



Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Regular Meeting

Wednesday, September 06, 2023 at 7:00 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

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- A.** Declaring Monday, September 11, 2023, as “*National Day of Service and Remembrance (9/11 Day)*”
- B.** Declaring Tuesday, September 19, 2023, as “*National Voter Registration Day*”
- C.** Declaring September 15 – October 15, 2023, as “*Hispanic Heritage Month*”

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

To address the City Council, please complete the white or yellow card and present it to the City Secretary, or designee prior to the meeting.

REPORTS

Reports about items of community interest on which no action will be taken.

- A. Pavement Inventory and Management Report FY2022**
Submitted by: Nikki Conley, P.E., City Engineer - George Butler Associates, Inc. (GBA)

PUBLIC HEARINGS

- 1. Conduct a public hearing on an ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.**
Applicant: Marcus Equity
Owner: Cottonwood Holdings Limited, LLC
Submitted by: Scott Dunlop, Development Services Director
- 2. Conduct a public hearing on the FY 2023-2024 Proposed Annual Budget of the City of Manor, Texas.**
Submitted by: Lydia Collins, Director of Finance

CONSENT AGENDA

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

- 3. Consideration, discussion, and possible action to approve the City Council Minutes.**
Submitted by: Lluvia T. Almaraz, City Secretary
- **August 16, 2023, City Council Regular Meeting; and**
 - **August 28, 2023, City Council Called Special Session**
- 4. Consideration, discussion, and possible action on a 1.019 acre Drainage Easement for Transpak Manor Facility, LLC.**
Submitted by: Scott Dunlop, Development Services Director
- 5. Consideration, discussion, and possible action on a Sidewalk Escrow Agreement with Transpak Manor Facility, LLC.**
Submitted by: Scott Dunlop, Development Services Director
- 6. Second and Final Reading: Consideration, discussion, and possible action on a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.**
Applicant: StreetLevel Investments
Owner: SL Manor 290 LP
Submitted by: Scott Dunlop, Development Services Director

- 7. Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

Applicant: Marcos Chavez

Owner: Marcos Chavez

Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

- 8. Reconsideration of the vote on an ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.**

Submitted by: Scott Moore, City Manager

- 9. Consideration, discussion, and possible action on setting a public hearing for the FY 2023-2024 Proposed Property Tax Rate of the City of Manor.**

Submitted by: Lydia Collins, Finance Director

- 10. Consideration, discussion, and possible action regarding compensation and benefits for City Council Members.**

Submitted by: Scott Moore, City Manager and Tracey Vasquez, HR Director

- 11. Consideration, discussion, and possible action on amending the on-call service contract for consulting services with Raftelis.**

Submitted by: Scott Moore, City Manager

- 12. Consideration, discussion, and possible action on city-owned equipment and fleet to be auctioned and/or disposed of.**

Submitted by: Scott Moore, City Manager

- 13. Consideration, discussion, and possible action on a change order to the construction contract for the Bell Farms and Presidential Glenn Lift Station Expansion project.**

Submitted by: Tyler Shows, E.I.T, City Engineer

- 14. First Reading: Consideration, discussion, and possible action on the first reading of an Ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.**

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

Submitted by: Scott Dunlop, Development Services Director

- 15. Consideration, discussion, and possible action on the Third Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Jefferson Triangle Marine, LP.**

Submitted by: Scott Dunlop, Development Services Director

- 16. Consideration, discussion, and possible action on a Development Agreement establishing development standards for the St. Joseph Catholic Church Development.**
Submitted by: Scott Dunlop, Development Services Director
- 17. Consideration, discussion, and possible action to grant members of the Manor Arts Council to restore portions of the Manor Art Park picket fence.**
Submitted by: Matt Woodard, Director of Public Works

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- *Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding 707 N. Bastrop Street Short Form Final Plat;*
- *Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; and*
- *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID.*

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during the Closed Executive Session.

- 18. Reconsideration of the vote on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.**
Applicant: SAVVY ATX REALTY LLC
Owner: Wenkai Chen
Submitted by: Scott Dunlop, Development Services Director
- 19. Reconsideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.**
Applicant: SAVVY ATX REALTY LLC
Owner: Wenkai Chen
Submitted by: Scott Dunlop, Development Services Director

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, September 1, 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



PROCLAMATION

WHEREAS, on September 11, 2001, terrorists hijacked and then flew commercial airplanes into the twin towers of the World Trade Center in New York, causing both of them to collapse, and the Pentagon in Washington, inflicting severe damage. A fourth terrorist-hijacked plane crashed into a field in Shanksville, Pennsylvania, when passengers who became aware of the attacks attempted to take the plane back; and

WHEREAS, that day and the days that followed our Country was united, Americans no matter race, background or Religion were all united in prayer and with a resolve to help the families of victims and first responders who were never given the opportunity to live out their full lives; and

WHEREAS, On Patriot Day and National Day of Service and Remembrance, we honor every life that was taken too soon. We honor the first responders — firefighters, law enforcement officers, emergency workers, and service members — who answered the call of duty, and the brave civilians who rushed into action to save lives that day. Their courage embodies the American spirit and resilience, and their heroism continues to inspire new generations of Americans; and

WHEREAS, it is our sacred duty to never forget the events that transpired on that painful day in our country's history. So future generations can be reminded that when Americans from all walks of life unite together, we are stronger as a country.

NOW, THEREFORE, I, Dr. Christopher Harvey, Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim Monday, September 11, 2023, as:

“National Day of Service and Remembrance (9/11 Day)”

In the City of Manor and call upon all citizens to observe this day with appropriate ceremonies and activities, including remembrance services, and to observe a moment of silence beginning at 8:46 a.m. Eastern daylight time to honor the innocent victims who perished as a result of the terrorist attacks on September 11, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manor to be affixed this 6th day of September 2023.

Dr. Christopher Harvey, Mayor
City of Manor



PROCLAMATION

WHEREAS, The National Association of Secretaries of State (NASS) established the first National Voter Registration Day on September 25, 2012; and

WHEREAS, every year, millions of Americans find themselves unable to vote because they miss a registration deadline, don't update their registration, or aren't sure how to register; and

WHEREAS, on Tuesday, September 19th volunteers and organizations from all over the country will "hit the streets" in a single day of coordinated field, technology, and media efforts; and

WHEREAS, National Voter Registration Day seeks to create broad awareness of voter registration opportunities to reach tens of thousands of voters who may not register otherwise; and

WHEREAS, National Voter Registration Day is a day of civic unity. It's an opportunity to set aside differences, enjoy the rights and opportunities we all share as Americans, and celebrate our democracy.

NOW, THEREFORE, I, Dr. Christopher Harvey, Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim Tuesday, September 19, 2023, as:

"National Voter Registration Day"

in the City of Manor and encourage all citizens to register to vote and make your voices heard and vote count!

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of Manor on this 6th day of September 2023.

Dr. Christopher Harvey, Mayor
City of Manor



PROCLAMATION

WHEREAS, The Hispanic Heritage observance began in 1968 as Hispanic Heritage Week under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988; and

WHEREAS, National Hispanic Heritage Month celebrates the accomplishments of Hispanic Americans, who have enriched our culture and society and helped make America into the incredible country it is today; and

WHEREAS, Hispanic-American men and women embody the American values of devotion to faith and family, hard work, and patriotism through their countless contributions as leaders, innovators, entrepreneurs, and members of our Armed Forces; and

WHEREAS, Hispanics have enhanced and shaped our natural character with centuries-old traditions that reflect the multi-ethnic and multicultural customs of their communities, while adding their own distinct and dynamic perspectives to the story of our country; and

WHEREAS, September 15 – October 15 is recognized as National Hispanic Heritage Month, which is a time to honor the invaluable ways Hispanics contribute to our common goals, celebrate their diverse cultures, and to work towards a stronger, more inclusive, and more prosperous society for all; and

WHEREAS, Hispanic-Americans represent a significant and fast-growing demographic of the City of Manor, we honor the invaluable ways they contribute to our great city.

NOW THEREFORE, I, Dr. Christopher Harvey, Mayor of the City of Manor, Texas, and on behalf of the Manor City Council, do hereby proclaim September 15 – October 15, 2023, as:

“Hispanic Heritage Month”

in the City of Manor and encourage all citizens to learn more about those of Hispanic heritage and to observe this month with appropriate programs and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Manor to be affixed this 6th day of September 2023.

Dr. Christopher Harvey, Mayor
City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Nikki Conley, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Report: Pavement Inventory and Management Report for the City of Manor prepared by George Butler Associates, Inc. (GBA).

BACKGROUND/SUMMARY:

GBA was chosen by the City of Manor to develop the Manor Pavement Management Program and provide three (3) annual updates for the program. The Year 2 report update for FY 2022 assessments provides the maintenance, full-depth reconstruction, and mill and overlay recommendations for FY 2023 through 2026. The current FY 2022 projects under design are also included for documentation.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Yes, Funding through Cap Metro funds and Street and Drainage Department Funds
PRESENTATION: Yes
ATTACHMENTS: Yes

- Pavement Inventory and Management Report FY2022

STAFF RECOMMENDATION:

A proposed street improvement list for the FY 2023 funding was developed based on staff input and existing conditions reviews.

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

Pavement Inventory and Management Report Update for FY 2022 Manor, Texas



Prepared by:



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Nikki Conley
6/6/2023

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Summary

This report is an annual update to the 2021 Pavement Inventory and Management Report submitted by GBA in October 21, 2021 to the City of Manor to initiate a city wide pavement management program (PMP). The goal of the initial Report was to provide the city with a defined system of prioritizing street preservation activities. The number of city maintained centerline miles has continued to grow as the city population and businesses increase. In order to make annual recommendations and program updates, all streets are inventoried and rated every year.

Similar to the initial Report, for the Fiscal Year (FY) 2022 update, GBA utilized the City's GIS information to establish a street network inventory and collected video imagery of the City's pavement network. Imagery was submitted for analysis via the third-party's artificial intelligence (AI) algorithm to establish pavement condition ratings for each road segment in the City network. In 2022, the third-party vendor was updated from RoadBotics to Goodroads. Though both platforms provide a consistent objective pavement condition rating, this change in vendors facilitated a change in the analysis algorithm and road condition factors. The annual video collection was performed during December 2022. A summary of the updated pavement inventory and condition ratings is included within this report.

Using the pavement ratings and recommended preservation strategies, a multi-year analysis was performed through 2026 based on the following FY 2023 budget:

- \$800,000 Project Management and Program Development
- \$1,500,000 2023 Cap Metro Project

Following the submission of the 2021 Report, the City completed multiple proactive mill and overlay, full reconstruction, and preservation improvements on select segments throughout the City in FY 2021 and began design of additional segments in FY 2022. A listing of the impacted street segments is found in Tables 1 through 4.

The FY 2022 update accommodates these proactive improvements and request by the City to select whole neighborhoods for the FY 2023 preservations improvements. Deviations from the strategy to perform 80% rehabilitation and preservation improvements with 20% reconstruction of the City's pavement network and the change in pavement analysis vendors had multiple impacts on the FY 2022 Update:

- The recommendations for each street segment are not linear from 2021 report recommendations.
- Recommendations for FY 2023 do not include streets or segments the City has set aside for future separate projects.
- The percentage of the budget needed for reconstruction and preservation improvements to maintain or improve the overall street network PCI rating was variable. This ranged from 41% reconstruction up to 84% reconstruction per fiscal year.

Age and history of pavement maintenance is partially available for the City network via various sources. It remains our recommendation for the City to record and maintain this data to determine the rate of the city's pavement deterioration and appropriate local maintenance strategies for the future.

Pavement Condition Rating Examples

The Pavement Condition Index (PCI) rating range from 100 to 0 (Good to Failed) will remain consistent from FY 2021 to FY 2022; however, the pavement conditions that fall within each range varied when pavement roughness was added for FY 2022 analysis.



