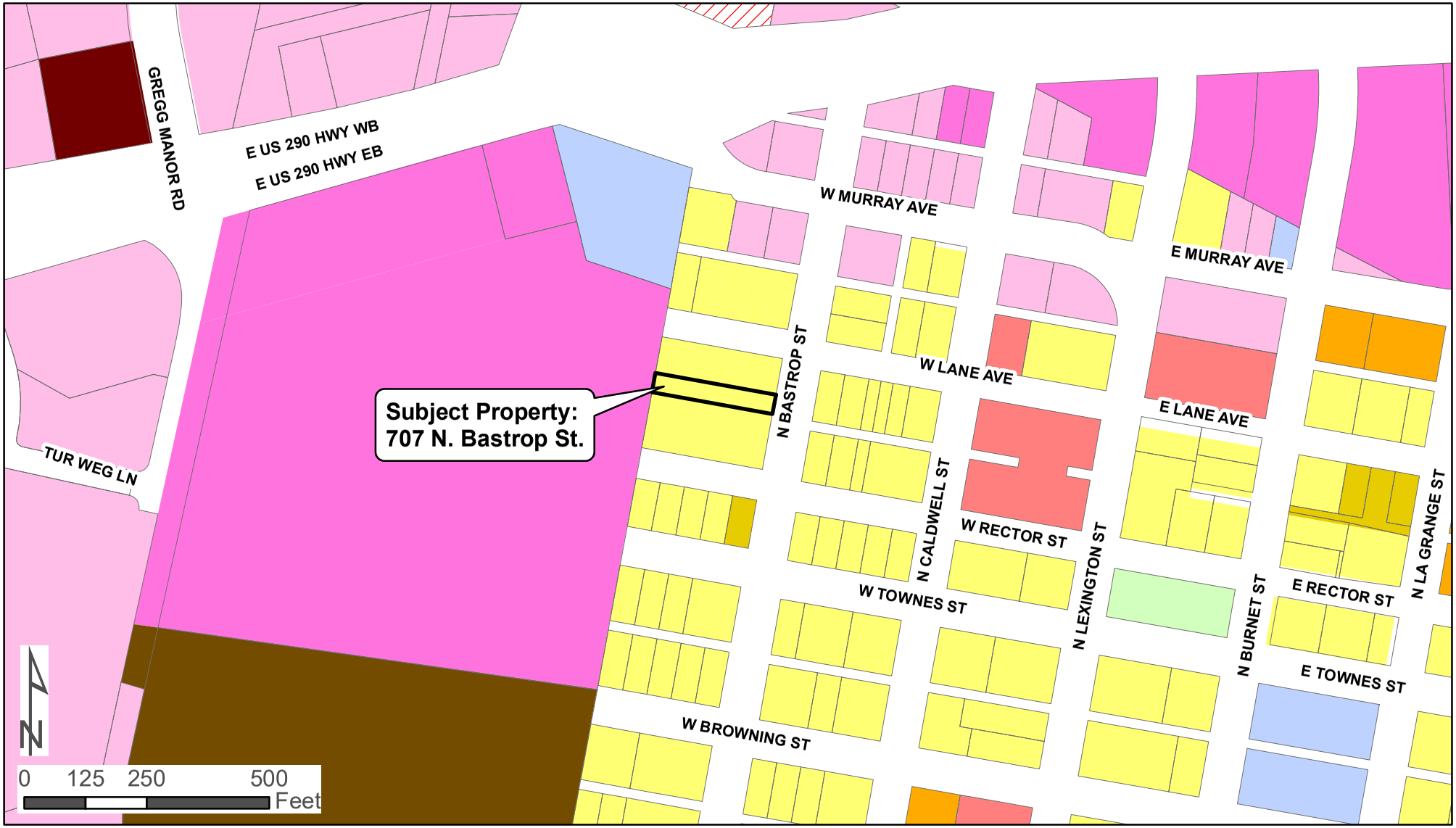
Please see below conceptual design of the proposed TF (duplex).



Please help to grant these requests and let me know if you have any questions.

Respectfully,

Katherine Chen
Savvy ATX Realty



Current:
Single Family Suburban (SF-1)

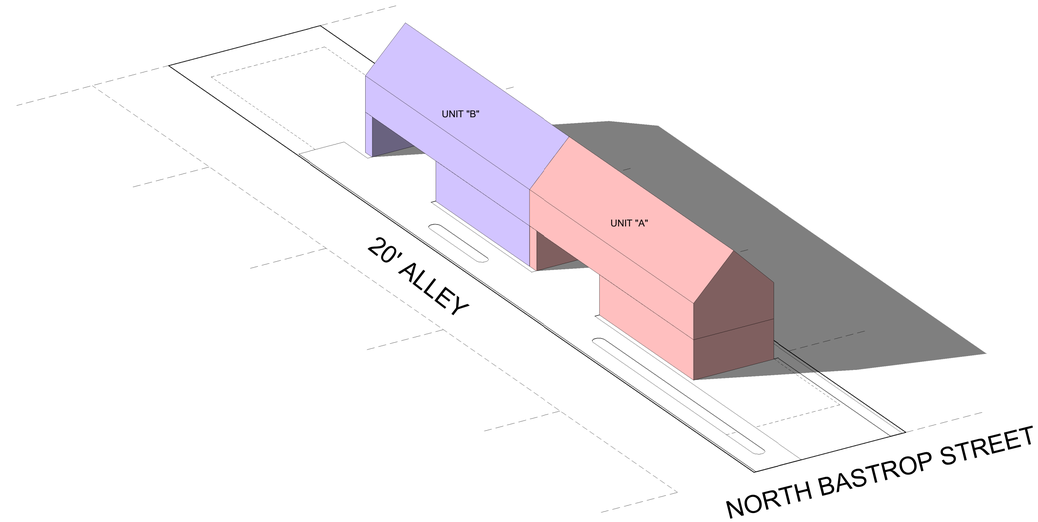
Proposed:
Two-Family (TF)

Zone

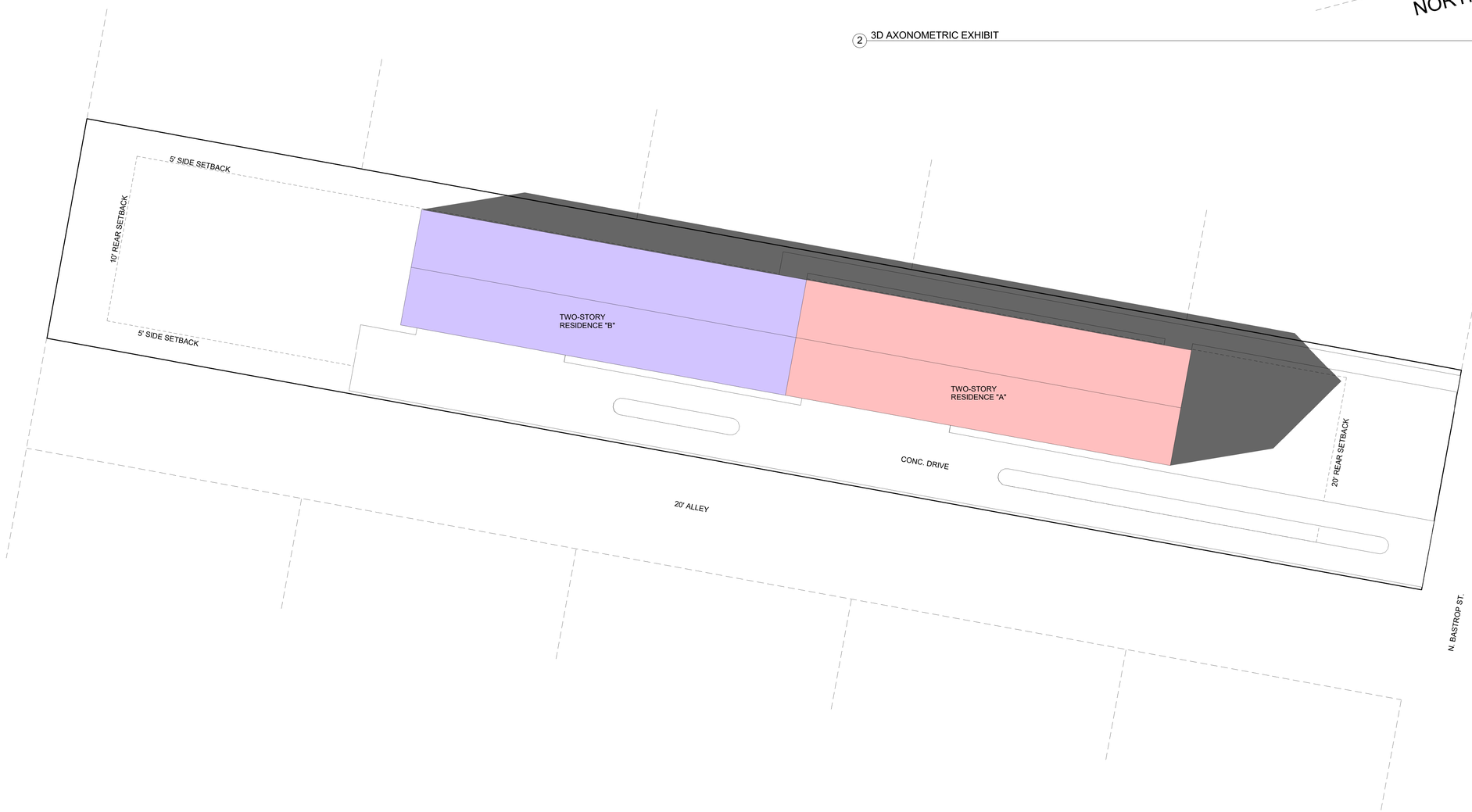
- A - Agricultural
- SF-1 - Single Family Suburban
- SF-2 - Single Family Standard
- TF - Two Family
- TH - Townhome
- MF-1 - Multi-Family 15
- MF-2 - Multi-Family 25
- MH-1 - Manufactured Home
- I-1 - Institutional Small
- I-2 - Institutional Large
- GO - General Office
- C-1 - Light Commercial
- C-2 - 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

Untitled Map
Write a description for your map.
W Lane Ave
W Lane Ave
W Lane Ave
N Bastrop St
N Caldwell St
W Townes St
707 N Batrop Street
Legend
707 N Ba et
CITY OF MANOR
Future Dental
MMURPHY
Google Earth
100 ft

Item 12.



2 3D AXONOMETRIC EXHIBIT



1 SITE PLAN
1" = 10'-0"

CONCEPT SITE PLAN INFORMATION:

LOT SIZE:	9,986 SF
BUILDING COVER:	
UNIT "A":	1,500 SF
UNIT "B":	1,500 SF
TOTAL:	3,000 SF
PAVED AREA:	
DRIVEWAY:	2,131 SF
SIDEWALK:	382 SF
TOTAL:	2,513 SF
TOTAL IMPERVIOUS COVER:	5,513 SF
IMPERVIOUS COVER %:	55.2%
PRINCIPAL STRUCTURE %:	15%
PRINCIPAL/ACCESSORY %:	30%

CONCEPT SITE PLAN

2/28/2023 7:45:06 PM

Item 12.

INTERIM
REVIEW DOCUMENTS
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
Daniel B. Shearer
Tx. Reg. No. 26562
2.28.2023

CIRCLE + SQUARE
600 Congress Avenue
14th Floor
Austin, Texas
214.280.3627

PROJECT OWNER
Katherine Chen

PROJECT NAME
707 N. Bastrop St.
Manor, Texas 78653

COMMENTS:

2.28.2023

ARCHITECTURAL SITE PLAN

A-100

COMMUNITY MIXED-USE

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

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

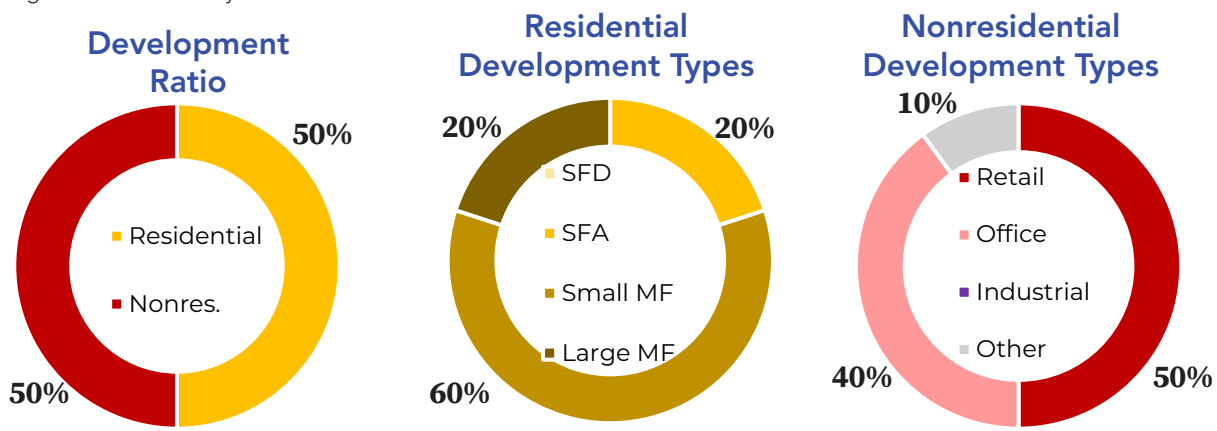
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



Density	Intensity	Scale
18 to 40 units per acre Higher densities considered conditionally (see description) Avg. 21 jobs/acre	Medium High in some circumstances	Low/Mid-Rise

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

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 707 Bastrop St Rezoning SF-1 to TF
Case Number: 2023-P-1523-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 707 Bastrop Street, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: **Conduct a public hearing on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**
Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY
Owner: Wenkai Chen

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MARTINEZ ORALIA
1301 CHICON ST 303
AUSTIN TX 78702-2154