Rating: 100-90 (Good)



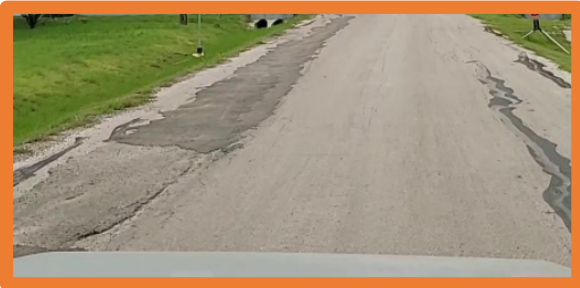
Rating: 90 – 80 (Good/Satisfactory)



Rating: 80-70 (Satisfactory)



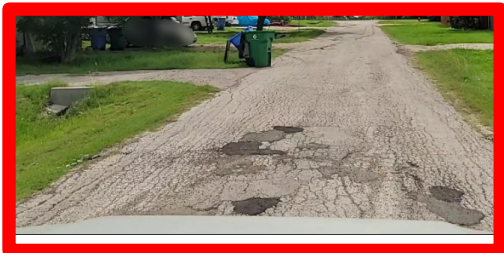
Rating: 70 – 60 (Fair)



Rating: 60-50 (Fair/Poor)



Rating: 50 – 40 (Poor/Failed)



Rating: < 40 (Failed)

FY 2022 Pavement Network Inventory

The City of Manor's pavement network consists of approximately 62 centerline miles. Approximately 16 miles of new roadway were built and became active since the 2021 Report data collection was performed in June 2021. For a city maintained street inventory by segment, along with FY 2022 identified levels of surface distress, see Exhibit 1. For a FY 2022 map showing the each segment's PCI rating, see Exhibit 2. A summary map by functional classification of major arterials, primary collectors and local streets is provided in Exhibit 3. The FY 2021 overall weighted pavement rating for the City's network was 69.3. The FY 2022 weighted average PCI rating for the City's network is 89.1 based on the score per the length of each segment. The rise in the PCI ratings for the network is a combination of FY 2021 improvements and the change in third party pavement analysis. Recommendations in the Analysis Table Exhibit 6 are provided to maintain or increase the existing PCI rating within the forecasted budget.

FY 2022 Preservation Scenarios

The pavement treatments shown below were selected for the analysis of street preservation scenarios, see the 2021 report for additional treatment options. Additionally, techniques may be adjusted based on specific distresses once individual projects are identified.

- **Complete reconstruction.** Use for pavement with a rating below 50, indicating a failed pavement structure beyond the point of salvaging through rehabilitation or preservation.
- **Mill and Overlay.** Used for pavements rated between 50 and 55.
- **Scrub Seal.** Used for pavements between 55 and 90.
- **Rejuvenating Fog Seal.** Used for pavements between 90 and 94.

The recommended improvements were modeled to estimate the pavement ratings over time based on the PCI impact of the improvement techniques used. Models based on the pavement network ratings will continue to fluctuate as selections for improvement projects vary due to local selection factors and as local cost are subject to market conditions.

A limitation of the PCI rating system is certain types of pavements or base failure are not accounted for in criteria. An example location with utility crossing settlement or trench deformation is the Paseo de Presidente pavement. The distress issues related to utility crossings not accounted for in criteria rating system and warrant additional consideration for reconstruction.

FY 2023 Recommendations

The initial 2021 Report recommendations remain applicable for implementing a Pavement Management Plan. With preventative maintenance the majority of factors leading to premature pavement disrepair can be mitigated and the lifetime of the pavement extended. A citywide goal remains to annually assess the network for recommendations to extend the life cycle of pavement in good condition and perform pavement reconstruction for failed sections.

It is also recommended that the City formalize the street maintenance log with historical data for each road segment. One avenue to fulfill this recommendation would be to explore a project to convert historical records and provide training to City staff. This include the storing information about the pavement condition, history, traffic, classification, physical characteristics, maintenance, etc.

Implementation Plan

After the 2021 Pavement Inventory and Management Report the city initiated the street improvements projects summarized in Tables 1 and 2. These are specific to the FY 2021 budget of \$888,149.75 from the City and Cap Metro funding. The City allocated approximately 77% to full pavement reconstruction and 23% to rehabilitation and preservation improvements. The PCI ratings reflect the 2021 Report analysis and video collection performed during June 2021. See Exhibit 3 for City of Manor paving improvements completed during FY 2021. Crack sealing maintenance, not shown, was performed for the Wildhorse and Greenbury neighborhoods. The paving improvements budget has been allocated to the following number of centerlane miles for FY 2021 and 2022:

- 0.5 miles of overlay in FY 21
- 0.6 miles of reconstruction in FY 21
- 2.6 miles of mill and overlay in FY 22
- 1.6 miles of reconstruction in FY22

Table 1 – Overlay Projects (FY 21)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2021 PCI
2009653	W Parsons	North Bastrop	N Caldwell	315	841	59.7
2009656	W Parsons	N Caldwell	Lexington	338	901	78.5
2009695	S San Marcos	E Carrie Manor	E Burton	330	881	36.2
2009516	E Lane	N Burnet	N LaGrange	320	852	28.2
2009539	E Rector	N Burnet	N LaGrange	322	859	47.2
2009550	E Townes	N Burnet	N LaGrange	328	873	2.6
2009561	Browning	Lexington	N Burnet	341	909	59.8
2009565	Browning	N Burnet	LaGrange	327	871	62.5
--	Alley behind Dewett's					

Table 2 – Full Reconstruction Projects (FY 21)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2021 PCI
2009499	N Caldwell	US 290	W Murray	338	900	44.0
2009507	N Caldwell	W Murray	W Lane	314	838	22.0
2009525	N Caldwell	W Lane	Rector	308	821	32.6
2009536	N Caldwell	Rector	W Townes	169	449	32.6
2009728	N Bastrop	US 290	W Murray	260	695	22.8
2009678	S San Marcos	Railroad	E Carrie Manor	308	822	12.9
2009645	W Parsons	City Limits	North Bastrop	1457	3885	33.4

Current design projects or recently completed design projects for City Capital paving improvements are summarized in Tables 3 and 4 below. Approximately 43% of the FY 2022 is allocated to full pavement reconstruction and 57% to rehabilitation and preservation improvements.

Table 3 - Mill and Overlay Projects (FY 22)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2021 PCI
2009666	N San Marcos	Parsons	E Boyce	330	880	81.5
2009640	N San Marcos	E Boyce	Eggleston	327	871	100.0
2009701	San Marcos	Brenham/Blake Manor	Burton	320	854	75.7
2009580	N Burnet	Wheeler	E Browning	331	884	60.3
2009560	N Burnet	E Browning	Townes	330	880	80.4
2009674	Carrie Manor	S Bastrop	S Caldwell	340	905	68.9
2009675	Carrie Manor	S Caldwell	S Lexington	310	828	62.5
2009676	Carrie Manor	S Lexington	S Burnet	332	885	51.0
2031526	N Burnet	E Murray	US-290	483	1289	65.8
2009504	Bastrop	Murray	W Lane	308	822	60.6
2009521	Bastrop	W Lane	Rector	314	838	57.9
2009533	Bastrop	Rector	Townes	163	435	57.9
2009553	Bastrop	Townes	Browning	329	878	57.2
2009569	Bastrop	Browning	Wheeler	334	891	54.2
3287785	Shadowglen	Hwy 290	Pillion	941	2510	60.0
3293227	Lexington	Hwy 290	Christina Garza	3171	8456	59.0
3346012	Gregg Manor	Manor Middle School	Manor Elementary	1435	3826	73.1
3283342	Gregg Manor	Hill	Manor Middle	2606	6950	75.2
5302971	Gregg Manor	Genome	Hill	485	1293	81.6
2009494	Gregg Manor	Hwy 290	Genome	606	1616	79.7

Table 4 - Full Reconstruction Projects (FY 22)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2021 PCI
2009619	N Lampasas	Eggleston	Wheeler	317	846	60.5
2009595	N Lampasas	Wheeler	Browning	338	901	74.4
2031537	N Lampasas	E Browning	N Lockhart	435	1161	56.5
2040137	N Lockhart	N Lampasas	E Browning	238	636	74.4
2009555	N Caldwell	Browning	Townes	331	883	53.7
2009651	E Boyce	Lockhart	Old Hwy 20/FM 973	213	567	50.1
--	San Marcos	Eggleston	Wheeler			New
2009646	N Lockhart	E Boyce	E Eggleston	321	856	52.8
2009603	E Wheeler	N Lampasas	Gregg	328	876	79.3
2009605	E Wheeler	Gregg	Old Hwy 20/ FM 973	72	192	93
2009685	E Carrie Manor	S Lampasas	S Lockhart	292	779	65.7
2009682	E Carrie Manor	S Lockhart	S San Marcos	333	887	51.9
2009677	E Carrie Manor	S San Marcos	S Burnet	377	1006	48.6
2009679	E Carrie Manor	S San Marcos	S Burnet	290	773	78.3

The following recommendations are specific to the FY 2023 budget update and on-going coordination with the City since the previous report with approximately 59% FY 2023 budget full pavement reconstruction and 42% to rehabilitation and preservation improvements. This percentage is above the original recommended 20/80 split for reconstruction and preservation improvements to accommodate continuous street lengths for reconstruction, City street selection discussions, and the impact on the scenario modelling of streets that received reconstruction outside of the recommended sequence of maintenance.

The PCI ratings for FY 2022 are based on video collection performed during December 2022. See Exhibit 5 for a map of the recommended street improvements for FY 2023. Details for the citywide multi-year improvement recommendations and necessary minimum funding levels through FY 2026 are provided in Exhibit 6. The largest year of improvements is forecast for FY 2025 due to longer segments in need of reconstruction.

The City has multiple pending improvement projects planned for continuous long street segments such as Blake Manor Road/Brenham Street, Voelker Lane, and Kimbro Road to be funded separately. Therefore, we have limited any related recommendations for those roadway segments in this report. The annual Pavement Inventory and Management Report recommendations project the following number of centerlane miles of paving improvements for FY 2023 thru FY 2026:

- | | |
|---|---|
| <p>Mill and Overlay</p> <ul style="list-style-type: none"> • 0.9 miles in FY 23 • 1.0 mile in FY 24 • 0.7 mile in FY 25 • 0.7 mile in FY 26 | <p>Full Reconstruction</p> <ul style="list-style-type: none"> • 0.9 miles in FY 22 • 1.0 mile in FY 24 • 1.5 miles in FY 25 • 1.0 mile in FY 26 |
|---|---|

Table 5 - Mill and Overlay Projects (FY 23)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2022 PCI
2009593	CALDWELL	E Wheeler	E Eggleston	333	889	51.3
2009652	CALDWELL	E Boyce	E Parsons	334	890	71.9
2036916	HAMILTON POINT	Jaron	Trevin Cove	299	797	52.4
2009542	RECTOR	N La Grange	Dead End	330	881	52.9
2009691	BURNET	E Carrie Manor	E Burton	328	874	55.5
2009606	BURNET	E Wheeler	E Eggleston	331	882	59.2
2009631	BURNET	E Eggleston	E Boyce	328	875	60.8
2009503	MURRAY	N Burnet	N La Grange	329	877	56.9
2009502	MURRAY	N Lexington/FM 973	N Burnet	341	910	59.1
2031540	LLANO	E Parson	Dead End	696	1855	57.1
2009642	J F NAGLE	E Parson	S Lampasas	158	421	58.2
2009648	J F NAGLE	S Lampasas	Smith	78	207	69.5
2009594	EGGLESTON	N Bastrop	N Caldwell	327	872	59.1
3299953	SMITH	Dead End	J F Nagle	191	510	61
2031533	TOWNES	Dead End	N Bastrop	245	654	71.8

Table 6 - Full Reconstruction Projects (FY 23)

ID	Roadway	From	To	Length (FT)	Area (SQYD)	2022 PCI
2031536	WHEELER	Dead End	N Bastrop	233	621	24.7
2009577	WHEELER	N Caldwell	N Lexington/FM 973	332	886	37.8
2009615	CALDWELL	W Boyce	E Eggleston	325	866	42.4
2009572	CALDWELL	E Wheeler	E Browning	333	889	44.6
2031549	J F NAGLE	S Lampasas	Smith	613	1634	51
2031535	BROWNING	Dead end	N Bastrop	265	707	52.2
2009602	GREGG**	E Wheeler	E Browning	321	855	54
3299956	SMITH	John Nagle	High School	226	602	53.7
2009690	BURTON	S Caldwell	Lexington/FM 973	318	849	43
2009687	BURTON	S Bastrop	S Caldwell	338	902	47.3
2009696	BURTON	S LaGrange	S San Marcos	334	891	55.3
2009692	BURTON	Lexington	S Burnet	328	876	65.9
2009552	TOWNES	N La Grange	Mid-block	327	871	49.1
2009554	TOWNES	Mid-block	Dead End	175	466	49.1

** The City is currently investigating the 6" waterline along Gregg Street for replacement with a new waterline inside right-of-way. We recommend this work be completed prior to the road reconstruction.

Street preservation maintenance treatments are recommended for roads that are not receiving reconstruction or mill and overlay improvements in the following neighborhoods:

- Rejuvenating Fog Seal treatment for the Wildhorse, Greenbury, and Bell Farms neighborhoods.
- Use remaining budget for annual or biennial crack sealing across the street network when small cracks form but are not alligator or fatigue cracking
- The City is no longer pursuing chip sealing treatments due to local community feedback and complaints, these have been replaced with scrub sealing recommendations.

In conclusion the PCI and video analysis of the city of Manor pavement network continues to be an important tool for budgeting and prioritizing street preservation activities. It should also be combined with the local observations by City staff of surface distress and structural inadequacy for a holistic approach to annual roadway maintenance and improvements.

Appendix

Exhibit 1 – Pavement Inventory (FY 22)

Exhibit 2 – Street Rating (PCI) Map (FY 22)

Exhibit 3 – Street Classifications Map (FY 22)

Exhibit 4 – Street Improvements Map (FY 21)

Exhibit 5 – Street Improvements Map – Recommended (FY 23)

Exhibit 6 – (80/20) Analysis Table – Recommended (Update for FY 22)

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500543	2009494	GREGG MANOR	606.1	1616.3	79.7	0.4	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500975	2009499	CALDWELL	337.5	900.1	94.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0
500433	2009502	MURRAY	341.2	909.8	59.1	2.8	0.4	0.0	0.0	0.2	0.2	0.5	0.1	0.0	0.2	0.0	0.0
500642	2009503	MURRAY	328.8	876.8	56.9	1.6	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
500978	2009504	BASTROP	308.2	821.8	88.9	0.3	0.0	0.4	0.2	0.5	0.6	0.2	0.0	0.0	0.0	0.0	0.0
501047	2009507	CALDWELL	314.1	837.5	94.0	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
501142	2009508	LANE	333.6	889.5	99.2	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500979	2009511	LANE	338.6	903.0	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501180	2009513	BURNET	323.4	862.5	97.9	0.0	0.3	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
500717	2009514	LANE	339.1	904.3	72.5	3.0	0.1	0.0	2.6	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500760	2009515	LA GRANGE	258.0	688.1	97.2	0.0	0.0	0.0	0.3	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501086	2009516	LANE	319.6	852.3	99.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501128	2009518	LANE	336.2	896.5	95.4	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500768	2009521	BASTROP	314.3	838.2	79.3	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500977	2009525	CALDWELL	307.8	820.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500570	2009533	BASTROP	163.4	435.7	55.1	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501187	2009534	BURNET	308.2	821.8	100.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500963	2009535	RECTOR	340.1	907.0	100.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501147	2009536	CALDWELL	168.5	449.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500562	2009537	TOWNES	332.1	885.5	97.0	0.0	0.0	0.0	0.2	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0
500952	2009538	LA GRANGE	319.3	851.4	96.7	0.2	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501073	2009539	RECTOR	322.3	859.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500996	2009542	RECTOR	330.3	880.9	52.9	0.0	0.0	1.2	0.0	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0
500607	2009544	TOWNES	337.4	899.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501116	2009545	BURNET	169.9	453.0	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501169	2009546	TOWNES	341.1	909.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500980	2009549	LA GRANGE	168.6	449.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500538	2009550	TOWNES	327.5	873.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500683	2009552	TOWNES	326.5	870.7	49.1	6.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500960	2009553	BASTROP	329.3	878.2	63.1	4.4	0.6	0.0	1.2	0.1	0.5	0.5	0.0	0.0	0.0	0.0	0.4
500492	2009554	TOWNES	174.8	466.2	49.1	6.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500529	2009555	CALDWELL	331.1	882.9	53.7	9.8	1.9	0.0	0.0	0.7	0.8	0.7	0.0	0.0	0.3	0.0	0.1
501111	2009556	BROWNING	328.0	874.6	96.4	0.0	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501093	2009558	BROWNING	337.5	900.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501126	2009560	BURNET	329.9	879.6	80.4	1.0	0.0	0.0	0.0	0.3	0.3	2.3	0.0	0.0	0.0	0.0	0.0
501007	2009561	BROWNING	340.9	909.0	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500496	2009564	LA GRANGE	324.5	865.3	82.6	0.0	0.0	0.0	1.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500510	2009565	BROWNING	326.6	871.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501065	2009567	BROWNING	231.3	616.9	100.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500513	2009569	BASTROP	334.4	891.6	60.1	0.8	0.1	0.0	0.9	0.2	0.2	0.0	0.0	0.0	0.0	0.1	0.0
501165	2009570	BROWNING	231.7	617.9	51.1	3.0	0.0	0.0	0.8	0.0	0.0	0.0	0.3	0.0	1.8	0.0	0.0
500450	2009571	BROWNING	327.5	873.4	47.8	13.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500585	2009572	CALDWELL	333.3	888.9	44.6	19.8	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
500655	2009573	WHEELER	323.4	862.4	79.9	0.0	0.0	0.0	8.3	0.0	0.0	0.0	0.7	0.0	0.9	0.0	0.0
500749	2009575	BROWNING	323.4	862.3	49.4	8.2	0.0	0.0	0.0	0.3	0.6	11.1	0.0	0.0	0.0	0.0	0.4
500792	2009577	WHEELER	332.3	886.2	37.8	11.3	0.0	0.0	0.3	0.2	0.2	0.9	0.4	0.0	0.0	0.0	0.0
500799	2009580	BURNET	331.4	883.8	60.3	3.2	0.0	0.0	0.0	1.4	1.6	1.7	0.0	0.0	0.0	0.0	0.2
500478	2009581	WHEELER	340.2	907.3	93.3	0.0	1.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500882	2009585	LA GRANGE	335.7	895.2	100.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500907	2009586	WHEELER	324.0	864.0	96.4	0.0	0.0	0.0	5.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500578	2009588	WHEELER	329.8	879.5	99.9	0.0	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500831	2009589	BASTROP	333.2	888.5	67.9	1.6	0.2	0.0	1.1	0.1	0.1	4.0	0.0	0.0	0.0	0.0	0.0
501121	2009590	LOCKHART	340.2	907.1	71.2	4.4	0.5	0.0	12.1	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500827	2009591	WHEELER	337.8	900.9	99.9	0.0	0.0	0.0	21.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Item A.

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500790	2009593	CALDWELL	333.5	889.3	51.3	6.7	0.0	0.0	0.1	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500995	2009594	EGGLESTON	327.0	871.9	59.1	6.5	0.0	0.0	0.3	0.2	0.2	0.8	0.0	0.0	0.0	0.0	0.0
500481	2009595	LAMPASAS	337.9	901.0	74.4	1.0	0.0	0.0	5.5	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501110	2009596	WHEELER	325.5	868.0	90.1	1.7	0.0	0.3	20.6	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500618	2009599	EGGLESTON	330.1	880.2	74.2	2.4	0.4	0.0	0.0	2.1	2.9	0.0	0.0	0.0	0.0	0.0	0.8
500809	2009602	GREGG	320.6	855.0	54.0	14.0	0.0	1.0	0.0	0.0	0.1	2.5	0.0	0.0	0.0	0.0	0.0
500537	2009603	WHEELER	328.4	875.9	79.3	0.7	0.0	1.6	1.6	0.2	0.3	0.0	0.0	0.0	7.8	0.0	0.1
501101	2009604	PARSONS	334.9	893.0	94.6	0.0	0.0	0.0	3.3	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
500965	2009605	WHEELER	71.9	191.6	93.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.6	0.0	0.3
500440	2009606	BURNET	330.8	882.0	59.2	3.9	0.0	0.0	0.0	2.5	2.5	0.0	0.1	0.0	0.0	0.0	0.0
500818	2009607	EGGLESTON	337.8	900.8	92.5	0.1	0.0	0.0	2.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.2
500849	2009608	LA GRANGE	329.8	879.5	99.9	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500949	2009609	EGGLESTON	322.8	860.7	90.6	0.4	0.0	0.0	4.5	0.3	0.3	0.0	0.0	0.0	0.3	0.0	0.1
500501	2009611	EGGLESTON	329.1	877.6	76.0	0.5	0.0	0.0	6.6	0.7	0.8	0.0	0.7	0.0	0.0	0.0	0.1
500676	2009612	BASTROP	324.1	864.3	95.1	0.2	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501044	2009613	LOCKHART	325.2	867.1	81.0	0.0	0.0	0.0	1.1	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0
500667	2009614	EGGLESTON	337.9	901.1	91.2	0.2	0.0	0.0	2.2	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
500786	2009615	CALDWELL	324.6	865.6	42.4	4.9	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500596	2009616	BOYCE	322.3	859.5	86.2	1.1	0.0	0.0	0.4	0.3	0.3	0.2	0.0	0.0	0.0	0.0	0.0
500742	2009617	JOYCE TURNER	1190.1	3173.5	92.7	0.0	0.0	0.0	0.0	0.1	0.1	0.9	0.0	0.0	0.0	0.0	0.0
500678	2009619	LAMPASAS	317.4	846.4	60.5	2.1	0.0	0.0	0.5	0.4	0.4	0.1	0.0	0.0	0.0	0.0	0.0
500837	2009620	EGGLESTON	325.1	866.9	94.7	0.2	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501017	2009621	PARSONS	405.3	1080.7	99.0	0.0	0.0	0.0	1.4	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500986	2009622	EGGLESTON	133.4	355.7	76.8	2.1	0.0	0.0	23.8	0.5	0.8	0.0	0.0	0.0	0.1	0.0	0.3
501149	2009625	BOYCE	335.7	895.1	85.2	1.1	0.0	0.0	2.2	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500852	2009628	EGGLESTON	193.0	514.7	66.8	6.2	0.0	0.0	0.0	0.6	1.2	0.0	0.0	0.0	1.7	0.0	0.6
500745	2009631	BURNET	328.2	875.3	60.8	6.1	0.0	0.0	0.0	2.1	2.8	0.9	0.0	0.0	0.2	0.0	0.7
500627	2009632	BOYCE	330.5	881.4	84.0	0.3	0.0	0.0	0.0	0.6	0.9	0.0	0.0	0.0	0.0	0.0	0.3
500733	2009633	PARSONS	145.0	386.6	92.4	0.0	0.0	0.0	1.8	0.4	0.6	0.0	0.0	0.0	0.0	0.0	0.2
501069	2009634	PARSONS	59.3	158.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501074	2009635	LAMPASAS	155.5	414.7	84.5	0.0	0.0	0.0	0.4	0.2	0.2	0.0	0.0	0.0	1.6	0.0	0.0
500971	2009636	LA GRANGE	323.5	862.8	79.4	0.8	0.4	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0
500728	2009637	BOYCE	325.5	868.1	80.6	0.0	0.0	0.0	0.0	1.8	1.8	0.0	0.0	0.0	0.0	0.0	0.0
500617	2009640	SAN MARCOS	326.7	871.2	100.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501045	2009641	BOYCE	331.9	885.0	62.5	5.0	0.0	0.0	0.5	1.5	1.6	0.0	0.0	0.0	4.0	0.0	0.1
501085	2009642	J F NAGLE	157.9	421.1	58.2	3.7	2.9	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
500956	2009643	PARSONS	264.6	705.7	91.7	0.0	0.0	0.0	0.0	0.5	0.8	0.0	0.0	0.0	0.0	0.0	0.3
501068	2009644	BASTROP	329.5	878.8	92.5	0.2	0.0	0.0	0.0	0.1	0.1	1.2	0.0	0.0	0.0	0.0	0.0
500810	2009645	PARSONS	1456.7	3884.6	99.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500435	2009646	LOCKHART	321.0	856.0	52.8	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501008	2009647	BOYCE	334.3	891.4	71.8	3.0	0.0	0.0	3.8	1.3	1.7	0.0	0.0	0.0	0.0	0.0	0.4
501164	2009648	J F NAGLE	77.8	207.4	69.5	1.7	0.0	0.0	0.0	1.9	1.9	0.9	0.0	0.0	0.0	0.0	0.0
501058	2009650	PARSONS	205.7	548.5	87.9	0.0	0.0	0.0	0.2	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0
500767	2009651	BOYCE	212.8	567.4	50.1	10.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501062	2009652	CALDWELL	333.6	889.5	71.9	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500447	2009653	PARSONS	315.3	840.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500874	2009656	PARSONS	337.9	901.2	90.6	0.0	0.0	0.0	0.0	0.5	0.6	0.0	0.0	0.0	0.0	0.0	0.1
500634	2009659	BURNET	323.7	863.1	96.1	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500926	2009660	PARSONS	331.5	884.0	99.5	0.0	0.0	0.0	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501150	2009661	PARSONS	312.6	833.7	92.6	0.0	0.0	0.0	0.0	0.4	0.4	1.3	0.0	0.0	0.0	0.0	0.0
500704	2009662	LOCKHART	221.6	590.8	66.0	4.2	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
500698	2009664	LA GRANGE	336.5	897.3	90.8	0.4	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500674	2009665	PARSONS	320.4	854.5	99.6	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500916	2009666	SAN MARCOS	330.0	879.9	81.5	0.0	0.0	0.0	0.0	4.2	4.7	0.0	0.0	0.0	0.0	0.0	0.4