CERON AMPARO PATRICIA C & MIGUEL
ANEL CASTILLO MENDIETA
305 W TOWNES ST
MANOR TX 78653-2107

PAZ NAUL MAURICIO & ZOILA MORE
1116 CANYON MAPLE RD
PFLUGERVILLE TX 78660-5808

JASMIN SHAKESPEARE & LINDA
PO BOX 455 MANOR TX 78653-0455

ECKART STEPHEN
PO BOX 170309
AUSTIN TX 78717-0019

JACKSON BONNIE & VSYNTHIA
LENA MCCOY
PO BOX 985
MANOR TX 78653-0985

GUERRERO JOSE
& MAXIMINA CLEMENS
307 W TOWNES ST
MANOR TX 78653-2107

ROMERO RONALDO & ANTONIA
5808 HERON DR
BUDA TX US 78610

FORREST DELORES M
3262 KESTRAL WAY
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF
8005 Briarwood Ln
Austin TX 78757-8111

SEPECO
PO BOX 170309
AUSTIN TX 78717-0019

BARRS PHYLLIS Y & SANDRA V
& S MCCARTHER LIFE ESTATE
13604 HARRIS RIDGE BLVD UNIT A
PFLUGERVILLE TX 78660-8892

TREJO GERARDO &
JENNIFER I BARAHONA DE TREJO
801 CALDWELL ST
MANOR TX 78653-3318

RIVER CITY PARTNERS LTD
501 E KOENIG LN
AUSTIN TX 78751-1426

SHAW HUGHIE L & RUBY L
8808 CINCH LN # 1060
AUSTIN TX 78724-5011

GARCIA EDWARD
PO BOX 452
MANOR TX 78653-0452

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

LUNA BENITA GONZALEZ
802 N BASTROP ST
MANOR TX 78653-5430

JOHNSON ONNIE MAE LIFE ESTATE
PO BOX 228
MANOR TX 78653-0228

MANOR INDEPENDENT SCHOOL
DISTR DISTRICT
PO BOX 359
MANOR TX 78653-0359

TURMAN THOMAS M
21609 UNION LEE CHURCH RD
MANOR TX 78653-5329

AGENDA ITEM NO. 13

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property was previously requested to be zoned Neighborhood Business and Townhome in 2021 but the plan at the time was not approved. The property owner has created a new proposal with 47 townhome units in the TH area and 34,700 sf of retail and 90 apartments in two buildings in the NB area.

The Comprehensive Plan FLUM has this area as 'Neighborhoods' which includes Townhome units as highly appropriate. Non-residential and large apartment (12+) units are less appropriate for the Neighborhood use category. Consideration should be given that the proposed NB (retail/apartment) uses are along Old Hwy 20, which is main thoroughfare and on city and county plans is proposed to be Major Arterial. Provisions for updating the FLUM are included in the proposed Zoning Ord. Amendment so it is recommended that this zoning case be postponed until a process for updating the FLUM can be established and this tract or portion of the tract can be requested to be changed to Neighborhood Mixed-Use or Community Mixed-Use which would better align with the developer type and scale that is proposed.

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

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Plan
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission postpone to a later date until the Future Land Use Map may be updated a Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).

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

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

March 13, 2023

City of Manor
Development Services
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

Ref: Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.0 acres out of the 10.0 acre property and mixed use multi-family apartments with retail / commercial use within 3.9 acres out of the total 10.0 acres along the frontage of Highway 20. The proposed uses are compatible with future land use planning desired Mixed Density Neighborhoods classification in the draft Comprehensive Plan Destination 2050 in order to provide missing middle housing neighborhoods and walkable retail components for the newly proposed townhomes and walkable distances to the existing established neighborhoods. Our intent for this 10.0 acre development will propose quality finishes in character with the surrounding neighborhoods and dedicated local retail locations along the right-of-way. NB zoning is requested at the frontage in addition to the existing 1.68 Acres of NB already present at the ROW.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City and is consistent with the City's desired long range plans.

Future Land Use Designation
The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Mixed-Density Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)
Proposed zoning district: NB Total: 3.9 Acres and TH 6.0 Acres
Acreage of property to be rezoned: 8.32 ACR
Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to Neighborhood Business (NB) uses and denser multi-family development at the frontage to support local neighborhood business. TH zoning will act as a desired transition between commercial and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

DB Land Consulting LLC
512-215-1433
11917 Oak Knoll Dr.
Austin, Texas 78759

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance (¼ to ½ mile) to non-residential uses; access to quality, safe pedestrian facilities
- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by City of Manor.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, allows the remainder of the frontage to transition to NB from Agriculture and the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

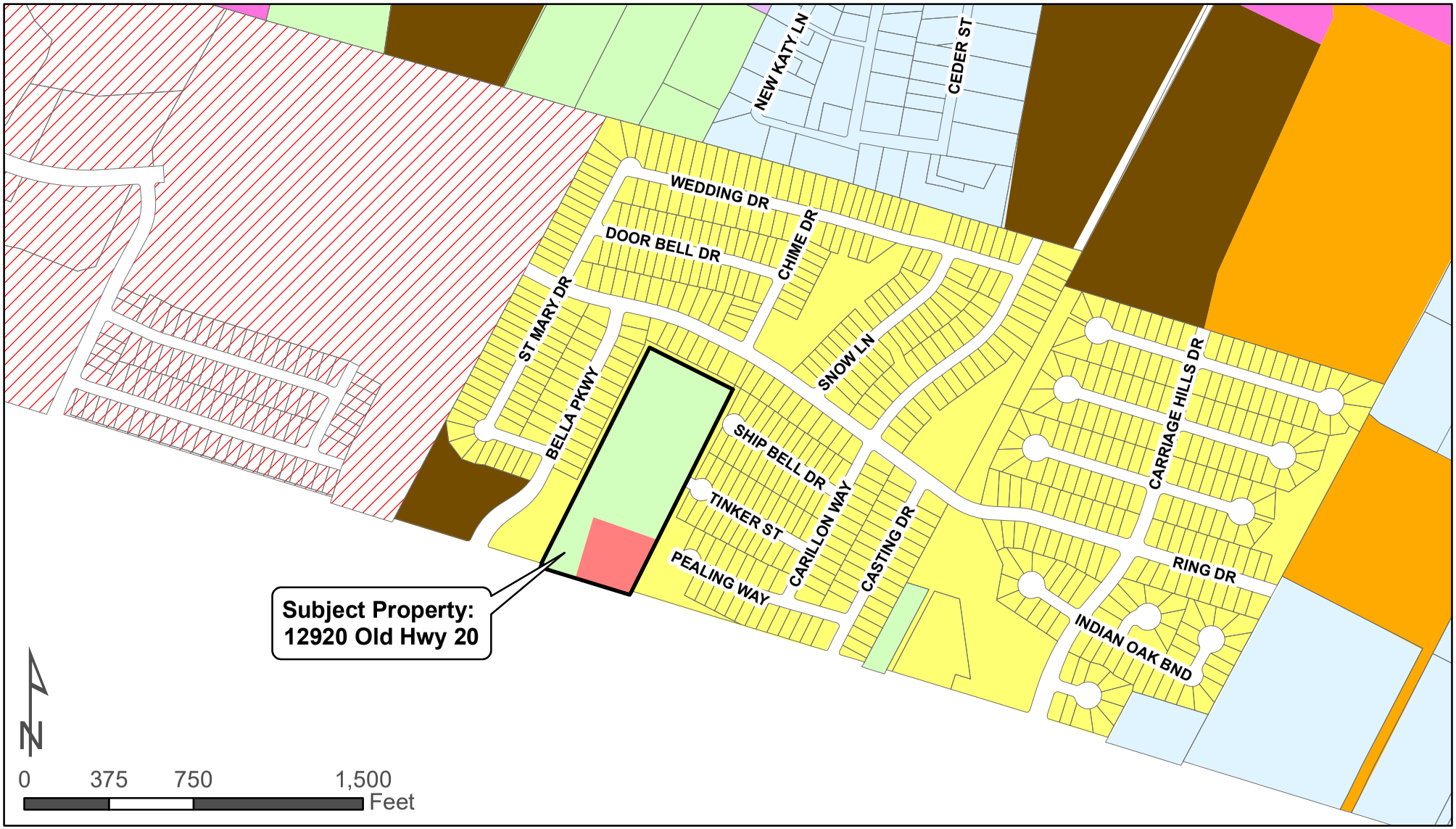
In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at dianejbernal@gmail.com, should you require additional information.

Sincerely,

Diane Bernal

Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com

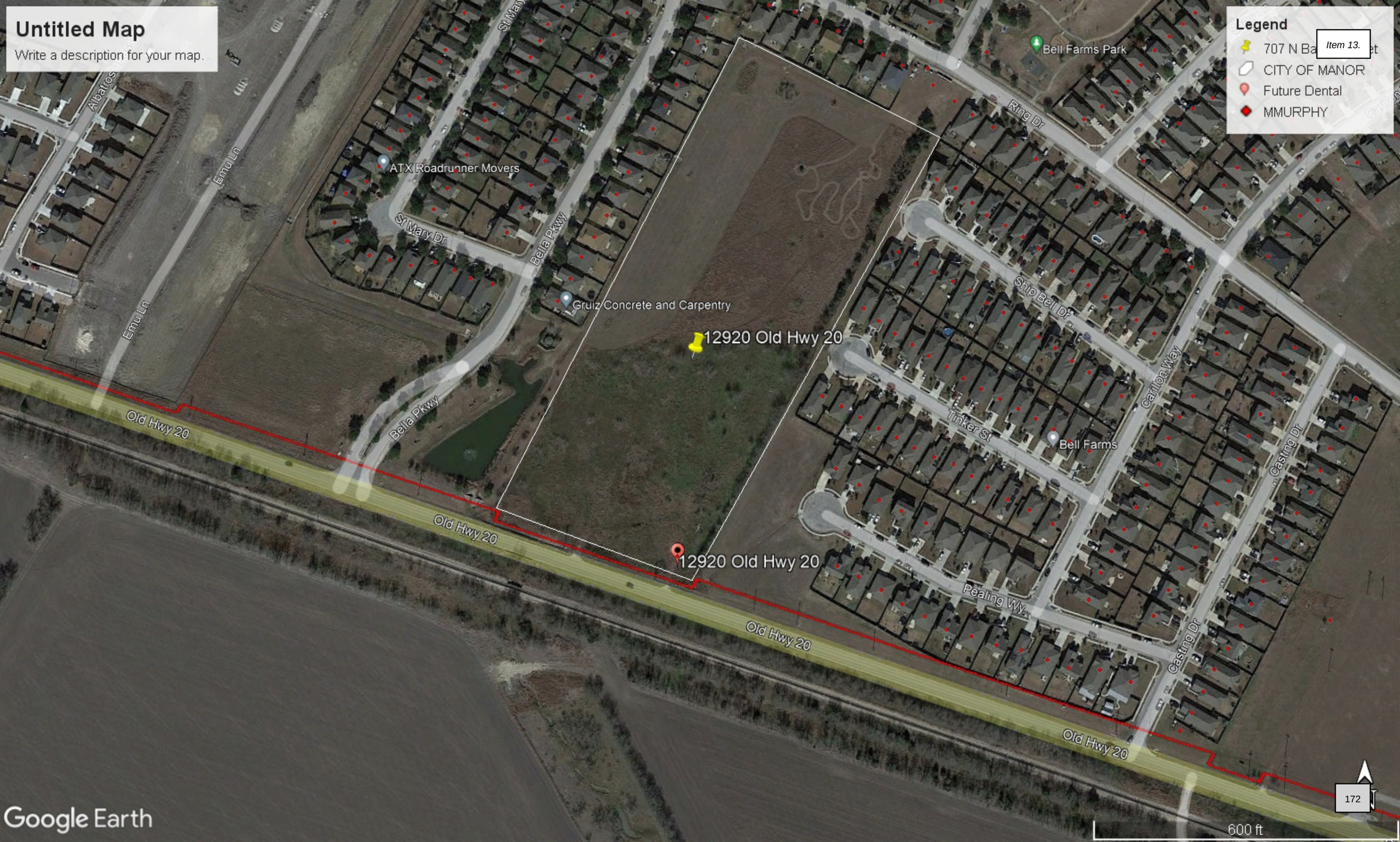


Current:
Argicultural (A) and
Neighborhood Business (NB)

Proposed:
Townhome (TH) and
Neighborhood Business (NB)

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


Untitled Map
Write a description for your map.
Legend
707 N Ba
CITY OF MANOR
Future Dental
MMURPHY
Item 13.
Bell Farms Park
Ring Dr
ATX Roadrunner Movers
St Mary Dr
Bella Pkwy
Emu Ln
Albatross
Gruiz Concrete and Carpentry
12920 Old Hwy 20
Ship Bell Dr
Carillon Way
Tinker St
Bell Farms
Casting Dr
Pealing Wy
Old Hwy 20
Google Earth
600 ft

1 SITE PLAN
1" = 40'-0"

1718 ARCHITECTURE

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE EXP. DATE

1718 ARCHITECTURE, LLC
POST OFFICE BOX 23438
SAN ANTONIO TEXAS 78223
INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Manor Development