Item A.

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501152	2009667	PARSONS	342.2	912.5	95.5	0.0	1.2	0.0	0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500781	2009668	PARSONS	350.9	935.9	94.3	0.0	0.1	0.0	1.3	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0
501183	2009672	LAMPASAS	326.8	871.5	92.6	0.0	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500920	2009673	JESSIE	326.7	871.3	76.0	0.1	0.0	0.0	0.0	1.7	1.7	0.0	0.1	0.0	0.0	0.0	0.0
500718	2009674	CARRIE MANOR	339.5	905.4	68.9	3.6	0.0	0.0	0.0	1.2	1.7	0.0	0.0	0.0	0.0	0.0	0.5
500922	2009675	CARRIE MANOR	310.4	827.6	62.5	3.7	0.0	2.0	0.0	1.0	1.4	0.0	0.0	0.0	0.3	0.0	0.4
501170	2009676	CARRIE MANOR	331.9	885.1	51.0	9.9	0.0	1.3	0.0	0.3	0.3	0.3	0.1	0.0	0.0	0.0	0.1
500776	2009677	CARRIE MANOR	377.3	1006.2	48.6	9.4	0.0	0.0	0.0	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0
500462	2009678	SAN MARCOS	308.1	821.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501157	2009679	CARRIE MANOR	289.8	772.9	78.3	0.3	0.0	0.0	0.0	0.1	0.5	0.7	0.1	0.0	0.3	0.0	0.4
500896	2009681	LOCKHART	315.8	842.1	80.8	0.5	0.0	0.0	0.0	2.8	2.9	0.0	0.0	0.0	0.0	0.0	0.1
500512	2009682	CARRIE MANOR	332.5	886.7	51.9	10.2	0.0	0.0	0.0	0.6	0.6	0.0	0.1	0.0	1.7	0.0	0.0
501131	2009683	BASTROP	348.8	930.2	87.1	0.0	0.0	0.0	2.7	1.4	1.7	0.0	0.0	0.0	0.0	0.0	0.3
501094	2009684	LAMPASAS	337.7	900.6	100.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500825	2009685	CARRIE MANOR	292.2	779.3	65.7	2.0	0.0	0.0	0.0	5.2	5.5	0.0	0.0	0.0	0.0	0.0	0.3
500446	2009686	CALDWELL	324.9	866.4	62.8	2.7	0.0	5.3	0.0	0.2	0.3	0.4	0.0	0.0	0.0	0.0	0.1
500470	2009687	BURTON	338.2	901.8	47.3	11.5	0.0	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.1
500973	2009690	BURTON	318.5	849.3	43.0	22.8	0.0	0.5	0.0	1.2	1.4	0.0	0.1	0.0	0.0	0.0	0.2
500576	2009691	BURNET	327.6	873.5	55.5	3.7	0.0	0.0	0.0	0.3	0.4	0.2	0.0	0.0	0.0	0.0	0.0
500482	2009692	BURTON	328.4	875.7	65.9	4.2	0.0	0.0	0.0	0.2	0.3	0.6	0.0	0.0	0.4	0.0	0.1
500645	2009694	BURTON	332.5	886.7	78.1	3.1	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500770	2009695	SAN MARCOS	330.3	880.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501175	2009696	BURTON	334.2	891.3	55.3	14.5	0.0	0.5	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
500611	2009697	BASTROP	353.0	941.4	86.8	0.0	0.0	0.8	0.3	1.1	1.2	0.0	0.0	0.0	0.0	0.0	0.0
500939	2009699	BURNET	330.2	880.5	46.1	10.9	0.0	2.6	0.0	0.5	0.8	0.0	0.2	0.0	0.0	0.0	0.3
500719	2009701	SAN MARCOS	320.4	854.5	75.7	1.8	0.0	0.0	0.0	3.9	3.9	0.0	0.0	0.0	0.0	0.0	0.0
501156	2009717	BREHAM	335.1	893.6	82.4	0.0	0.0	0.0	0.1	0.0	0.0	0.3	0.0	0.0	6.2	0.0	0.0
500812	2009718	BREHAM	374.6	998.9	71.5	0.4	0.0	0.7	0.4	1.2	1.4	4.5	0.0	0.0	0.0	0.0	0.2
501029	2009719	BREHAM	288.4	769.1	99.9	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500466	2009728	BASTROP	260.4	694.5	98.4	0.0	0.0	0.0	52.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500473	2031526	BURNET	483.3	1288.8	65.8	2.7	0.0	0.0	0.0	0.3	0.3	0.0	0.1	0.0	0.0	0.0	0.0
500629	2031527	LANE	243.5	649.5	79.3	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500873	2031533	TOWNES	245.2	653.9	71.8	1.2	0.0	0.0	0.0	0.4	0.4	1.1	0.0	0.0	0.1	0.0	0.0
501015	2031535	BROWNING	265.1	706.9	52.2	4.8	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.5	0.0	0.0
500838	2031536	WHEELER	232.9	621.0	24.7	8.6	0.0	0.0	0.0	0.0	0.1	1.8	0.8	0.0	0.1	0.0	0.1
501025	2031537	LAMPASAS	435.5	1161.2	56.5	7.3	0.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501144	2031540	LLANO	695.7	1855.3	57.1	13.8	0.0	0.0	0.0	0.1	0.2	0.4	0.0	0.0	0.0	0.0	0.1
500833	2031541	EGGLESTON	247.0	658.8	43.6	20.4	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
501118	2031543	BOYCE	241.7	644.5	82.7	0.0	0.0	0.0	0.0	1.1	1.3	0.0	0.0	0.0	0.0	0.0	0.2
500763	2031545	EGGLESTON	427.1	1138.9	90.3	0.1	0.0	0.0	0.0	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.1
500813	2031547	CALDWELL	167.8	447.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500671	2031548	LA GRANGE	153.4	409.0	90.8	0.4	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500558	2031549	J F NAGLE	612.7	1634.0	51.0	10.6	0.0	0.0	7.1	0.6	0.7	0.0	0.0	0.0	0.7	0.0	0.1
501092	2031551	SAMARIPA	172.8	460.7	87.7	0.2	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.9	0.0	0.0
500780	2031555	BURTON	842.8	2247.5	96.3	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500483	2031556	BREHAM	964.3	2571.4	95.8	0.0	0.0	0.0	0.3	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.1
500631	2036030	ARNHAMN	1726.1	4602.9	74.1	2.9	0.0	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0.3	0.0	0.0
500705	2036438	HAMILTON POINT	590.1	1573.5	78.6	0.7	0.0	0.0	0.7	0.2	0.3	0.0	0.0	0.0	0.9	0.0	0.2
500783	2036439	HAMILTON POINT	909.7	2425.8	90.5	0.4	0.0	0.0	0.1	0.2	0.4	0.1	0.0	0.0	0.0	0.0	0.2
500539	2036450	TREVIN	974.0	2597.3	95.2	0.0	0.5	0.0	0.2	0.2	0.3	0.1	0.0	0.0	0.0	0.0	0.0
500706	2036451	HAMILTON POINT	216.6	577.5	96.1	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500489	2036915	HAMILTON POINT	294.3	784.8	94.8	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500757	2036916	HAMILTON POINT	298.9	797.0	52.4	0.3	0.7	0.0	0.0	0.3	0.4	0.0	0.3	0.0	0.0	0.0	0.0
500905	2036920	TREVIN	195.3	520.9	87.8	0.3	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.5	0.0	0.0

Item A.