12920 Old Hwy 20
Manor, Texas 78653

OWNER

Giby Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Site Plan

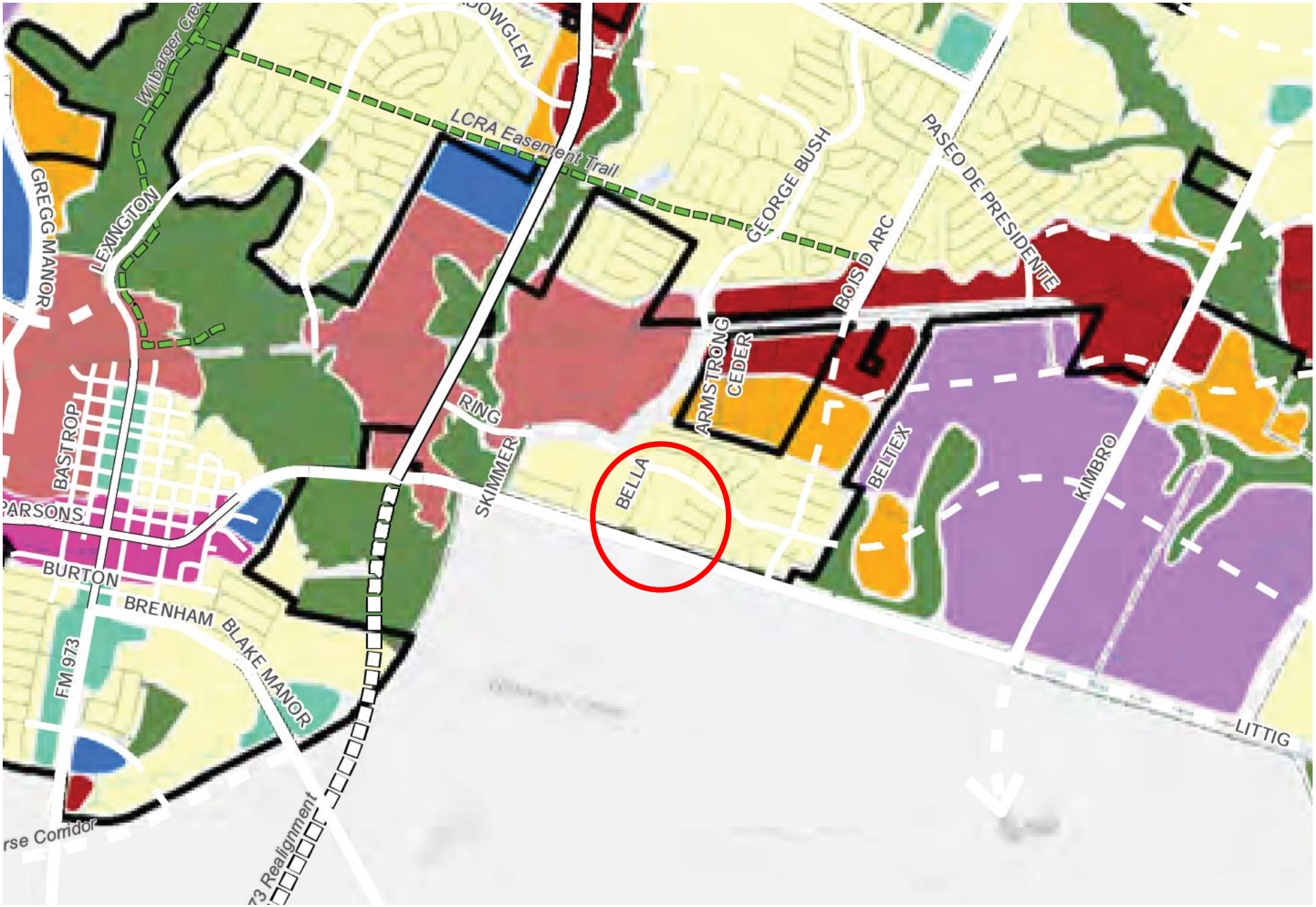
DATE

8 March 2023

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01


Wilbarger Cre
LCRA Easement Trail
GREGG MANOR
LEXINGTON
BASTROP
PARSONS
BURTON
BRENHAM
BLAKE MANOR
FM 973
rse Corridor
73 Realignment
SKIMMER
RING
BELLA
ARMSTRONG
CEDER
GEORGE BUSH
BOIS D ARC
PASEO DE PRESIDENTE
BELTEX
KIMBRO
LITTIG

NEIGHBORHOODS

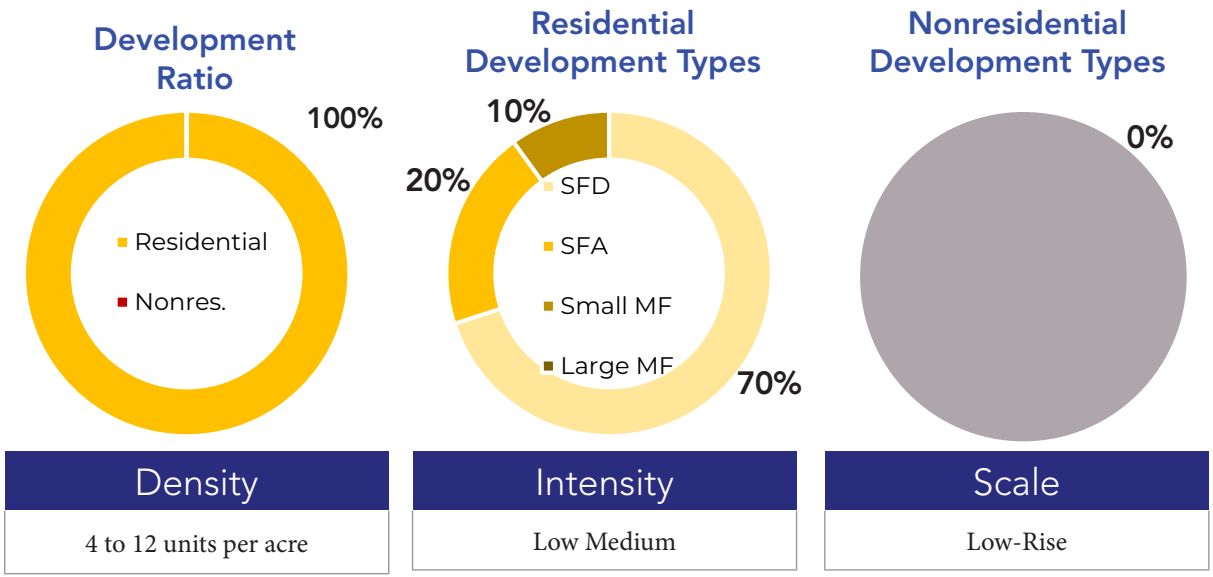
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 12920 Old Hwy 20 Rezoning from A to NB and TH
Case Number: 2023-P-1524-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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

Public Hearing: **Conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

WASHINGTON-WOOLEY
SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

SATHYAN PRATHEESH & NEENA
SREELAYA
18607 W THOMAS SHORE DR
CYPRESS TX 77433

HERNANDEZ MAYRA A &
CIRO L MEDINA
17700 BOARDTREE DR
ELGIN TX 78621-2175

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

LUNA RAMIRO VASQUEZ
1205 SHAGBARK RD
NEW LENOX IL 60451-2412

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILLAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953

SANCHEZ JOSE D ESPARZA &
PATRICIA FLORES
12912 SHIP BELL DR
MANOR, TX 78653-4953

SMITH JEREMY W &
CANDICE MARIE AREL SMITH
12916 SHIP BELL DR
MANOR, TX 78653-4953

ORTUNO PALOMA HERNANDEZ &
DOUGLAS R RODRIGUEZ FLORES
12920 SHIP BELL DR
MANOR, TX 78653-4953

SIMMONS JASMINE & TIMOTHY
7940 SHOAL CREEK BLVD STE 200
AUSTIN, TX 78757-7587

HILL DEJA G
12901 SHIP BELL DR
MANOR, TX 78653-4953

FORD JOEL S & ALICIA E
ESPINOZA
12924 SHIP BELL DR
MANOR, TX 78653-4953

SEPHUS LATANIA NICOLE
12917 SHIP BELL DR
MANOR, TX 78653-4953

DIAZ KARINA P TORRES & PEDRO
L
HERNANDEZ ZEPEDA
12913 SHIP BELL DR
MANOR, TX 78653-4953

HORTON JANET
12909 SHIP BELL
MANOR, TX 78653-4953

SVANDA STACIE
12900 TINKER ST
MANOR, TX 78653-2022

RAMIREZ WILLIAM OMAR
12925 SHIP BELL DR
MANOR, TX 78653-4953

JONES MARVIN L & POLLY M
12921 SHIP BELL
MANOR, TX 78653-4953

YEE VINCENT & ANA M
12904 TINKER ST
MANOR, TX 78653-2022

RANDORF KRISTINA & JASON
12908 TINKER ST
MANOR, TX 78653-2022

HEREDIA ERWIN G
12912 TINKER ST
MANOR, TX 78653-2022

RICHEY DENISE
12916 TINKER ST
MANOR, TX 78653-2022

1919 MAGRODA LLC
15301 SISTERS CIR
AUSTIN, TX 78717-5099

LOPEZ JAZMIN TELLEZ &
SEVERINO M
12924 TINKER ST
MANOR, TX 78653-2022

TULLOS NATASHA & ALEX TULLOS
12901 TINKER ST
MANOR, TX 78653-2022

MCMILLAN BRITTANY MARI
12905 TINKER ST
MANOR, TX 78653-2022

SOSA JESUS RUIZ & YOLANDA
AGUILAR & YENIS HERNANDEZ
SALVADOR
12909 TINKER ST
MANOR, TX 78653-2022

GUERRERO LAWRENCE &
ROSE MARIE VEGA
12913 TINKER ST
MANOR, TX 78653-2022

MACAREZ KARINE ELISABETH &
JULIEN BERNARD MESENGE
12917 TINKER ST
MANOR, TX 78653-2022

WRIGHT BRANDY
12921 TINKER ST
MANOR, TX 78653-2022

VACLAVICK CAROL & ELLEN WRIGHT
12925 TINKER ST
MANOR, TX 78653-2022

SANTIKOS DEMETRIOS JOHN
12904 PEALING WAY
MANOR, TX 78653-2019

VITAL MARIA DEL PATROSINIO &
WALTER ANTONIO CASTRO
12908 PEALING WY
MANOR, TX 78653-2019

RUIZ-MONDRAGON GERARDO
1218 BONNIE BREA ST
AUSTIN, TX 78753-4503

KURNOW MARK & CARRIE LANCE
5308 CORAL REEF WAY
LAKEWOOD FL 34211

BELL FARMS MASTER COMMUNITY INC
% PS PROPERTY MANAGEMENT
PO BOX 7079
ROUND ROCK, TX 78683-7079

ESCOBBAR VERANDA A &
JESSE ESCOBAR SR
12600 SAINT MARYS DR
MANOR, TX 78653-4598

CADENA MANUELA
12604 SAINT MARYS DR
MANOR, TX 78653-4598

MORAN MONICA & RYAN S.
VISSOTZKY
12608 ST MARYS DR
MANOR, TX 78653-4598

WALLACE H DALTON
PO BOX 1119
DRIPPING SPRINGS TX 78620

CRUZ MELISSA A &
DAMARCUS L DASHER
12700 BELLA PKWY
MANOR, TX 78653-4597

URQUIZA ANA ANTUNEZ
12744 BELLA PKWY
MANOR, TX 78653-4597

LEE NELSON
12740 BELLA PKWY
MANOR, TX 78653-4597

CZERNY JOSE A
12736 BELLA PKWY
MANOR, TX 78653-4597

PENA LETICIA & ERNESTO
12732 BELLA PARKWAY
MANOR, TX 78653-4597

SMITH VANESSA D &
MIKEL E SATTERWHITE
12728 BELLA PKWY
MANOR, TX 78653-4597

JACKSON LAKILIA N
12724 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ MONIQUE N
1904 RALPH C CRAIG LN
AUSTIN, TX 78748-4002

ALVARADO ALEJANDRO & DOLORES
12716 BELLA PKWY
MANOR, TX 78653-4597

VAZQUEZ EUTIQUIA
12712 BELLA PKWY
MANOR, TX 78653-4597

JONES THERESA A
12708 BELLA PKWY
MANOR, TX 78653-4597

MARTINEZ CHRISTOPHER S &
CHRISTIAN N
12704 BELLA PKWY
MANOR, TX 78653-4597

LEVARIO ELSA L
12753 BELLA PKWY
MANOR, TX 78653-4597

MIRANDA CONSEPCION A & STEVEN J
12749 BELLA PKWY
MANOR, TX 78653-4597

GUZMAN SANTOS & LETICIA JAIMES
12754 BELLA PKWY
MANOR, TX 78653

THOMAN MARYANN & MARK P
12741 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ DIANE & BENJAMIN
12737 BELLA PKWY
MANOR, TX 78653-4597

LIU CHANGFU
1109 WILLIAMS WAY
CEDAR PARK TX 78613-4344

VILLAREAL RUTH PAJARILLO
REVOCABLE TRUST
UNIT 315
838 PINE AVE
LONG BEACH, CA 90813-5828

OLLINGER KENNETH J
9115 LOCKWOOD SPRINGS RD
MANOR, TX 78653-4815

GOMEZ MARIA & LUIS HERNANDEZ
12721 BELLA PKWY
MANOR, TX 78653-4597

MANUEL MILDRED A
7241 FAIR OAK DR
HANOVER, MD 21076-1482

NORRIS DARIAN KELLEY &
SHELBY NICOLE DAVIS
12713 BELLA PKWY
MANOR, TX 78653-4597

VEGA ADRIAN SANCHEZ
12709 BELLA PKWY
MANOR, TX 78653-4597

JUSTICE EVANGULA R
12705 BELLA PKWY
MANOR, TX 78653-4597

MENDOZA ROLANDO FRANCISCO
MORENO & ZULMA CRISTINA HERREJON
ORTIZ
12701 BELLA PKWY
MANOR, TX 78653-4597

GERMAN MARIA
12832 RING DR
MANOR TX 78653

JIMENEZ GABRIEL
12909 PEALING WAY
MANOR TX 78653-2019

GREENVIEW DEVELOPMENT 157 LP
501 VALE ST
AUSTIN TX 78746

AGENDA ITEM NO. 14

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).
Applicant: Westwood Professional Services
Owner: Lone Star Electric

BACKGROUND/SUMMARY:

This property was recently annexed into the city limits. They are lots within the Manor Commercial Park, which is an industrial business park. The owner has a site plan in review to construct two industrial buildings and associated site improvements. The default zoning after annexation is Agricultural which is why the property currently has that zoning designation.

The Comprehensive Plan FLUM has this area as 'Employment Center' which has uses that are consistent with IN-1 Light Industrial.