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500744	2036921	BLAKE MANOR	585.3	1560.9	77.7	1.2	0.0	0.0	0.2	0.5	0.6	0.1	0.0	0.0	0.0	0.0	0.2
500775	2037942	MURCHISON	292.0	778.8	97.3	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
500890	2038482	JARON	1035.4	2760.9	88.1	0.4	0.2	0.0	0.9	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
501115	2038483	JARON	344.7	919.3	99.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501059	2039723	SUNCREST	792.3	2112.8	84.0	0.0	0.0	0.0	0.0	0.2	0.5	0.0	0.0	0.1	1.6	0.0	0.2
500556	2040054	VOELKER	1077.8	2874.1	62.3	3.5	0.0	0.2	0.0	1.3	1.3	0.0	0.0	0.0	0.0	0.0	0.1
500726	2040137	LOCKHART	238.4	635.6	74.4	6.4	0.0	0.0	16.2	0.4	0.4	0.1	0.0	0.0	0.0	0.0	0.0
509085	2040139	KIMBRO	2222.7	5927.2	54.6	0.2	0.0	0.0	0.0	0.7	0.7	0.0	0.0	3.9	0.0	0.0	0.0
500761	2040204	CARRIE MANOR	838.5	2236.1	98.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
501026	2040206	SAN MARCOS	304.9	813.0	81.2	0.5	0.0	0.0	0.0	1.4	1.6	0.0	0.0	0.0	0.0	0.0	0.2
500723	2040208	BASTROP	573.1	1528.3	60.0	6.6	0.0	0.0	0.0	0.9	1.0	0.3	0.2	0.0	0.0	0.0	0.1
501153	2040216	BURNET	613.1	1635.0	87.7	0.5	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.4	0.0	0.0
501060	2040244	BURTON	555.9	1482.4	76.2	2.4	0.0	0.6	0.0	0.9	0.9	0.0	0.0	0.0	0.0	0.0	0.0
500962	2040246	BRENHAM	525.9	1402.3	46.2	13.8	0.0	0.0	0.0	0.5	0.5	4.0	0.0	0.0	0.0	0.0	0.0
500532	2040254	BRENHAM	608.2	1621.8	95.3	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.1	0.0	0.1
500869	2043764	HAMILTON POINT	1398.0	3728.1	80.5	1.0	0.1	0.0	0.4	0.4	0.9	0.0	0.0	0.0	0.0	0.0	0.5
500796	2043994	HAMILTON POINT	289.9	773.0	78.7	2.0	0.0	1.5	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.1
501132	2044974	GREENBURY	563.4	1502.3	92.3	0.0	0.0	0.0	3.9	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0
500616	2044975	MAXA	301.1	803.0	79.0	0.0	0.0	0.0	0.0	2.5	3.9	0.0	0.0	0.0	0.0	0.0	1.5
500845	2044976	MAXA	624.5	1665.2	78.6	0.1	0.0	1.0	0.0	1.7	3.5	0.0	0.0	0.0	0.0	0.0	1.8
500959	2044977	MAXA	657.9	1754.4	95.8	0.0	0.0	0.0	3.1	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.2
500951	2044978	MAXA	284.9	759.8	86.0	0.0	0.0	0.0	0.2	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.1
500872	2044979	GALLANT	315.3	840.8	84.0	0.0	0.0	0.3	0.9	2.1	2.9	0.0	0.0	0.0	0.0	0.0	0.9
500863	2044980	GALLANT	546.4	1457.1	70.3	0.5	0.1	1.2	0.1	1.5	1.8	0.0	0.0	0.2	2.1	0.0	0.3
500903	2044981	MIZZEN	357.5	953.2	76.2	1.7	0.0	0.3	0.0	1.4	1.6	0.0	0.0	0.0	0.1	0.0	0.2
500567	2044982	MIZZEN	290.5	774.8	79.6	0.0	0.0	0.0	0.0	2.8	4.2	0.0	0.0	0.0	0.0	0.0	1.4
501146	2044983	SKYSAIL	808.9	2157.0	76.1	0.4	0.0	0.4	0.2	0.4	0.9	0.0	0.0	0.0	1.5	0.0	0.5
500498	2045820	MIZZEN	290.5	774.7	74.8	0.1	0.0	1.2	0.0	2.6	3.0	0.0	0.0	0.0	0.6	0.0	0.4
501174	2045821	MIZZEN	284.3	758.2	86.8	0.0	0.0	0.0	0.0	1.2	1.6	0.0	0.0	0.0	0.0	0.0	0.4
500591	2045822	TOPSAIL	887.0	2365.3	76.6	0.9	0.2	0.9	0.0	0.3	0.3	0.0	0.0	0.0	0.8	0.0	0.0
501148	2045823	TOPSAIL	169.4	451.8	83.7	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	4.4	0.0	0.0
500584	2045824	MAXA	291.4	777.0	94.7	0.0	0.0	0.0	5.7	0.2	0.3	0.1	0.0	0.0	0.0	0.0	0.1
500504	2045944	MURCHISON	725.6	1934.9	98.7	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500619	2045945	MURCHISON	578.2	1542.0	94.4	0.2	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501084	2045946	ATHENS	678.4	1809.0	100.0	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500748	2045947	ATHENS	342.1	912.2	87.0	0.2	0.0	0.0	0.0	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0
501079	2045948	ATHENS	291.4	777.0	100.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500966	2045949	MARSHALL	915.6	2441.6	97.4	0.0	0.0	0.0	0.5	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.1
500925	2045950	MORGANS POINT	921.9	2458.4	97.0	0.0	0.0	0.0	0.1	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500521	2045951	NAVASOTA	437.9	1167.8	95.4	0.0	0.0	0.0	0.9	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.2
500875	2045952	NAVASOTA	284.5	758.8	94.1	0.1	0.0	0.0	0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500808	2045953	BASTROP	563.4	1502.4	94.0	0.0	0.0	0.0	0.0	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.1
500487	2045954	BASTROP	294.0	784.0	94.6	0.4	0.0	0.0	1.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500841	2045955	BASTROP	289.3	771.3	92.2	0.1	0.0	0.0	0.0	0.7	0.9	0.0	0.0	0.0	0.0	0.0	0.2
501103	2045956	BASTROP	283.4	755.8	96.0	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
500714	2045957	ATHENS	285.6	761.7	93.0	0.0	0.0	0.0	0.1	0.3	0.3	0.5	0.0	0.0	0.0	0.0	0.0
500937	2046040	LIBERTY	159.1	424.4	94.4	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.8
500967	2046041	LIBERTY	919.9	2453.1	96.7	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500697	2046042	BASTROP	295.5	788.1	96.5	0.0	0.0	0.0	2.2	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
501030	2046043	BASTROP	283.2	755.1	95.0	0.1	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500468	2046044	ATHENS	292.3	779.6	97.3	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
500432	2046045	ATHENS	293.5	782.6	98.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
500935	2046046	LAPOYNOR	62.8	167.5	99.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500503	2046047	LAPOYNOR	158.0	421.3	99.4	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0

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500545	2046048	CANTON	164.0	437.4	96.0	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500502	2046049	LAPOYNOR	920.8	2455.6	96.2	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500644	2046050	LAPOYNOR	727.9	1940.9	89.8	0.0	0.0	0.0	10.3	0.1	0.2	3.8	0.0	0.0	0.0	0.0	0.0	0.0
500713	2046156	CANOPY	901.9	2405.1	99.3	0.0	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500816	2046157	CANOPY	288.5	769.3	82.3	0.0	0.0	0.0	0.0	2.5	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.3
500824	2047409	CANOPY	299.2	797.8	84.6	0.0	0.0	0.0	0.0	0.5	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.1
501077	2047410	MARIE	153.8	410.2	82.0	0.4	0.3	0.0	0.0	0.6	0.8	0.0	0.0	0.0	0.3	0.0	0.0	0.2
500427	2047411	MAXA	294.0	783.9	75.6	2.1	0.0	8.2	0.4	0.7	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.4
500912	2047412	MARIE	1215.1	3240.2	82.0	0.4	0.3	0.0	0.0	0.6	0.8	0.0	0.0	0.0	0.3	0.0	0.0	0.2
500764	2047413	CONSTELLATION	892.4	2379.7	91.6	0.0	0.0	0.0	0.0	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500703	2047414	CONSTELLATION	292.2	779.2	93.2	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500636	2047415	OZ	150.5	401.3	92.4	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500828	2047461	SUNCREST	359.7	959.1	94.8	0.0	0.0	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500544	2047690	BRENHAM	161.5	430.7	72.0	7.9	0.0	0.0	38.2	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500976	2047691	ABERNATHY	281.4	750.4	93.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.5
500820	2047698	ATHENS	321.2	856.5	91.0	0.0	0.0	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501188	2047699	BURTON	156.6	417.6	99.9	0.0	0.0	0.1	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500766	2047700	ATHENS	314.8	839.5	96.2	0.0	0.0	0.0	16.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501136	2047701	DIMMIT	908.1	2421.5	98.4	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501072	2047702	BASTROP	282.4	753.0	87.5	0.4	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501022	2047703	BASTROP	294.6	785.6	98.7	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500785	2047704	ATHENS	140.8	375.5	97.7	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500514	2047705	ATHENS	140.9	375.6	47.1	0.0	0.0	1.5	4.6	0.0	0.1	2.1	0.0	0.0	0.0	0.0	0.0	0.1
500464	2047706	BROWNSBORO	255.7	681.9	81.8	0.0	0.8	0.3	0.0	1.7	1.9	1.9	0.0	0.0	0.0	0.0	0.0	0.2
500955	2047707	HEREFORD	911.3	2430.3	96.4	0.0	0.0	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500656	2048113	ST MARY	1007.1	2685.6	90.4	0.0	1.6	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500679	2048114	BELLA	728.3	1942.1	89.6	0.1	0.0	0.0	0.0	0.8	0.9	0.0	0.0	0.0	1.0	0.0	0.0	0.1
500610	2048115	RING	1918.1	5115.0	95.1	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.5	0.0	0.0	0.0
501090	2048116	RING	267.4	713.0	81.1	0.0	0.0	0.0	0.0	2.1	3.4	0.0	0.0	0.0	0.0	0.0	0.0	1.3
501127	2048117	RING	594.5	1585.4	79.2	0.4	0.6	0.0	0.0	0.8	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.8
500463	3192801	STONERIDGE GAP	321.1	856.2	81.9	0.0	0.0	0.0	0.8	2.0	3.1	0.5	0.0	0.0	0.0	0.0	0.0	1.1
501032	3192805	STONERIDGE GAP	140.1	373.6	88.7	0.0	0.0	0.0	0.0	1.6	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500601	3192808	STONERIDGE GAP	303.8	810.0	85.5	0.0	0.0	0.0	0.8	1.9	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.7
500474	3192810	STONERIDGE GAP	678.4	1808.9	95.5	0.0	0.0	0.0	6.2	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500743	3192811	STONERIDGE GAP	177.4	473.1	95.7	0.0	0.0	0.0	6.4	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500880	3192817	STONEWATER	191.6	511.0	99.1	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500819	3192818	STONEWATER	285.2	760.4	77.9	0.0	0.0	0.0	0.0	1.6	2.8	2.1	0.0	0.0	0.0	0.0	0.0	1.2
500687	3192819	WATERFORD RUN	848.5	2262.5	88.7	0.0	0.0	0.0	1.3	0.4	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500580	3192828	WATERFORD RUN	394.7	1052.5	89.5	0.0	0.0	0.0	0.6	0.9	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.4
500800	3192835	PEBBLE RUN	930.5	2481.3	86.5	0.0	0.0	0.0	0.3	1.2	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.6
500530	3192842	JAMIE	358.4	955.7	83.8	0.6	0.0	0.0	0.1	1.5	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.2
501027	3192847	JAMIE	335.3	894.1	96.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
500999	3192848	JAMIE	258.1	688.4	86.2	0.0	0.0	0.0	0.0	1.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.3
501141	3192850	JAMIE	412.3	1099.5	80.6	2.5	0.0	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500592	3192852	CUMMINS	1230.1	3280.3	86.4	0.1	0.0	0.0	0.0	0.8	1.1	0.4	0.0	0.0	0.0	0.0	0.0	0.3
500635	3192858	MASON STONE	146.1	389.6	99.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500653	3192866	JOY LEE	319.7	852.4	90.0	0.0	0.0	0.0	0.9	0.5	0.5	1.3	0.0	0.0	0.0	0.0	0.0	0.0
500906	3192875	JOY LEE	150.0	400.1	94.7	0.0	0.0	0.0	0.2	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500561	3213469	CARRIAGE HILLS	318.6	849.6	84.2	0.0	0.0	0.0	0.0	1.4	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500615	3213471	CARRIAGE HILLS	378.5	1009.3	90.4	0.0	0.0	0.0	0.0	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.2
500443	3213472	CARRIAGE HILLS	320.0	853.2	92.1	0.0	0.0	0.0	0.5	0.6	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4
501019	3213473	PECAN HILL	268.7	716.6	86.1	0.0	0.0	0.0	0.0	0.5	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.3
501109	3213478	RING	681.6	1817.7	82.7	0.2	0.0	0.0	0.2	1.4	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.3
500497	3213480	PRAIRIE SAGE	185.1	493.5	87.9	0.0	0.0	0.0	1.8	1.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.7

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500997	3213482	INDIAN OAK	194.2	517.8	86.9	0.0	0.0	0.0	2.0	3.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0
501095	3213483	INDIAN OAK	560.0	1493.4	91.8	0.2	0.0	0.0	0.3	0.9	0.9	0.0	0.0	0.0	0.0	0.0	0.0
500871	3213484	CAMELLIA	214.8	572.8	92.8	0.4	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500953	3213504	ST MARY	299.5	798.7	91.9	0.0	0.4	0.1	0.0	0.8	0.8	0.0	0.0	0.0	0.1	0.0	0.0
500862	3213505	ST MARY	318.2	848.5	92.1	0.0	0.0	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	0.0	0.1
501049	3213506	CHIME	367.7	980.5	88.7	0.3	0.0	0.0	4.2	1.0	1.1	0.0	0.0	0.0	0.0	0.0	0.1
500899	3213507	CHIME	301.4	803.7	92.2	0.0	0.0	0.0	0.2	0.3	0.3	0.1	0.0	0.0	0.0	0.0	0.0
501151	3213511	DOOR BELL	863.6	2302.8	94.4	0.0	0.0	0.0	0.0	0.3	0.4	0.0	0.0	0.0	0.1	0.0	0.0
501064	3213726	WEDDING	824.0	2197.4	91.9	0.0	0.0	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0
500507	3213728	WEDDING	637.1	1698.9	68.0	0.5	0.0	0.0	0.0	0.4	0.4	0.3	0.1	0.0	0.6	0.0	0.0
500457	3225420	RING	363.7	969.8	93.3	0.0	0.0	0.0	2.1	1.2	1.2	0.0	0.0	0.0	0.0	0.0	0.0
500915	3225421	RING	309.1	824.4	92.4	0.0	0.0	0.0	0.0	0.6	0.8	0.0	0.0	0.0	0.0	0.0	0.2
500803	3225422	RING	979.7	2612.4	90.6	0.0	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500624	3225423	WEDDING	328.8	876.8	90.7	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500485	3225431	SNOW	903.6	2409.6	90.2	0.0	0.0	0.0	0.3	1.1	1.2	0.6	0.0	0.0	0.0	0.0	0.0
500451	3225432	CARILLON	1010.5	2694.8	96.5	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500884	3225434	CARILLON	142.2	379.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501137	3225437	CARILLON	157.8	420.9	92.0	0.3	0.0	0.0	0.0	0.3	0.6	0.0	0.0	0.0	0.0	0.0	0.3
500551	3283342	GREGG MANOR	2606.1	6949.6	75.2	2.2	1.9	0.0	0.4	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
501052	3283358	PARSONS	697.9	1861.1	97.8	0.0	0.1	0.0	0.8	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
500586	3287733	BELLA	77.4	206.5	96.9	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500900	3287734	BELLA	498.5	1329.4	86.1	0.0	1.1	0.0	0.0	0.5	0.6	0.9	0.0	0.0	0.0	0.0	0.1
501056	3287743	CARRIAGE HILLS	67.6	180.3	71.3	0.4	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	1.6
501051	3287744	CARRIAGE HILLS	140.6	374.9	86.0	0.3	0.0	0.0	0.0	0.2	0.6	0.0	0.0	0.0	0.0	0.0	0.4
500918	3287755	GUNN	300.1	800.3	77.7	2.6	0.0	0.0	3.1	0.1	0.3	0.3	0.0	0.0	0.3	0.0	0.2
500864	3287785	SHADOWGLEN	941.4	2510.3	77.6	0.2	0.0	0.0	3.7	0.4	0.9	0.2	0.0	0.0	0.0	0.0	0.5
500426	3293227	LEXINGTON	3170.9	8455.8	89.3	0.0	3.4	0.0	2.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501037	3299953	SMITH	191.2	509.8	61.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501005	3299956	SMITH	225.7	601.9	53.7	8.4	0.0	0.0	0.0	0.2	0.2	0.0	0.1	0.0	0.0	0.0	0.0
500708	3310498	CARRIAGE HILLS	282.2	752.6	91.1	0.0	0.0	0.0	0.0	1.3	1.4	0.0	0.0	0.0	0.0	0.0	0.1
501120	3310535	HIGH SIERRA	504.9	1346.4	83.4	0.5	0.0	0.0	0.0	1.5	2.0	0.0	0.0	0.0	0.0	0.0	0.5
500964	3310551	HIGH SIERRA	432.7	1153.8	90.2	0.0	0.0	0.7	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.4
500564	3310555	FOREST SAGE	518.3	1382.1	94.3	0.0	0.0	0.0	0.0	0.6	0.7	0.0	0.0	0.0	0.0	0.0	0.1
500741	3316734	PASEO DE PRESIDENTE	595.5	1587.9	74.4	0.1	0.0	0.0	0.3	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500670	3316786	PASEO DE PRESIDENTE	362.2	965.8	84.3	0.0	5.6	0.0	10.3	2.3	2.8	0.0	0.0	0.0	0.0	0.0	0.5
500632	3316808	PASEO DE PRESIDENTE	321.7	857.8	78.3	0.0	0.2	0.0	2.0	2.1	2.1	0.0	0.1	0.0	0.0	0.0	0.0
500664	3316812	PASEO DE PRESIDENTE	284.6	759.0	82.1	0.0	0.0	0.0	0.3	3.9	4.0	0.0	0.0	0.0	0.0	0.0	0.1
501003	3316856	PASEO DE PRESIDENTE	279.2	744.5	81.7	0.0	0.0	0.0	2.5	1.5	3.1	0.0	0.0	0.0	0.0	0.0	1.6
500661	3316857	PASEO DE PRESIDENTE	303.3	808.7	87.1	0.2	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
501133	3316858	SMITH GIN	749.8	1999.3	95.2	0.0	0.0	0.1	5.8	0.3	0.3	0.0	0.0	0.0	0.1	0.0	0.1
500590	3316861	JAMES MANOR	982.9	2621.0	89.2	0.0	2.5	0.1	8.5	0.6	0.8	0.0	0.0	0.0	0.1	0.0	0.2
500727	3316867	WT GALLAWAY	558.7	1489.7	98.8	0.0	0.0	0.0	7.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500970	3316869	WT GALLAWAY	465.7	1241.9	86.5	0.0	1.3	0.2	13.2	0.1	0.3	0.0	0.0	0.0	0.0	0.0	0.2
500797	3316901	TAYSHAS	486.3	1296.8	96.8	0.0	0.0	0.0	7.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500914	3316904	JOHN RECTOR	311.1	829.6	91.0	0.0	6.7	0.0	10.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500461	3316908	NELSON HOUSER	422.9	1127.7	93.1	0.0	0.0	0.2	5.6	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500807	3316919	NELSON HOUSER	319.5	852.1	87.3	0.0	0.0	0.5	6.6	1.1	1.4	0.0	0.0	0.0	0.0	0.0	0.3
500928	3316922	NELSON HOUSER	853.5	2276.1	87.7	0.0	0.0	0.3	0.0	0.4	1.0	0.0	0.0	0.0	0.1	0.0	0.6
501043	3343414	OLD KIMBRO	1072.2	4288.9	99.3	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501042	3343426	OLD KIMBRO	489.0	1955.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500756	3343427	OLD KIMBRO	2911.2	7763.2	92.8	0.0	0.0	0.0	0.0	0.6	0.7	0.0	0.0	0.0	0.0	0.0	0.1
501190	3345636	BLAKE MANOR	746.8	1991.4	81.4	0.0	0.0	0.0	0.0	0.8	0.8	0.2	0.2	0.0	0.0	0.0	0.0
501191	3345637	BLAKE MANOR	55.2	147.2	84.2	0.0	0.0	0.0	0.0	1.4	1.5	0.0	0.0	0.0	0.0	0.0	0.0
500695	3345910	BOIS D ARC	1014.8	2706.1	95.0	0.0	0.0	0.0	0.8	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500480	3345915	BOIS D ARC	1531.7	4084.5	68.9	1.1	0.0	0.1	5.0	0.4	0.5	0.1	0.1	0.0	0.0	0.0	0.1
500846	3345919	BOIS D ARC	134.6	358.9	83.8	0.0	0.0	0.0	5.3	2.3	2.3	0.0	0.0	0.0	0.0	0.0	0.0
501061	3345940	TOWER	498.5	1329.3	69.4	0.6	0.0	0.6	0.0	1.5	1.5	9.5	0.0	0.0	0.1	0.0	0.0
500815	3345969	JOHNSON	534.0	1423.9	66.3	1.9	0.0	0.0	5.8	0.4	0.4	3.6	0.0	0.0	0.3	0.0	0.0
500430	3345974	JOHNSON	1074.5	2865.2	76.0	0.9	0.3	0.0	0.0	0.5	0.5	0.2	0.0	0.0	0.7	0.0	0.0
500961	3345977	JOHNSON	609.7	1626.0	82.9	0.4	0.0	0.0	0.1	0.4	0.4	0.0	0.0	0.0	0.2	0.0	0.1
501134	3346012	GREGG MANOR	1434.6	3825.6	73.1	1.2	0.1	0.0	0.0	1.1	1.1	0.0	0.0	0.1	0.4	0.0	0.0
501021	3346013	GREGG MANOR	624.7	1665.8	95.8	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500987	3346018	HILL	3142.2	8379.3	45.5	8.8	0.0	0.0	0.0	0.2	0.2	0.1	0.2	0.0	0.1	0.0	0.0
500839	3348669	GUNN	852.0	2272.0	96.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
500628	3355882	VOELKER	711.6	1897.6	54.3	3.9	0.1	0.1	0.0	0.3	0.3	0.0	0.0	0.0	10.1	0.0	0.0
500904	3355883	VOELKER	1583.4	4222.5	56.3	10.2	0.0	0.0	0.0	0.2	0.4	1.3	0.0	0.0	0.1	0.0	0.2
501166	3355887	HILL	151.7	404.7	74.8	1.1	0.0	0.0	0.0	2.5	2.5	0.0	0.0	0.0	0.0	0.0	0.0
500511	3355888	ABRAHAMSON	993.7	2649.8	55.0	4.3	0.0	0.0	0.0	0.9	1.0	0.5	0.2	0.0	0.0	0.0	0.0
501193	3356290	BLAKE MANOR	478.6	1276.3	84.2	0.0	0.0	0.0	0.0	1.4	1.5	0.0	0.0	0.0	0.0	0.0	0.0
500588	3357814	KIMBRO WEST	932.2	2486.0	49.9	3.3	0.0	0.1	0.0	0.2	0.3	0.0	0.3	0.0	3.1	0.2	0.1
500583	3384421	LAMPASAS	372.3	992.7	84.2	0.5	0.0	0.0	5.3	0.3	0.6	0.0	0.0	0.0	0.0	0.0	0.3
500528	3425731	BLAKE MANOR	427.8	1140.8	81.1	0.1	0.0	0.0	0.2	1.8	2.0	0.0	0.0	0.0	1.0	0.0	0.2
501192	3425732	BLAKE MANOR	443.4	1182.5	93.8	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
501099	3425857	GREGG	4183.2	11155.3	93.3	0.1	0.0	0.0	0.0	0.4	0.5	0.3	0.0	0.0	0.0	0.0	0.1
500535	3500676	FOREST SAGE	501.1	1336.3	84.8	0.0	0.0	0.0	0.0	0.9	1.7	0.0	0.0	0.0	0.1	0.0	0.8
500709	3500678	CARRIAGE HILLS	282.0	752.0	81.1	0.0	0.0	0.0	0.0	1.4	2.6	0.0	0.0	0.0	0.0	0.0	1.2
501070	3500682	CARRIAGE HILLS	141.1	376.2	96.1	0.0	0.0	0.0	1.1	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.1
501040	3500743	PINE NEEDLE	439.5	1172.0	76.8	1.4	0.0	0.0	0.0	0.7	1.3	0.0	0.0	0.0	0.0	0.0	0.6
500751	3500747	PINE NEEDLE	643.4	1715.7	84.8	0.1	0.0	0.0	0.3	0.6	1.0	0.1	0.0	0.0	0.0	0.0	0.4
500909	3774314	GREGG MANOR	640.4	1707.7	78.9	4.0	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
501006	3774316	EINTRAGE	259.8	692.9	96.4	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500625	3774320	THRESHOLD	395.1	1053.6	96.3	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500448	3774324	TUR WEG	611.1	1629.6	98.7	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500595	3774328	TUR WEG	372.1	992.2	79.2	0.0	0.0	0.0	0.0	0.4	0.6	0.0	0.1	0.0	0.0	0.0	0.2
500988	5081442	PASEO DE PRESIDENTE	297.3	792.8	60.9	3.6	0.0	0.0	0.0	1.7	1.7	0.0	0.0	0.0	0.0	0.0	0.0
500452	5081444	PASEO DE PRESIDENTE	414.3	1104.7	74.5	1.3	0.0	0.1	0.0	2.4	2.5	0.0	0.0	0.0	0.4	0.0	0.1
500491	5081446	PASEO DE PRESIDENTE	197.9	527.8	78.5	0.9	0.0	1.8	3.0	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.1
501123	5081450	CLARA MARTIN	355.6	948.3	86.5	0.2	0.0	0.0	0.9	1.1	1.4	0.0	0.0	0.0	0.0	0.0	0.3
500542	5081453	CLARA MARTIN	191.7	511.1	90.7	0.1	0.0	0.1	0.2	0.1	0.4	0.0	0.0	0.0	0.0	0.0	0.3
500613	5081455	CLARA MARTIN	171.1	456.3	94.8	0.0	0.0	0.0	0.8	0.5	0.7	0.0	0.0	0.0	0.0	0.0	0.2
500943	5081459	CLARA MARTIN	254.7	679.2	75.8	1.7	0.0	0.0	0.0	0.5	0.6	0.0	0.0	0.6	0.0	0.0	0.0
500888	5081461	CLARA MARTIN	67.5	179.9	70.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500444	5081463	PERLANGE	185.3	494.1	87.9	0.3	0.2	0.0	1.2	0.5	0.6	0.0	0.0	0.0	0.0	0.0	0.1
500908	5081467	PERLANGE	265.6	708.4	87.9	0.3	0.2	0.0	1.2	0.5	0.6	0.0	0.0	0.0	0.0	0.0	0.1
500724	5081469	PERLANGE	172.4	459.7	100.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500643	5081484	REVOLUTIONARY	492.7	1313.9	89.0	0.2	0.0	0.0	0.8	0.2	0.6	0.0	0.0	0.0	0.0	0.0	0.4
500424	5081486	ELLARY	620.4	1654.4	83.8	0.9	0.0	0.0	1.6	0.7	0.9	0.0	0.0	0.0	0.0	0.0	0.2
500946	5081489	JONAH LEE	324.8	866.2	83.3	3.2	0.0	0.7	0.5	0.3	0.9	0.0	0.0	0.0	0.0	0.0	0.6
500774	5091109	JOY LEE	136.2	363.1	90.7	0.0	0.0	0.0	3.3	1.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0
500795	5091115	JOY LEE	291.7	777.8	92.5	0.0	0.0	0.0	3.7	0.6	0.7	0.0	0.0	0.0	0.0	0.0	0.1
500691	5091124	JOY LEE	350.4	934.3	83.0	0.0	0.0	0.0	4.1	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.1
500565	5091143	MASON STONE	135.6	361.6	82.9	0.0	0.0	0.0	0.0	0.0	3.4	0.0	0.0	0.0	0.0	0.0	3.4
500688	5091145	MASON STONE	294.2	784.4	91.1	0.0	0.0	0.0	3.4	0.4	0.4	2.5	0.0	0.0	0.0	0.0	0.0
500612	5091149	TIMBER ARCH	662.8	1767.3	95.7	0.0	0.0	0.0	3.5	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500931	5091178	WALTER VAUGHN	659.0	1757.5	83.5	0.0	0.0	0.0	2.0	1.8	1.9	2.0	0.0	0.0	0.0	0.0	0.1
500835	5091182	WALTER VAUGHN	974.7	2599.1	92.1	0.0	0.0	0.0	0.0	0.1	0.2	1.0	0.0	0.0	0.0	0.0	0.1
500814	5095735	SHIP BELL	572.6	1526.9	96.9	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.1
501082	5095767	CARILLON	141.7	377.8	99.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1