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

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

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

Pacheco Koch

March 17, 2023
PK No.: 4384-21.123

Mr. Scott Dunlap
CITY OF Manor
Planning Department
105 E Eggleston Street
Manor, Texas 78653

Re: **LETTER OF INTENT**
Rezoning Application
Manor, Travis County, Texas

Dear Mr. Dunlap:

We are proposing the rezoning of the properties located at the below addresses:

Travis County Property ID 711108, 711107, 711106, 962893

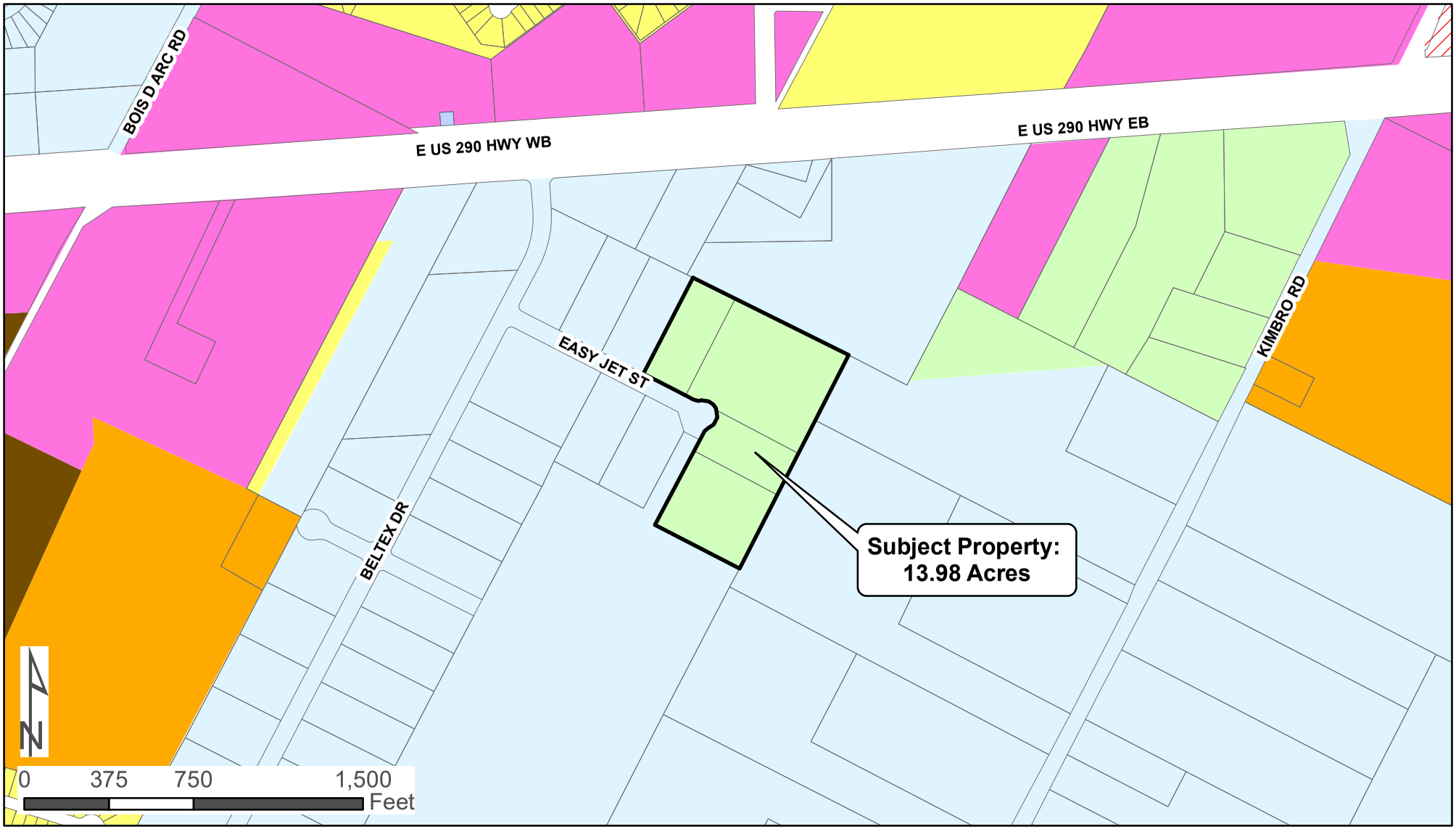
A supporting location map of these properties is provided. The properties are currently in the ETJ and is currently a vacant site that is being annexed into the city.. We are proposing to rezone the proprieties as a Light Industrial. The purpose and intent of the LI zoning district is to develop an a 2 building warehouse development that compliments the surrounding land uses and meets the intent of the City of Manor.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,

Clayton Strolle, P.E.

201 W. 5th Street ▪ Suite 1100 ▪ Austin, TX 78701-0060 ▪ 512.485.0831 ▪ pkce.com



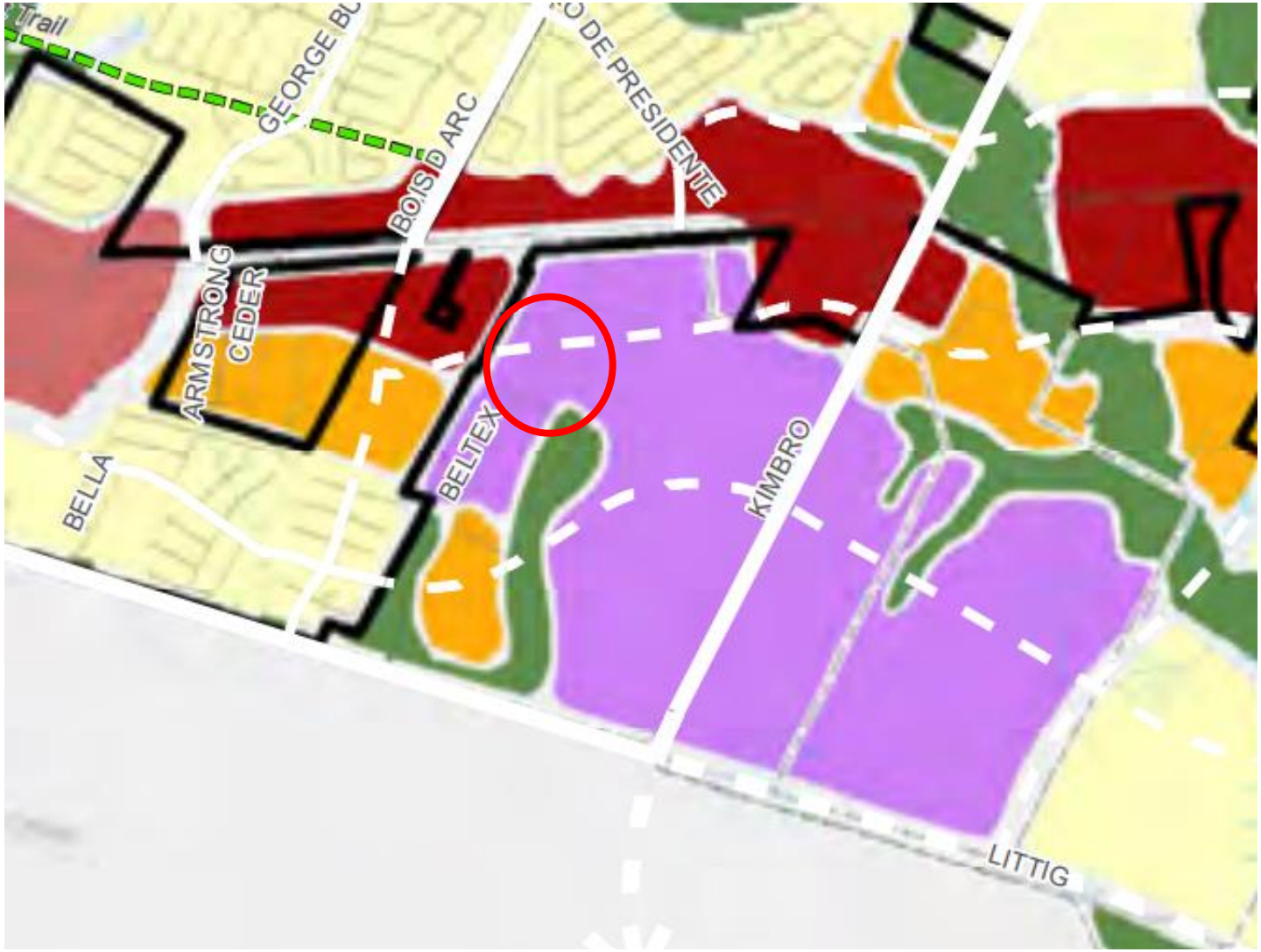
Current:
Argicultural (A)

Proposed:
Light Industrial (IN-1)

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

Lone Star Electric
Write a description for your map.
Legend
CITY C
Future Dental
MMURPHY
Viking Jack St
austiNuts Wholesale
Lone Star Electric
Google Earth
400 ft


Trail
GEORGE BU
BOIS D ARC
O DE PRESIDENTE
ARMSTRONG
CEDER
BELTEX
KIMBRO
BELLA
LITTIG

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

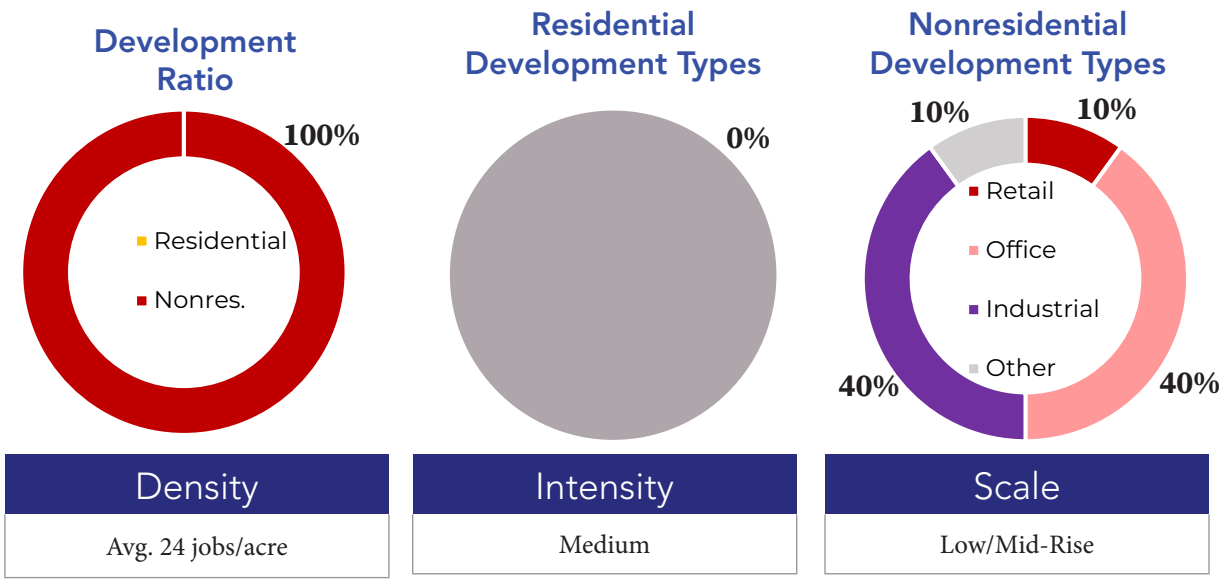
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

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

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●●●●○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●●●●	Appropriate overall, with high quality design standards.
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: Lone Star Electric Rezoning (A) to (IN-1)
Case Number: 2023-P-1526-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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

Public Hearing: **Conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**
Applicant: Westwood Professional Services
Owner: Lone Star Electric

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers

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

Zalaram LLC
30 Chadwick Dr
Dover DE 19901

AMA One LLC
2303 RR 620 S# 160-228
Lakeway, TX 78734

Juanita Nava
122 Luetta St
Houston, TX 77076

Green Line Industrial Park
PO Box 170158
Austin, TX 78717

Minnie Vrazel
11306 June Dr
Austin, Texas 78753

AGENDA ITEM NO. 15

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).
Applicant: Couronne Co.
Owner: Couronne Company, Inc.

BACKGROUND/SUMMARY:

This property is proposing to annex and have filed this rezoning application to run concurrent with their annexation. The lots are in the Manor Commercial Park, an industrial business park, and they filed a site development plan to construct 1 building with associated site improvements.

The Comprehensive Plan FLUM has this area as 'Employment Center' which has uses that are consistent with IN-1 Light Industrial.

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

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).