Item A.

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500694	5095769	CARILLON	146.1	389.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500843	5095777	RING	307.8	820.7	80.5	0.0	0.0	0.0	0.0	1.6	1.6	0.0	0.1	0.0	0.0	0.0	0.0
500477	5095781	CASTING	211.8	564.9	99.4	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501050	5095785	CASTING	717.4	1913.0	94.0	0.1	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500575	5095787	PEALING	160.0	426.8	95.7	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.6
500847	5115484	CLARA MARTIN	686.9	1831.6	91.4	0.0	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
501054	5115486	CLARA MARTIN	481.9	1285.1	86.1	0.0	0.0	0.2	0.0	0.3	0.4	2.2	0.0	0.0	0.0	0.0	0.0
501057	5115488	DENTON LINE	295.4	787.8	86.9	0.0	0.0	0.0	0.0	1.5	1.8	0.0	0.0	0.0	0.0	0.0	0.3
501035	5115494	CABINET	431.0	1149.3	83.9	0.0	0.0	0.0	0.0	0.8	1.0	0.0	0.1	0.0	0.0	0.0	0.2
500436	5115499	FREEDOM HILL	192.9	514.4	93.8	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
501096	5115502	FREEDOM HILL	292.6	780.2	93.8	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500731	5120178	TIMBER ARCH	688.0	1834.7	94.2	0.0	1.0	0.0	1.3	0.1	0.4	0.0	0.0	0.0	0.0	0.0	0.3
501081	5189043	NELSON HOUSER	652.1	1739.1	90.6	0.0	0.0	0.2	0.2	0.3	0.6	0.0	0.0	0.0	0.8	0.0	0.3
500608	5189045	SMITH GIN	757.6	2020.2	87.8	0.0	0.0	0.0	1.9	0.6	1.0	0.0	0.0	0.0	0.0	0.0	0.3
500938	5189047	JAMES MANOR	725.8	1935.6	88.6	0.1	0.4	0.0	1.2	0.3	0.6	0.0	0.0	0.0	0.1	0.0	0.4
501066	5189049	SMITH GIN	88.6	236.4	93.9	0.0	0.0	0.0	4.2	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0
500500	5189051	JAMES MANOR	99.2	264.4	69.5	0.0	0.4	0.0	1.3	0.1	0.1	2.8	0.0	0.0	0.0	0.0	0.0
500886	5189053	WT GALLAWAY	746.4	1990.4	92.3	0.0	0.0	0.0	0.5	0.2	0.5	0.0	0.0	0.0	0.0	0.0	0.3
500887	5189055	WT GALLAWAY	83.6	223.0	93.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.1	0.0	0.0
500895	5189057	CALVIN COOLIDGE	149.4	398.5	90.7	0.5	0.0	0.0	0.2	0.2	0.4	0.0	0.0	0.0	0.3	0.0	0.2
500681	5189062	CALVIN COOLIDGE	282.6	753.5	78.8	0.6	0.3	0.4	1.8	0.7	1.2	0.0	0.0	0.0	0.1	0.0	0.5
500879	5189064	CALVIN COOLIDGE	294.1	784.3	74.4	1.6	0.1	1.0	0.1	1.0	1.2	0.0	0.0	0.0	0.0	0.0	0.2
501186	5189586	MANOR DOWNS	1042.9	2781.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500924	5216502	RING	1175.0	3133.3	78.7	0.0	0.0	0.2	0.0	1.8	2.8	0.0	0.0	0.0	0.0	0.0	1.0
501155	5293348	MURCHISON	226.0	602.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500582	5302963	TILGANG	702.6	1873.7	70.9	0.2	0.0	0.0	1.0	1.1	1.1	0.0	0.2	0.0	0.0	0.0	0.0
500772	5302967	GENOME	651.1	1736.3	90.8	0.0	0.0	0.0	3.1	0.9	0.9	0.0	0.0	0.0	0.0	0.0	0.0
500574	5302971	GREGG MANOR	484.7	1292.5	81.6	0.7	0.1	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500919	5306093	JAMIE	294.7	785.7	95.4	0.0	0.0	0.0	0.2	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.4
501055	5306121	ALMODINE	721.8	1924.7	94.8	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.1
500754	5306123	TINAJERO	301.7	804.6	98.9	0.0	0.0	0.0	0.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500689	5306125	BOUDIN	465.9	1242.4	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500994	5306127	CALLAN	616.1	1642.9	95.3	0.0	0.0	0.0	0.4	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500573	5328002	PEALING	478.2	1275.3	91.0	0.0	0.0	0.0	3.4	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.0
500958	5328022	PEALING	134.0	357.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500459	5328024	TINKER	592.6	1580.1	96.8	0.0	0.0	0.0	3.6	0.1	0.8	0.0	0.0	0.0	0.0	0.0	0.6
501105	5328028	CARILLON	248.0	661.3	99.9	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500445	5328042	CARILLON	143.3	382.2	99.6	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
501091	5361652	PERNELLA	128.1	341.7	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501033	5361656	PERNELLA	285.6	761.6	99.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500649	5361668	TINAJERO	339.6	905.6	98.1	0.0	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500622	5361670	TINAJERO	953.0	2541.2	97.2	0.0	0.1	0.0	1.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500520	5361672	TINAJERO	197.3	526.2	65.8	0.0	0.0	0.0	0.4	0.2	0.2	1.9	0.0	0.0	0.0	0.0	0.0
500428	5361676	TINAJERO	458.9	1223.7	96.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500441	5361678	TINAJERO	1060.6	2828.3	95.4	0.0	0.0	0.0	3.0	0.2	0.6	0.0	0.0	0.0	0.0	0.0	0.5
500603	5361680	ALMODINE	308.1	821.6	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500614	5361682	ALMODINE	196.5	524.1	70.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0
500626	5361684	STONERIDGE GAP	160.1	426.9	88.3	0.0	0.0	0.0	0.0	0.9	2.4	0.0	0.0	0.0	0.0	0.0	1.5
501016	5361686	JAMIE	314.4	838.4	97.8	0.0	0.0	0.0	7.2	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
500552	5361690	JAMIE	474.8	1266.2	96.4	0.0	0.0	0.0	5.1	0.1	0.1	0.8	0.0	0.0	0.0	0.0	0.0
500829	5361692	JAMIE	314.3	838.2	100.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500878	5361694	JAMIE	312.6	833.5	93.3	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
500992	5361703	SILTSTONE	264.5	705.3	100.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500472	5361707	SILTSTONE	172.5	460.0	90.8	0.0	0.0	0.0	0.0	0.4	1.5	0.0	0.0	0.0	0.0	0.0	1.1

Item A.