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

March 17, 2023

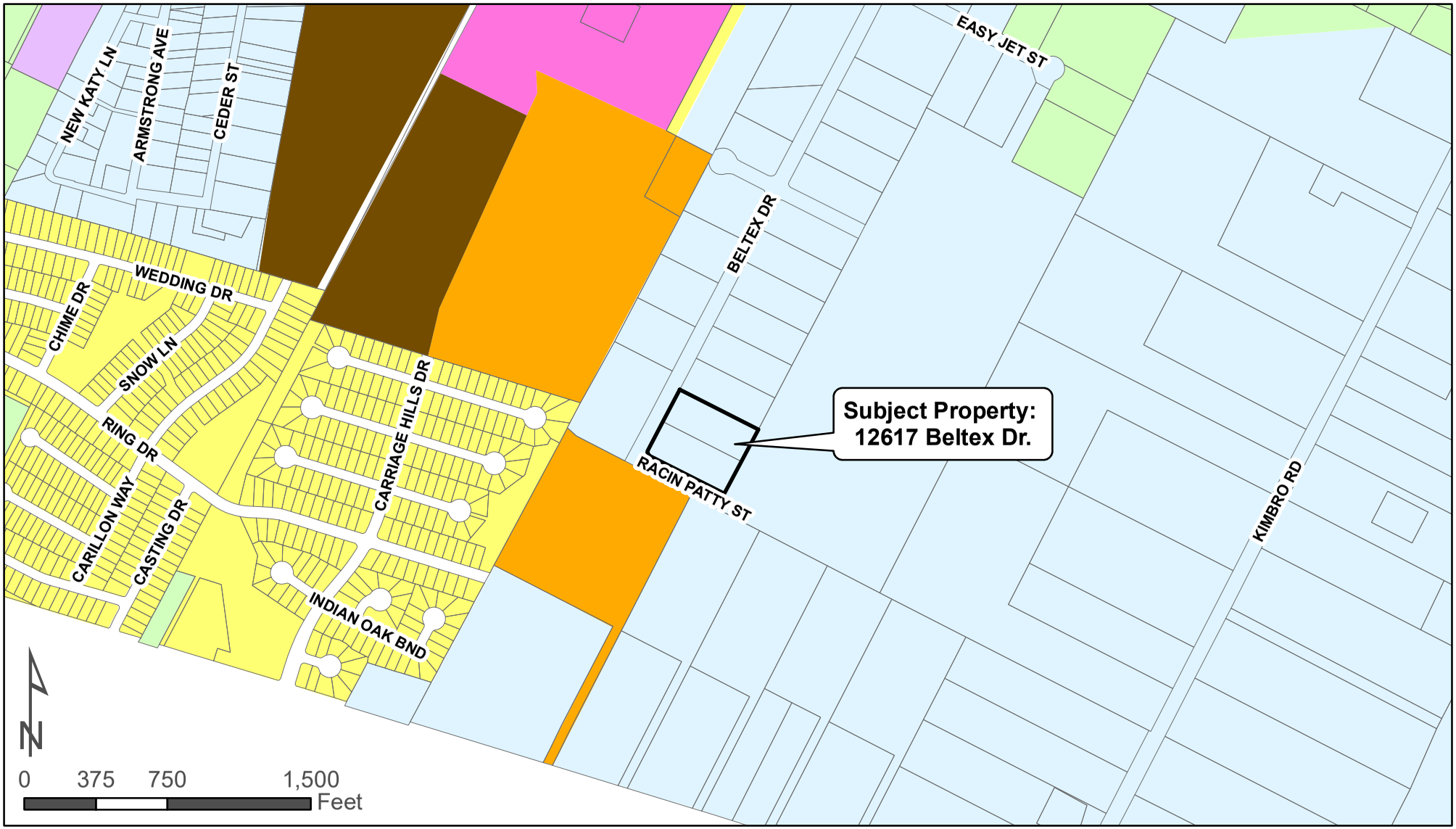
City of Manor
Rezoning Committee

To Whom it May Concern,

Please accept this letter as a request to rezone the property currently listed as 12617 and 12621 Beltex Drive, Manor, TX 78653 to light industrial. We are requesting this rezoning for purposes of annexing into the city of Manor and constructing a warehouse storage and office facility on the property.

Sincerely,

Christophe Robin
Vice President
Couronne Company, Incorporated



Proposed:
Light Industrial (IN-1)

Zone

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

12617 Beltex Drive
Write a description for your map.
Legend
CITY O R
Future Dental
MMURPHY
Air Liquide America Corporation
Beltex Dr
Torchy's
Beltex Dr
12617 Beltex Dr
Glassnow
Racin Patty St
Google Earth
500 ft

Trail
GEORGE BU
BOIS D ARC
O DE PRESIDENTE
ARMSTRONG
CEDER
BELTER
KIMBRO
BELLA
LITTIG

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

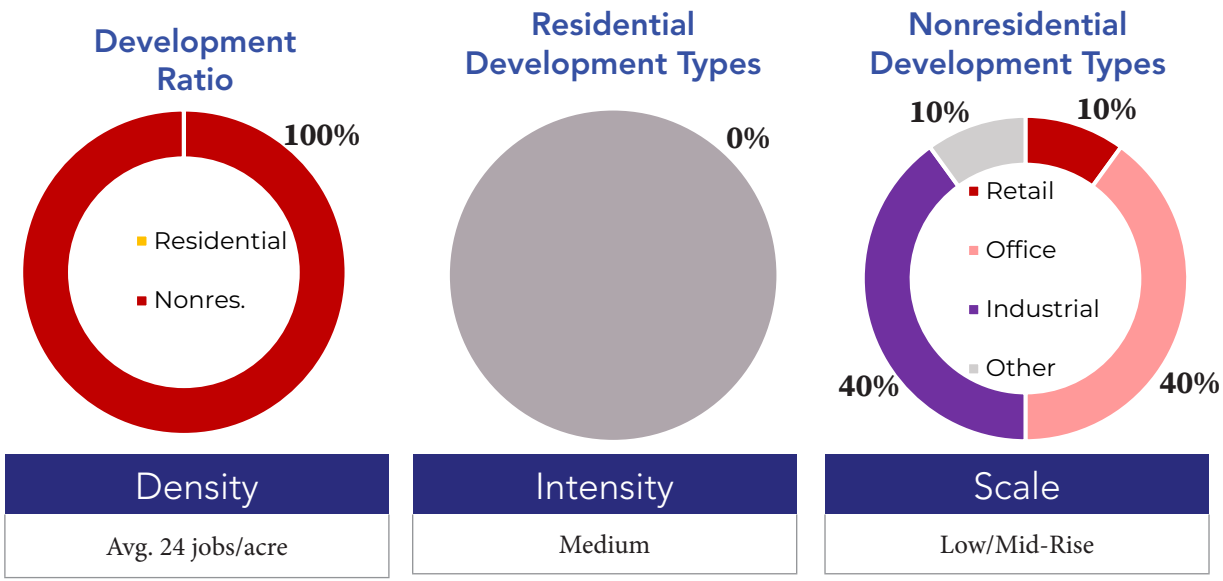
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

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

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
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Shopping Center, Neighborhood Scale	●●●●○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●●●●	Appropriate overall, with high quality design standards.
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

3/27/2023

City of Manor Development Services

Notification for a Subdivision Rezoning Application

Project Name: 12617 Beltex Road Rezoning (IN-1)
Case Number: 2023-P-1528-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 12617 Beltex Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: **Conduct a public hearing on a Rezoning Application for two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).**

Applicant: Couronne Co.
Owner: Couronne Company, Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on April 19, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Damn Good LLC
510 S Congress Ave
Suite 108
Austin, TX 78704-17

ELEVATED VISIONS INCORPORATED
2507 PARK VIEW DR
AUSTIN TX 78757-2334

ZALARAM LLC
30 CHADWICK DR
DOVER DE 19901-5827

AIR LIQUIDE ELECTRONICS US LP9811
KATY FREEWAY STE 100
HOUSTON TX 77024-1274

MANOR ELITE RESIDENCES LLC
13401 Bullick Hollow Rd
Austin TX 78726-5108

HLM INVESTMENTS
11111 ROJAS DR
EL PASO TX 79935-5406

AGENDA ITEM NO. 16

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.
Applicant: Carney Engineering, PLLC
Owner: Carney Engineering, PLLC

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers. The property was rezoned to MF-2 on June 15, 2022. This concept plan creates 1 lot and leaves a remainder tract that is zoned C-1 Light Commercial. This project, but not this Concept Plan, includes the extension of W. Eggleston to the new Gregg Manor Road.

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

- Letter of intent
- Concept Plan
- 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 Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

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

CARNEY
ENGINEERING, PLLC
EXPECT EXCELLENCE

SUMMARY LETTER
LAS ENTRADA SOUTH SECTION 4 MANOR
ENTRADA GLEN APARTMENTS
MANOR, TEXAS
January 22, 2023

The 13.22-acre site is located at the southeast quadrant of proposed Gregg Manor Road and the proposed Eggleston Street extension. A total of 378 apartment units are planned.

Gregg Manor Road is being designed and constructed by others. It will have a 90-ft ROW and 40-ft (back of curb to back of curb) of 40-ft with a concrete paving section. New domestic water line (8-inch) and sanitary sewer line (8-inch) will be installed with the Gregg Manor ROW. Stub-outs will be provided on the east side of Gregg Manor which will provide service to the apartment site. A drainage system consisting of RCP drainage pipe and curb inlets will also be installed.

The Eggleston Street extension will have a 80-ft ROW with asphalt pavement section. A 12-inch water line is on the north side of Eggleston. A connection will be made to this water line to complete the looped system. A drainage system will also be installed within the ROW.

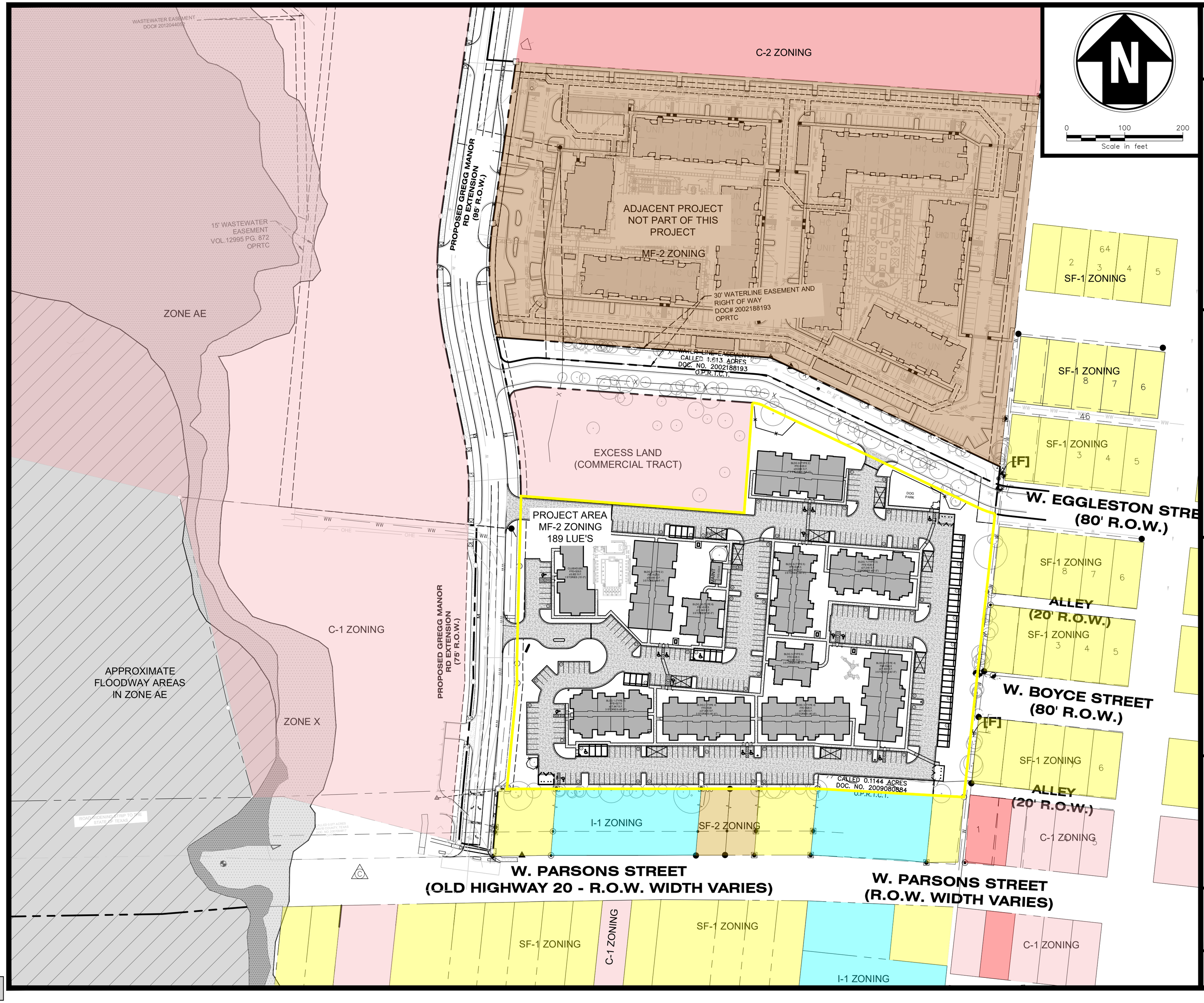
A fee will be paid in-lieu of park land dedication

CARNEY ENGINEERING, PLLC
TBPE Firm No. F-5033

T. Craig Carney, P.E.

STATE OF TEXAS
T. CRAIG CARNEY
55714
LICENSED
PROFESSIONAL ENGINEER

1.22.23



REVISIONS

02/14/2023 GBA CONCEPT PLAN COMMENTS

02/23/2023 MANOR ACKNOWLEDGEMENT

ENTRADA GLEN MANOR
GREGG MANOR ROAD
MANOR, TEXAS

SITE PLAN

ISSUED FOR PERMITTING - 12/12/2022

CARNEY
ENGINEERING,
PLLC.
5465 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

This document is released for the purpose of Permitting under the authority of Craig Carney, P.E. # 55714 on 12/9/2022.

TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY :	BGH
CHECKED BY :	BFB
START DATE :	08/17/2022
SCALE :	
PROJECT NO. :	

SHEET

CP-3

Filename: V:\Projects\ANY\60178933.000\09_Design\Drawings\01_Sheets\Concept Plan Submittal\078933_CP-3 Site Plan.dwg Plotted: 2/23/2023 7:42:25 AM Plot Device: _DWG To PDF.pc3 Page Setup: — Plotted by: Hamil, Benjamin

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 9, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan, , LA.

Dear T. Craig Carney,

The first submittal of the Entrada Glen Apartments Concept Plan *(Concept Plan*) submitted by Carney Engineering, PLLC and received on February 14, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide information on the anticipated traffic volume to be generated by the development.
ii. Provide label and ROW for the street west of the property. This street doesn't exist yet, provide a comment that this is a proposed location for the following street.
iii. ~~Provide the R.O.W. width for W. Parsons St/Old Hwy 20, City of Manor is transitioning away from ROW width varies~~

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 9, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan, , LA.

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i. Provide information on the anticipated traffic volume to be generated by the development. **Traffic Memo attached**
ii. Provide label and ROW for the street west of the property. This street doesn't exist yet, provide a comment that this is a proposed location for the following street. **Label provided**
iii. Provide the R.O.W. width for W. Parsons St/Old Hwy 20, City of Manor is transitioning away from ROW width varies **Comment cleared by Tyler**

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 22, 2023

T. Craig Carney
Carney Engineering, PLLC
5700 Granite Parkway, Suite 200
PLANO TX 75024
Craig@eng-firm.com

Permit Number 2023-P-1508-CP
Job Address: Entrada Glen Apartments Concept Plan,

Dear T. Craig Carney,

We have conducted a review of the concept plan for the above-referenced project, submitted by T. Craig Carney and received by our office on February 14, 2023, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan 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

3/27/2023

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Entrada Glen Apartments Concept Plan
Case Number: 2023-P-1508-CP
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 Concept Plan for the Entrada Glen Apartments being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.
Applicant: Carney Engineering, PLLC
Owner: Carney Engineering, PLLC

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MANOR APARTMENTS LLC
4600 TRIANGLE AVE #6102
AUSTIN TX 78751-3509

CRUMLEY GILBERT & ESSIE
PO BOX 170309
AUSTIN TX 78717-0019

LIONS CLUB OF MANOR INC
PO BOX 68
MANOR TX 78653-0068

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

RIOJAS SANTIAGO & IRASEMA
PO BOX 885
MANOR TX 78653-0885

MIMS MICHAEL L & BEVERLY R
PO BOX 447
MANOR TX 78653-0447

LI JULIE
24431 CAVENDISH AVE W
NOVI MI 48375-2358

DESH JR LLC
4419 RAMSEY AVE
AUSTIN TX 78756-3208

BURNS MEMORIAL TEMPLE
PO BOX 1061
MANOR TX 78653-1061

DAVIS HATTIE MAE
PO BOX 229
MANOR TX 78653-0229

WILSON JOETTA
411 W PARSONS ST
MANOR TX 78653-4719

EASLEY LENORA
PO BOX 734
MANOR TX 78653-0734

HEIN ROBERT
409C W Parsons St
Manor TX 78653-4719

EASLEY LENORA
307 W BOYCE ST
MANOR TX 78653

MILLIGAN FINISH
3811 LIBERTY SQUARE TRL
FRESNO TX 77545-8817

BUSH KAITANYA L
PO BOX 218
MANOR TX 78653-0218

TRAVIS COUNTY EMERGENCY
PO BOX 846
MANOR TX 78653-0846

TAYLOR FLOYD ROY ETAL
7010 BLESSING
AUSTIN TX 78752-3316

FIELD MARY R ETAL
PO BOX 184
MANOR TX 78653-0184

CABELLO PEDRO & ERICA CABELLO
209 N BASTROP ST
MANOR TX 78653-0384

SEPECO
PO BOX 170309
AUSTIN TX 78717-0019

GUERRERO JULIO & CYNTHIA
PO BOX 142265
AUSTIN TX 78714-2265

BOWEN BRADLEY & PAULA
18109 WHITEWATER CV
ROUND ROCK TX 78681-3594

DUVALL NOVELLA P
PO BOX 654
MANOR TX 78653-0654

NEWSOME FLORENCE ET AL
PO BOX 133
MANOR TX 78653-0133

HERRERA JUAN CARLOS & MARIA D
107 N BASTROP ST
MANOR TX 78653

GARCIA EPIFANIO DELGADO & MARIBEL DELGADO HUERTA
5503 HIBISCUS DR
AUSTIN TX 78724-3328

SAMUDIO FAUSTINO
PO BOX 28
MANOR TX 78653-0028

BORREGO MARTHA IRENE
304 W WHEELER ST
MANOR TX 78653

SALAZAR JOSE CIPRIANO & UGANDA GONZALEZ
PO BOX 164
MANOR TX 78653-0164

LOGGINS RAYDELL
PO BOX 47
MANOR TX 78653-0047

DE LEON CARMEN P
PO BOX 81
MANOR TX 78653-0081

AAA FIRE & SAFETY EQUIPMENT CO INC
PO BOX 16401
AUSTIN TX 78761-6401

REYES MARY A & ROBERT H
PO BOX 344
MANOR TX 78653-0344

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

CARBAJOL FELIPE H & ISABEL ORTUNO
PO BOX 214
MANOR TX 78653-0214

RIOJAS ORALIA GARZA
PO BOX 89
MANOR TX 78653-0089

JONES SAMUEL DELL JR & RACHEL
PO BOX 416
MANOR TX 78653-0416

BURNS ELBERT R ETAL
PO BOX 413
MANOR TX 78653-0413

MIRAMONTES MANUEL TORRES & HELEN JUDITH BAILEY-TORRES
19337 W T GALLAWAY ST
MANOR TX 78653-3991

SMITH AUDREY B
10304 IVY JADE
SCHERTZ TX 78154-6255

OKORO CHIAMO
3101 E 12TH ST UNIT D-4
AUSTIN TX 78702-2526

CASIMIRO MILDRED
412 W PARSONS ST
MANOR TX 78653-4704

AL NOOR MUSLIM COMMUNITY CENTER OF MANOR
900 Low Brim Cv
Pflugerville TX 78660-4797

MANOR I S D
PO BOX 359
MANOR TX 78653-0359

AGENDA ITEM NO. 17

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Wild Horse Creekside Commercial , L.P.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The lot was previously platted with a drainage easement and the owner desires to remove and re-establish that drainage easement. The drainage easement will be dedicated by a separate instrument rather than on the plat. The new easement will be more confined which will allow the lot to be more developable. The property is zoned C-1 Light Commercial.

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

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

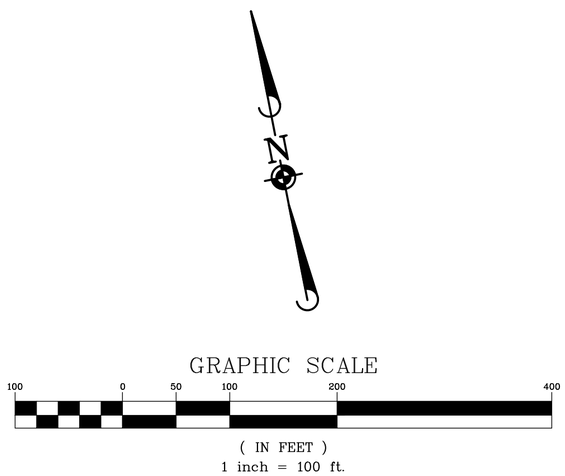
STAFF RECOMMENDATION:

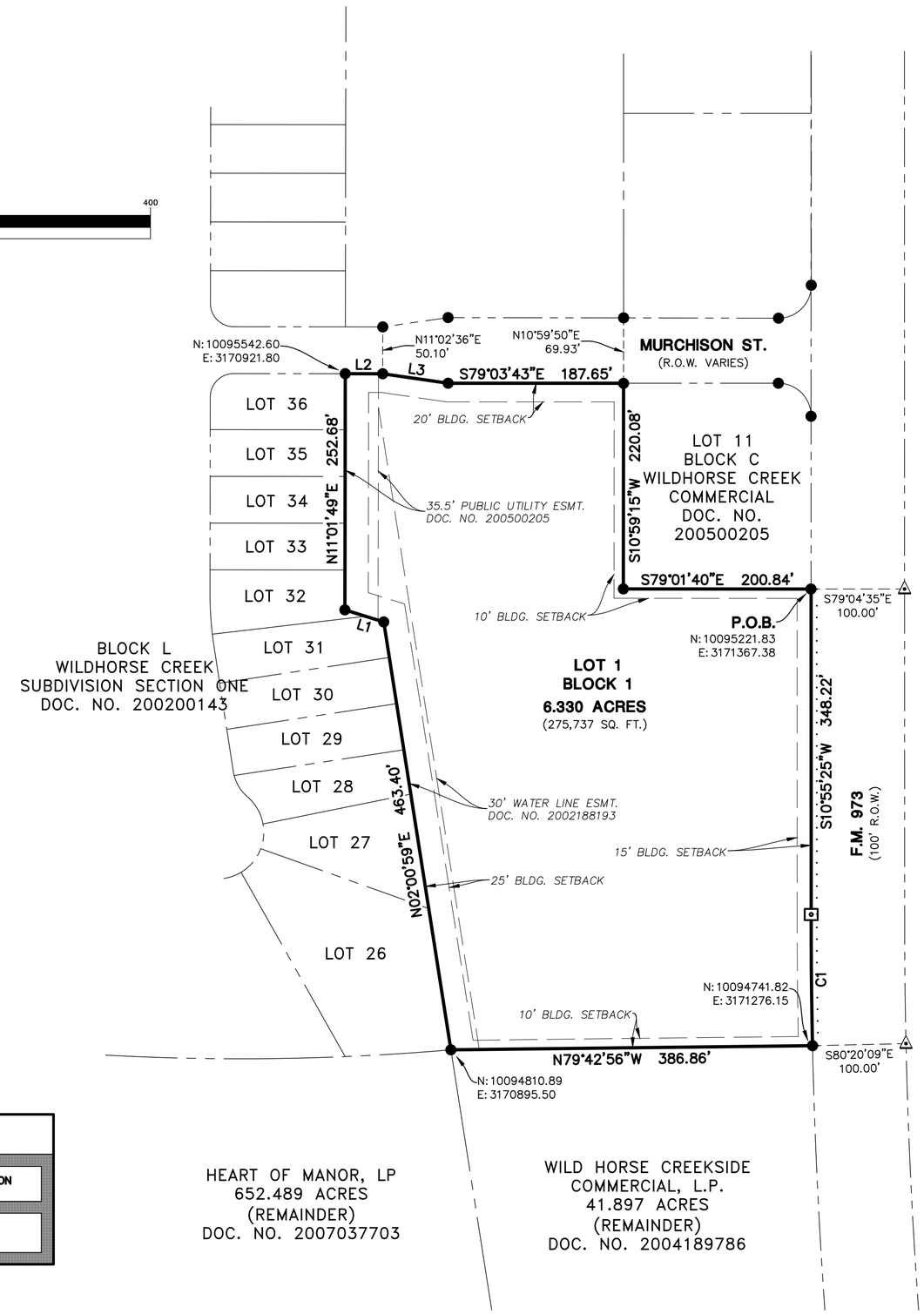
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St, Manor, TX.

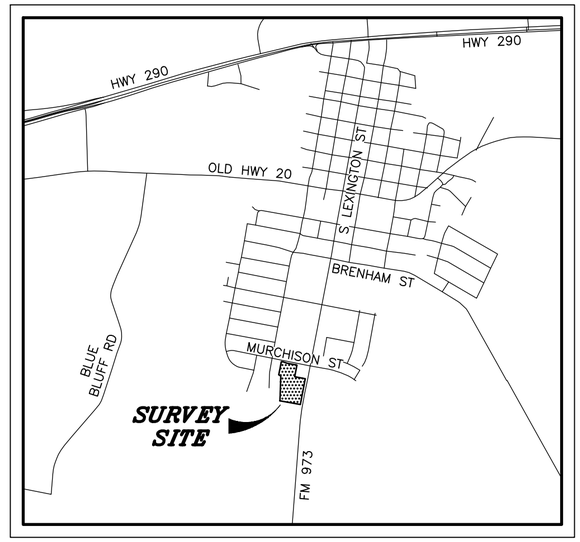
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL

6.330 ACRES OUT OF THE JAMES MANOR SURVEYS, ABSTRACT NOS. 528 AND 546
TRAVIS COUNTY, TEXAS.







LOCATION MAP

1" = 2,000'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5779.58'	1°23'30"	140.39'	S10°21'36"W	140.39'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°46'32"W	43.52'
L2	S78°59'19"E	40.03'
L3	S70°48'58"E	70.75'

LEGEND

- ● = FOUND 1/2-INCH IRON ROD
- = FOUND TXDOT TYPE I MONUMENT
- = CALCULATED POINT
- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- = PROPOSED SIDEWALK
- P.O.B. = POINT OF BEGINNING

SHEET INDEX

SHEET 1 OF 1:	PLAT, CURVE/LINE TABLE, AND LOCATION MAP
SHEET 2 OF 2:	SIGNATURE BLOCKS AND NOTES

OWNER: PETER A. DWYER
ACREAGE: 6.330
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 12/5/2022
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 6.330
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT – 1
CURRENT ZONING: "C-1" – LIGHT COMMERCIAL
R.O.W.: N/A
PATENT SURVEY: JAMES MANOR, ABS. 528 & 546

Item 17.

DATE	REVISIONS	DRAWN BY
01/10/23	Address comments	TRS
03/09/23	Revise County Clerk name	TRS

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Manhard CONSULTING
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph 512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194/134 (Surv), F-2172 (Eng)

REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL
11725 MURCHISON ST, MANOR, TX 78653
REPLAT

PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	11/4/22
ISSUE DATE:	12/5/22
SCALE:	1"=100'

SHEET 1 OF 2

March 10, 2023 – 10:51 Dwg Name: P:\617.003 Dwyer Realty Companies\003 11725 Murchison St\dwg\Surv\Final Drawings_Plat\FinalPlat.dwg Updated By: addashner

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 10, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor, TX. 78653

Dear Pete hoyt,

The first submittal of the Wildhorse Creekside Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn & Associates and received on March 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
ii. Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
iii. Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.
iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
vii. Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.
viii. Provide the following notes: Performance and maintenance guarantees as required by the city.

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 7, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor 78653

Dear Pete hoyt,

The subsequent submittal of the Wildhorse Creekside Short Form Final Plat submitted by Kimley-Horn & Associates and received on March 13, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

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

i. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
ii. ~~Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~
iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.~~
iv. **Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".**
v. **Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations. Provide setback lines**
vi. **Provide on the cover sheet or under general notes that this area is zoned C-1, light commercial.**
vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.~~
viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city.~~
ix. **Update the following names to the current corresponding position on the signature block. Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson**

Additional

Submit a comment response for future resubmissions.

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

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

KHA # 069241757

March 9, 2023

GBA
1500 County Road 629
Leander, Tx. 78641

RE: CASE NUMBER: 2022-P-1496-SF U1
WILDHORSE CREEKSIDE SHORT FORM FINAL PLAT
JOB ADDRESS: 11725 MURCHISON ST, MANOR, TX. 78653

REVIEWER:
Tyler Shows, Staff Engineer

To Tyler Shows,

Please accept this Comment Response Letter in reply to GBA's City of Manor Subdivision Compliance review of Ordinance 263B dated December 14, 2022 October 18, 2022. Original comments have been included for reference. Kimley-Horn responses are listed in **Blue**.

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

i. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended~~.

ii. ~~Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls~~.

iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable~~.

iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
Response: In an e-mail from Scott Dunlop on March 8, 2023, at 3:02PM, since we are not dedicating any R.O.W. showing "R.O.W. Varies" is acceptable for this plat.

v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
Response: The location and distance of the building setbacks lines have been provided with this submittal.

vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
Response: This information is provided on the cover sheet in the lower right-hand corner. In an e-mail on March 7 at 5:12PM this comment is cleared. I apologize we didn't point out the location on our last submittal.

vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison~~.

viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city~~.

ix. Update the following names to the current corresponding position on the signature block.
Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson

Response: The block has been updated to reflect Dyana Limon-Mercado as Clerk of Travis County, and Lakesha Small as Chairperson.

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

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

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

End of Report

Please contact me at 512-418-4522 if additional information is required.

Regards,

Kimley-Horn and Associates, Inc.

Jeremy D. Rogers

Jeremy.rogers@kimley-horn.com

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor 78653

Dear Pete hoyt,

We have conducted a review of the final plat for the above-referenced project, submitted by Pete hoyt and received by our office on March 13, 2023, 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,

Tyler Shows
Staff Engineer
GBA

3/27/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Wildhorse Creekside Short Form Final Plat
Case Number: 2022-P-1496-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for Wildhorse Creekside located at 11725 Murchison St, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Wildhorse Creekside, one (1) lot on 6.33 acres, more or less, and being located at 11725 Murchison St**, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Wild Horse Creekside Commercial , L.P.

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

STEIFER CHRISTOPHER
11909 BASTROP ST
MANOR TX 78653-4951

KICKINGASS GUN RANGE LLC
10900 S STONELAKE BLVD
AUSTIN TX 78759-5833

KINCAID JOSEPHINE BEDNAR
PO BOX 9513
AUSTIN TX 78766-9513

POWERLANE HOLDINGS LLC
PO BOX 82653
AUSTIN TX 78708-2653

STRICKLER VENTURES LLC
2701 CAVILEER AVE
AUSTIN TX 78757-2711

YIN AIDONG & LIPING HUANG
213 SHORTHORN ST
CEDAR PARK TX 78613-7743

OPTIMA VOTA TRUST &
5102 WOODVIEW AVE
AUSTIN TX 78756-1905

M C TILE INC (1650081)
450 LOCKHAVEN DR
HOUSTON TX 77073-5530

PULTE HOMES OF TEXAS LP
9401 AMBERGLEN BLVD
AUSTIN TX 78729-1192

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

HUR ENTERPRISES INC
6620 W CREEKVIEW DR
AUSTIN TX 78736-2339

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

CITY REACH CHURCH
3502 HATCH RD
CEDAR PARK TX 78613-5588

PARK PLACE EAST SIDE LLC
700 LAVACA ST
AUSTIN TX 78701-3101

QT SOUTH LLC (1844157)
1902 WASHINGTON AVE
HOUSTON TX 77007

SHOPS AT NEW HOPE LLC
3773 RICHMOND AVE STE 800
HOUSTON TX 77046-3723

RETAIL AT NEW HOPE LLC
3773 RICHMOND AVE STE 800
HOUSTON TX 77046-3723

HUR INDUSTRIAL LP (1714350)
719 W POWELL LN
AUSTIN TX 78753-6252

ORR WRECKER & TOWING SERVICE INC (1402693)
16500 WESTVIEW TRL
AUSTIN TX 78737-9035

ORR WRECKER & TOWING SERVICE INC (1402693)
16500 WESTVIEW TRL
AUSTIN TX 78737-9035

T RYS ENTERPRISE LLC (1885889)
3051 WOODALL DR
CEDAR PARK TX 78613-7778

KINCAID JOSEPHINE BEDNAR (173175)
PO BOX 9513
AUSTIN TX 78766-9513

STRICKLER VENTURES LLC (1493326)
2701 CAVILEER AVE
AUSTIN TX 78757-2711

POWERLANE HOLDINGS LLC (1784391)
PO BOX 82653
AUSTIN TX 78708-2653

AGENDA ITEM NO. 18

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.
Applicant: Kimley-Horn
Owner: Kimley-Horn

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a two lot subdivision in the Las Entradas North development on Hill Lane and the future Entrada Boulevard. The property is directly adjacent to the new Whole Foods Cold Storage Dist. Center and Quarter Cross Spec Industrial building. This property is zoned IN-1 Light Industrial and a site plan has been filed to construct 2 industrial buildings that are approx. 157,000 sf and 132,000 sf.

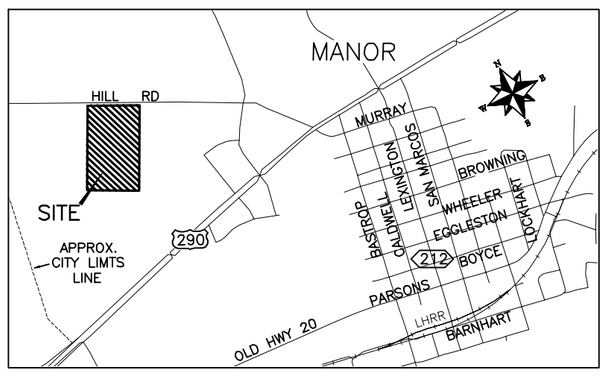
LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.

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

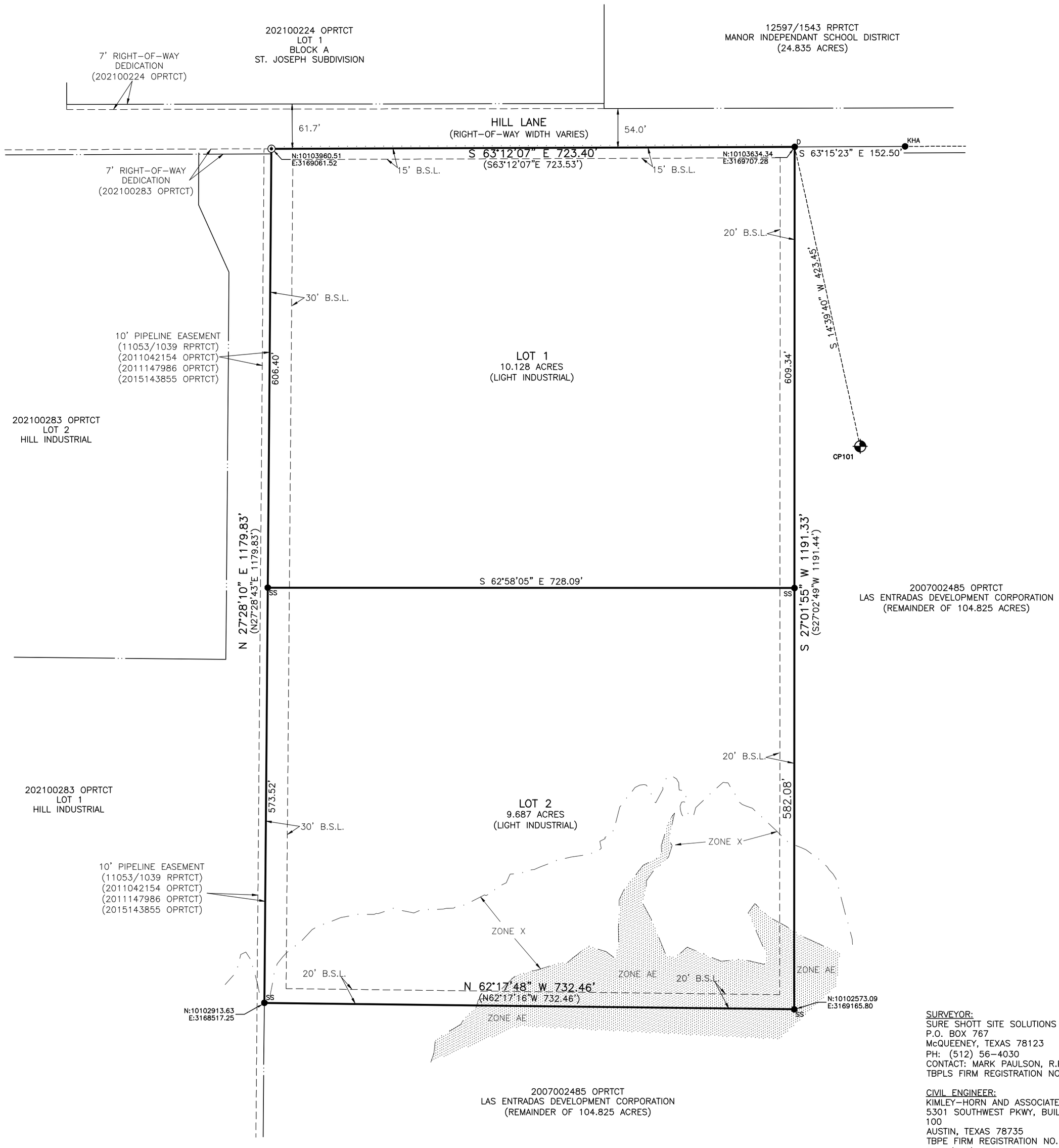


VICINITY MAP
SCALE: 1" = 2000'

LOT SUMMARY:
TOTAL NUMBER OF LOTS: 2

LOT 1 (ZONED IN-1)	10.128 ACRES	(441,162 SQ. FT.)
LOT 2 (ZONED IN-1)	9.687 ACRES	(421,956 SQ. FT.)
TOTAL	19.814 ACRES	(863,131 SQ. FT.)

0 100 200
SCALE: 1" = 100'



SURVEYOR:
SURE SHOTT SITE SOLUTIONS
P.O. BOX 767
McQUEENEY, TEXAS 78123
PH: (512) 56-4030
CONTACT: MARK PAULSON, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194784

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 646-2237
CONTACT: MEGAN A. MCPHERSON, P.E.

OWNER/DEVELOPER:
TRANSPAK MANOR FACILITY LLC
ADDRESS, CITY, STATE, ZIP
(408) 640-9493
CONTACT: BERT INCH

CONTROL/BEARING BASIS INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, CENTRAL ZONE, BASED ON GPS MEASUREMENTS.

POINT 101 (CP101).

1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:
N 10103224.68
E 3169600.10

COMBINED SCALE FACTOR=
0.9999233788
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR=
1.00007662706
(FOR GRID TO SURFACE CONVERSION)

FLOODPLAIN NOTES

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48453C0480J, DATED AUGUST 18, 2014, A PORTION OF THIS TRACT LIES WITHIN ZONE "X", (OTHER FLOOD AREAS. AREA OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE "AE". (BASE FLOOD ELEVATION DETERMINED THE 1% ANNUAL FLOOD (110 YEAR FLOOD), ALSO KNOWN AS BASE FLOOD IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OF EXCEEDED IN ANY GIVEN YEAR.)

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

LEGEND

OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
RPRTCT	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
●D	1/2" REBAR WITH "DOUCET" CAP
●KHA	1/2" REBAR WITH "KHA" CAP
●SS	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP
⊙	3/4 IRON PIPE FOUND (OR AS NOTED)
⌖	CONTROL POINT/BENCHMARK LOCATION
· · ·	PUBLIC SIDEWALK
( )	RECORD INFORMATION

TRANSPAK FINAL PLAT
CITY OF MANOR
JAMES MANOR SURVEY NO. 40, ABSTRACT 546
TRAVIS COUNTY, TEXAS

JOB NUMBER: 1107-008	TRAVIS COUNTY, TEXAS
CLIENT: ARCO MURRAY	
DATE: 02/16/23	
FIELD CREW: Z.BEDARD	SURE SHOTT SITE SOLUTIONS
OFFICE: IAS	
FB/PG: 3-2/39	P.O. Box 767 McQueeney, Texas 78123
SHEET: 1 OF 2	(512) 563-4030 www.sureshott.com

1500 County Road 269
Leander, TX 78641

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

Date: Friday, January 27, 2023

Anna Ford
Kimley-Horn
5301 Southwest Parkway
Austin TX 78735
anna.ford@kimley-horn.com

Permit Number 2023-P-1507-SF
Job Address: Trankspak Short Form Final Plat, , LA.

Dear Anna Ford,

The first submittal of the Transpak Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn and received on February 21, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

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

i. Provide identification and location of proposed uses and reservations for all lots within the subdivision. (Label the proposed uses of each lot).
ii. Update the city of Manor Acknowledgement signature personnel. Lakesha Small is the current Chairperson.
iii. Update the Clerk of Travis County personnel, to Dyana Limon-Mercado.
iv. All variances approved by the Commission shall appear as a note on the final plat. If applicable.
v. 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. (These limits should be shown on the North end of the property as based on the base map).
vi. Identify the proposed use on the plans, to verify the setback as per the City of Manors Zoning Ordinance.
vii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines.
viii. Provide the Right of Way width for Hill Lane, the city of Manor is transitioning away from R.O.W varies.
ix. Certification from all applicable taxing authorities that all taxes due on the property have been paid.
x. Add the following note: Performance and maintenance guarantees as required by the city.
xi. Reminder: A seal of the surveyor is required for approval.

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

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

Thank you,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

February 15, 2023

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

RE: ***Transpak Short Form Final Plat 2023-P-1507-SF.***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated January 27, 2023. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEWER

i) Provide identification and location of proposed uses and reservations for all lots within the subdivision. (Label the proposed uses of each lot).
Response: Proposed use has been added to each lot.

ii) Update the city of Manor Acknowledgement signature personnel. Lakesha Small is the current Chairperson.
Response: Chairperson has been updated to Lakesha Small.

iii) Update the Clerk of Travis County personnel, to Dyana Limon-Mercado.
Response: Clerk of Travis County personnel has been updated to Dyana Limon-Mercado.

iv) All variances approved by the Commission shall appear as a note on the final plat. If applicable.
Response: No variances are being requested for this site.

v) 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. (These limits should be shown on the North end of the property as based on the base map).
Response: The City limit lines are shown and called out on the vicinity map.

vi) Identify the proposed use on the plans, to verify the setback as per the City of Manors Zoning Ordinance.
Response: The proposed use and associated setbacks are shown and called out on the plat.

vii) The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines.
Response: The location of the proposed sidewalks for each sheet has been added to the plan and shown as a dotted line.

Kimley»Horn

viii) Provide the Right of Way width for Hill Lane, the city of Manor is transitioning away from R.O.W varies.
Response: Additional dimensions have been added for the Right of Way width of Hill Lane.

ix) Certification from all applicable taxing authorities that all taxes due on the property have been paid.
Response: 2022 tax receipt has been provided showing all 2022 taxes have been paid.

x) Add the following note: Performance and maintenance guarantees as required by the city.
Response: Note has been added (note 7).

xi) Reminder: A seal of the surveyor is required for approval.
Response: Plat has been sealed by surveyor (for review purposes only).

Please contact me at 737-787-7120 if additional information is required.

Sincerely,

Megan A. McPherson, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.

1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Anna Ford
Kimley-Horn
5301 Southwest Parkway
Austin TX 78735
anna.ford@kimley-horn.com

Permit Number 2023-P-1507-SF
Job Address: Trankspak Short Form Final Plat,

Dear Anna Ford,

We have conducted a review of the final plat for the above-referenced project, submitted by Anna Ford and received by our office on February 21, 2023, 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,

Tyler Shows
Staff Engineer
GBA

3/27/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Transpak Short Form Final Plat
Case Number: 2023-P-1507-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for Transpak located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Transpak, two (2) lots on 19.815 acres, more or less, and being located at the intersection of Hill Ln and Gregg Manor Rd, Manor, TX.
Applicant: Kimley-Horn
Owner: Kimley-Horn

The Planning and Zoning Commission will meet at 6:30PM on April 12, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

RYAN COMPANIES US INC
533 S 3rd ST STE 100
MINNEAPOLIS, MN 55415-7521

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

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

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

MANOR INDEPENDENT SCHOOL DISTR
PO BOX 359
MANOR, TX 78653-0359

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

AGENDA ITEM NO. 19

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
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 Road, Manor, TX.
Applicant: Madeline Hackett
Owner: Jefferson Triangle Marine, LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a two lot subdivision at the SE corner of US 290 and Kimbro Road. Under the Standard Review Process, the public hearing for this item was already conduct on Sept 14, 2022. The property was rezoned to Townhome (TH) and Medium Commercial (C-2) on August 3, 2022. They have a site plan in review for 335 townhomes and associated improvements. The City Council is also currently annexing the portion of Kimbro Road adjacent to this property so that the city, along with TxDOT, can work on the traffic mitigations.

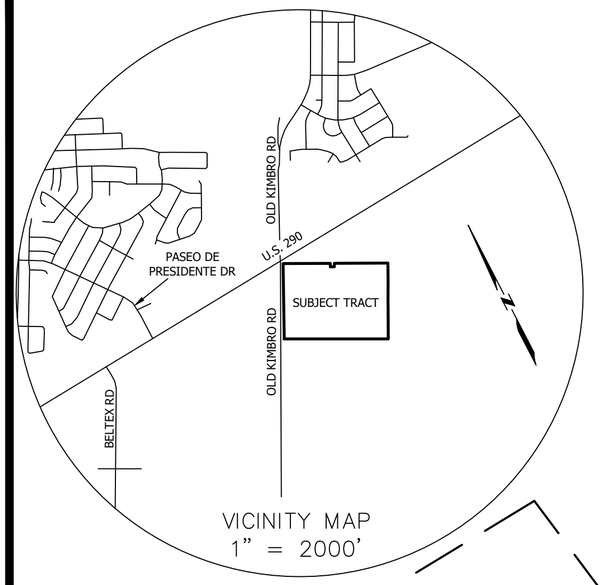
LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

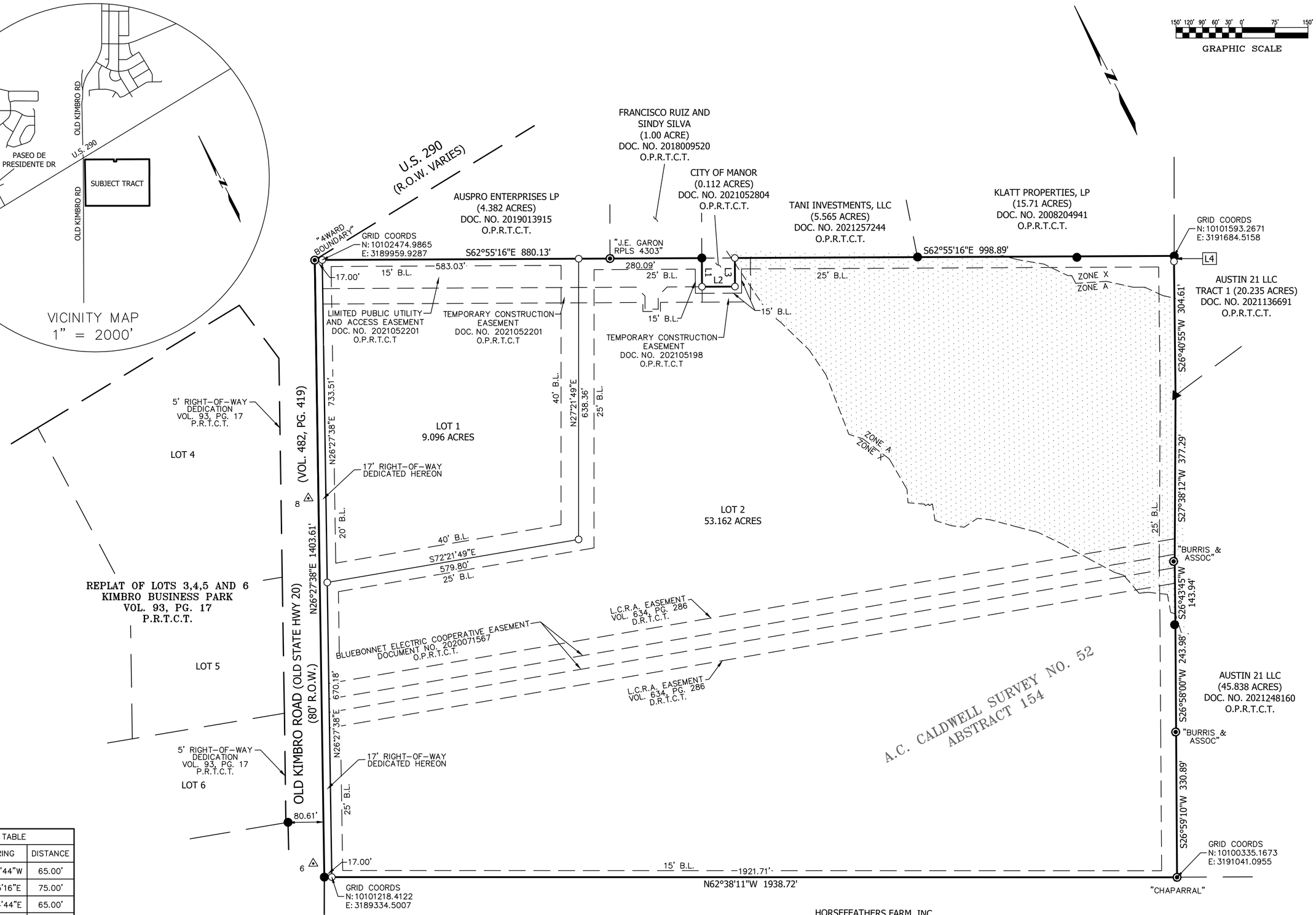
- Plat
- Engineer Comments
- Engineer Approval
- Notice
- Mailing Labels

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 Road, Manor, TX.

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





LINE TABLE		
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'

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ◉ 1/2" REBAR WITH CAP FOUND (AS NOTED)
- ○ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- ▲ 60D NAIL FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE

Benchmark Table				
Point #	Northing	Easting	Elevation	Raw Description
6	10101806.54	3189482.08	545.97	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET
8	10102549.39	3189853.86	510.70	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET

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 1.00005359.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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

LAND USE SUMMARY: OLD KIMBRO ROAD PLAT

TOTAL LOTS:	3	
NUMBER OF BLOCKS:	1	
LOT 1 (ZONED C-2)		9.096 ACRES
LOT 2 (ZONED TH)		53.162 ACRES
R.O.W. DEDICATION		0.548 ACRES
TOTAL ACREAGE:		62.806 ACRES

OWNER: JEFFERSON TRIANGLE MARINE, L.P.
SURVEYOR: LANDESIGN SERVICES, INC.
ENGINEER: KIMLEY-HORN

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

AMAVI MANOR

REVISIONS	
DATE	DESCRIPTION

PROJECT NAME: JTM OLD KIMBRO RD
JOB NUMBER: 21-021
DATE: 08/01/2022 | SCALE: 1" = 150'
DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\DWGS\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH: N/A
RPLS: FWF | TECH: JRM | PARTYCHIEF: JE
CHECKED BY: HAS | FIELDBOOK: 362

DRAWING NAME: OLD KIMBRO ROAD PLAT

SHEET 01 of 02

DRAWING PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\DWGS\OLD KIMBRO ROAD PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 9/23/2022 9:34 AM PLOT DATE: 9/23/2022 10:37 AM

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT JEFFERSON TRIANGLE MARINE, L.P., AS THE OWNER OF 62.8431 ACRES OF LAND, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 62.8431 ACRE TRACT, RECORDED IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

AMAVI MANOR

_____
NAME (TITLE)
JEFFERSON TRIANGLE MARINE, L.P.
5930 STAR LANE, SUITE A
HOUSTON, TEXAS 77057

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20___.

NOTARY PUBLIC–STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20__, A.D.
2. 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). COMBINED ADJUSTMENT FACTOR OF 1.00005359.
3. A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
4. 17 FEET OF PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE NORTHWESTERN PROPERTY LINE FOR OLD KIMBRO ROAD.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
9. WATER SERVICE WILL BE PROVIDED MANVILLE WATER SUPPLY CORP.
10. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF MANOR.

ENGINEER'S CERTIFICATION:

THAT I, MICHAEL LEE, P.E, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

_____
MICHAEL LEE, P.E. NO. 138483
KIMLEY–HORN
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
(512) 646–2237
TBPELS FIRM REGISTRATION NO. 928

LAND SURVEYOR'S STATEMENT

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

_____ _____
FRANK W. FUNK, R.P.L.S. NO. 6803 DATE

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238–7901

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 LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___ A.D. AT _____ O'CLOCK __.M. AND DULY RECORDED ON THE _____ DAY OF _____, 20___, A.D., AT _____ O'CLOCK __.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

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

_____
REBECCA GUERRERO
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

AMAVI MANOR

REVISIONS	
DATE	DESCRIPTION

PROJECT NAME: JTM OLD KIMBRO RD
JOB NUMBER: 21–021
DATE: 07/22/2022 | SCALE: 1" = 150'
DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\DWGS\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH: N/A
RPLS: FWF | TECH: JRM | PARTYCHIEF: JE
CHECKED BY: HAS | FIELDBOOK: 362

DRAWING NAME: OLD KIMBRO ROAD PLAT

SHEET 02 of 02

DRAWING PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\DWGS\OLD KIMBRO ROAD PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 9/23/2022 9:34 AM PLOT DATE: 9/23/2022 9:34 AM

1500 County Road 269
Leander, TX 78641

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

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

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 September 26, 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. 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) 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.
Lead AES
GBA

Kimley»Horn

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

PHAN HOAN VAN & THU THI HUYNH
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

AGENDA ITEM NO. 20

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	April 12, 2023
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 1, Block 15, Town of Manor, locally known as 400 E. Carrie Manor St., to reduce the rear setback to 10', and side setback to 5'.
Applicant: S&A Associate Builders Inc.
Owner: Michael Cunningham

BACKGROUND/SUMMARY:

This property is zoned SF-1 Single Family Suburban. The standard setbacks for a SF-1 lot are 25' in the front and rear and 7.5' on the side(s). Corner lots have a 15' streetside setback. Standard SF-1 lots though are a minimum of 70' wide (80' for a corner lot) and a minimum of 8,750' sf. Lots platted in the older part of the city however are 50'x115' and 5,750 sf, so our Code allows property owners with SF-1 or SF-2 lots to request reduced setbacks from the Commission in order to construct a dwelling unit that complies with the minimum dwelling unit size for that district as well as other architectural features. An SF-1 home in the historic district is a minimum of 1,500 sf of living area and would have a 2-car enclosed garage and a 100 sf covered or uncovered porch or patio. The home also cannot exceed 40% lot coverage. By reducing the rear to 10' and side to 5' (the streetside must remain at 15') a compliant SF-1 home can be constructed on a 50'x115' lot.

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

- Setback Waiver

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the Setback Waiver for Lot 1, Block 15, Town of Manor, locally known as 400 E. Carrie Manor St., to reduce the rear setback to 10', and side setback to 5'.

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

CITY OF MANOR
EST. 1872
TEXAS

SETBACK WAIVER REQUEST

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

City of Manor Code of Ordinance, Chapter 14, Exhibit A, Article II, Section 20(j)(2)

Applicant Contact Information

Name: S+A Assoc. Blders LLC (Michael Cunningham)

Address: 1208 Laurel Oak Trl

Phone Number: 561-302-3431 Email: [redacted]

Property Information

Address: 400 E. Carrie Manor St

Lot: 1 Block: 15

Zoning District: Manor

Requested Front Setback: 25'

Requested Rear Setback: 10'

Requested Side Setback: 5'

Lee Cunningham
Applicant Signature

3-8-23
Date

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8TH day of MARCH, 2023.

MANDY MARIE MILLER
Notary Public, State of Texas
Comm. Expires 03-08-2026
Notary ID 124382596

Notary Public, State of Texas

PASSED AND APPROVED on this the ____ day of _____ 2023.

THE CITY OF MANOR, TEXAS

_____
LaKesha Small
Chairperson

ATTEST:

_____
Scott Dunlop
Development Director

After recording return to:

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

115.33 ft
5758.1 ft²