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500917	5361709	RIPARIAN	588.4	1569.1	98.4	0.0	0.0	0.0	4.5	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501154	5361713	RIPARIAN	529.8	1412.7	100.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500547	5361909	PERNELLA	140.1	373.5	97.9	0.0	0.0	0.0	7.3	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500877	5361911	ANDESITE	934.7	2492.5	97.3	0.0	0.0	0.0	3.2	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0
500858	5361915	ESKER	193.0	514.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500811	5361919	ESKER	139.9	373.0	99.5	0.0	0.0	0.0	5.4	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
501172	5361989	STRATA	110.1	293.5	90.5	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0
500527	5365571	ANDREW JOHNSON	161.5	430.8	100.0	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500729	5365611	ANDREW JOHNSON	285.9	762.5	92.8	0.0	0.0	0.0	1.2	0.5	0.7	0.0	0.0	0.0	0.0	0.1	0.2
500898	5365615	ANDREW JOHNSON	259.2	691.1	84.8	0.0	0.0	0.0	3.1	0.8	2.1	1.3	0.0	0.0	0.0	0.0	1.3
500957	5365631	ANDREW JOHNSON	327.0	872.0	95.4	0.0	0.0	0.0	4.9	0.6	0.6	0.0	0.0	0.0	0.0	0.0	0.0
501018	5365651	ANDREW JOHNSON	409.2	1091.1	96.5	0.0	0.0	0.0	6.6	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501112	5365691	ANDREW JOHNSON	251.2	669.9	93.2	0.0	0.0	0.0	1.1	0.3	1.0	0.0	0.0	0.0	0.0	0.0	0.7
500738	5365799	WT GALLAWAY	457.8	1220.9	89.4	0.5	0.9	0.0	1.3	0.2	0.3	0.0	0.0	0.0	0.3	0.0	0.1
500993	5365897	WT GALLAWAY	172.3	459.5	96.2	0.0	0.0	0.0	5.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501075	5365911	WT GALLAWAY	183.1	488.2	91.0	0.0	0.0	0.0	3.0	0.3	1.6	0.0	0.0	0.0	0.0	0.0	1.3
500594	5366431	PERLANGE	356.2	950.0	76.7	0.0	0.0	0.0	1.4	0.0	1.6	2.2	0.1	0.0	0.0	0.0	1.6
500897	5366435	PERLANGE	757.4	2019.8	97.6	0.0	0.0	0.0	0.8	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501023	5366463	NELSON HOUSER	278.0	741.2	93.2	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.9
501119	5366476	SMITH GIN	167.8	447.5	86.1	1.7	0.0	0.0	2.3	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500557	5366614	JAMES MANOR	428.1	1141.6	87.7	0.0	0.3	0.0	3.4	0.0	0.1	3.9	0.0	0.0	0.0	0.0	0.0
500715	5366708	ANDREW JOHNSON	417.7	1113.9	92.3	0.0	0.0	0.0	5.7	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
501104	5366731	ANDREW JOHNSON	272.5	726.7	99.5	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500531	5366733	WOODROW WILSON	523.9	1397.1	98.2	0.0	0.0	0.0	1.1	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500637	5366739	WOODROW WILSON	368.1	981.6	88.3	0.0	0.3	0.0	0.4	0.4	2.6	0.0	0.0	0.0	0.0	0.0	2.2
500604	5366798	HERBERT HOOVER	354.8	946.1	98.5	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500805	5373096	HERBERT HOOVER	79.9	213.1	100.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500646	5373098	ANDREW JOHNSON	58.2	155.2	67.3	0.0	0.0	0.0	2.8	0.0	0.0	0.0	0.0	2.3	0.0	0.0	0.0
500453	5380205	PERNELLA	143.5	382.6	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501012	5380207	PERNELLA	255.6	681.7	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500850	5380225	CARBROOK	182.4	486.5	99.5	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500867	5380229	CARBROOK	953.4	2542.3	98.7	0.0	0.0	0.0	0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501013	5380231	CAMBRIAN	1152.0	3071.9	98.2	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500826	5380235	ESTUARY	126.7	337.9	87.8	0.0	0.0	0.0	4.0	0.1	1.6	0.0	0.0	0.0	0.2	0.0	1.5
500712	5380239	ESTUARY	286.1	763.0	99.9	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500508	5380241	ESTUARY	178.1	474.8	88.4	0.0	0.0	0.0	0.7	0.1	0.1	3.7	0.0	0.0	0.0	0.0	0.0
500798	5380852	BOIS D ARC	154.8	412.8	81.1	0.0	0.0	0.0	3.0	2.3	2.3	0.0	0.0	0.0	0.0	0.0	0.1
500759	5381151	INTEGRITY	343.6	916.3	97.2	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.0	0.0	0.0	0.0	0.1
501113	5381155	INTEGRITY	248.0	661.3	85.5	2.2	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500876	5381157	SHERRI BERRY	1100.8	2935.4	99.2	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500893	5381161	MARK CHRISTOPHER	666.8	1778.2	99.7	0.0	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500840	5381165	MARK CHRISTOPHER	417.4	1113.2	89.6	0.0	0.0	0.0	0.1	0.3	0.3	2.0	0.0	0.0	0.0	0.0	0.0
500788	5381167	JARED ARGO	161.6	430.9	100.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500490	5381169	MARY OZBURN	340.8	908.9	92.6	0.0	0.0	0.0	1.5	0.4	1.0	0.1	0.0	0.0	0.0	0.0	0.6
500725	5381173	CHARLES ABRAHAM	1006.4	2683.8	97.9	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
500523	5381176	KIRK RUDY	331.7	884.5	93.7	0.0	0.0	0.0	0.6	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500526	5381179	SHERRI BERRY	319.7	852.6	88.0	0.0	0.0	0.0	2.3	0.5	0.5	4.9	0.0	0.0	0.0	0.0	0.0
500998	5381228	OBRIEN	241.2	643.1	88.1	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500765	5398996	WATERFORD RUN	370.7	988.4	84.9	0.0	0.0	0.0	0.0	0.9	1.2	0.0	0.0	0.0	0.0	0.0	0.3
500550	5398998	STONERIDGE GAP	300.0	800.0	97.5	0.0	0.0	0.0	0.2	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.5
500746	5399000	WATERFORD RUN	300.8	802.0	93.2	0.0	0.0	0.0	0.2	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0
500454	5399002	STONERIDGE GAP	173.6	462.9	99.3	0.0	0.0	0.0	1.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500495	5399008	GREYWACKE	302.0	805.2	81.2	0.0	0.0	0.0	0.1	0.3	0.5	1.9	0.1	0.0	0.0	0.0	0.2
500804	5411749	WOODROW WILSON	494.3	1318.1	100.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500734	5412073	FRANKLIN PIERCE	232.2	619.3	96.1	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
501176	5412076	WOODROW WILSON	320.9	855.8	99.9	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500541	5412080	PERLANGE	161.5	430.6	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500566	5412163	MILLARD FILLMORE	194.8	519.6	99.9	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501036	5420508	WOODROW WILSON	381.5	1017.3	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500868	5420512	WILLIAM MC KINLEY	580.0	1546.6	98.5	0.0	0.0	0.0	1.1	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500892	5420516	WILLIAM MC KINLEY	443.0	1181.2	98.5	0.0	0.0	0.0	2.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500752	5420518	WILLIAM MC KINLEY	82.7	220.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500911	5420520	GROVER CLEVELAND	210.3	560.8	90.2	0.0	0.0	0.0	0.3	0.2	0.2	2.0	0.0	0.0	0.1	0.0	0.0
501080	5420523	GROVER CLEVELAND	249.6	665.6	99.9	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500685	5420525	GROVER CLEVELAND	815.1	2173.5	97.8	0.0	0.3	0.0	1.4	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
500947	5420527	GROVER CLEVELAND	114.9	306.5	100.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500834	5420529	GROVER CLEVELAND	154.0	410.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500651	5420531	GROVER CLEVELAND	212.6	566.9	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500469	5420533	WILLIAM H TAFT	167.5	446.7	95.2	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
500981	5420551	HARRY S TRUMAN	869.8	2319.4	94.7	0.0	0.2	0.0	0.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500699	5420554	MARTIN VAN BUREN	152.4	406.5	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500593	5428053	STRATA	465.1	1240.2	99.4	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501122	5428055	STRATA	293.1	781.7	100.0	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500737	5428057	RIPRAP	97.2	259.1	100.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501108	5428061	RIPRAP	769.3	2051.6	99.3	0.0	0.0	0.0	1.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501178	5428063	RIPRAP	174.3	464.7	100.0	0.0	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500484	5428065	SKARN	298.2	795.2	90.9	0.0	0.0	0.0	2.2	0.0	0.1	5.7	0.0	0.0	0.0	0.0	0.1
500456	5470372	SAMUEL WELCH	675.5	1801.4	97.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500894	5470375	SAMUEL WELCH	358.6	956.3	97.3	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501002	5470377	CHARLES ABRAHAM	877.7	2340.6	98.7	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
501129	5470381	NATHAN SCOTT	346.8	924.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500548	5575437	MURCHISON	626.3	1670.1	89.2	0.0	0.0	0.0	0.0	0.3	0.3	2.8	0.0	0.0	0.0	0.0	0.0
500600	5575451	COMEDERO	522.3	1392.8	93.2	0.0	0.0	0.0	0.0	0.5	0.5	0.3	0.0	0.0	0.0	0.0	0.0
500929	5575454	MEXIA	370.1	987.0	95.8	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501163	5575457	CARRIZO SPRINGS	474.1	1264.2	100.0	0.0	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500549	5575461	CARRIZO SPRINGS	266.6	711.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500932	5575463	TEXANA	410.6	1094.8	97.6	0.0	0.0	0.0	0.0	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.1
500950	5575467	TEXANA	579.6	1545.7	96.9	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.1
501125	5575469	LAPOYNOR	310.9	829.2	99.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500524	5575471	LAPOYNOR	292.3	779.5	89.8	0.0	0.0	0.0	2.1	0.1	0.2	2.1	0.0	0.0	0.0	0.0	0.0
500633	5575473	MURCHISON	530.2	1413.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500930	5575481	SAN MARCOS	1075.5	2868.0	97.9	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501097	5575483	SAN MARCOS	190.3	507.4	97.6	0.0	0.0	0.0	0.2	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
501014	5619726	BALLERSTEDT	1281.2	3416.5	88.2	0.1	0.0	0.0	0.0	0.1	0.1	0.7	0.0	0.0	0.6	0.0	0.1
501181	5625350	ANDREW JOHNSON	121.4	323.8	98.4	0.0	0.0	0.0	1.4	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501159	5625352	ANDREW JOHNSON	518.6	1383.0	98.5	0.0	0.0	0.0	2.8	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.1
500669	5625365	MILLARD FILLMORE	116.4	310.4	94.6	0.0	0.0	0.0	0.2	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0
501184	5625369	CLARA MARTIN	283.6	756.3	99.9	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500771	5625373	HENRY A WALLACE	279.6	745.7	73.9	0.0	0.0	0.0	0.5	0.0	0.0	11.6	0.0	0.0	0.0	0.0	0.0
501135	5625408	HENRY A WALLACE	412.7	1100.4	90.6	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
500791	5625419	CHARLES W FAIRBANKS	429.4	1145.0	100.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500823	5625442	HUBERT R HUMPHREY	551.6	1470.9	96.1	0.0	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500630	5625448	HUBERT R HUMPHREY	846.2	2256.5	94.4	0.0	0.0	0.0	5.3	0.0	0.2	2.1	0.0	0.0	0.0	0.0	0.1
501041	5625451	ANDREW JACKSON	300.6	801.6	99.2	0.0	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500509	5625458	ANDREW JACKSON	300.0	800.0	96.9	0.0	0.0	0.0	0.6	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
501139	5625460	ANDREW JACKSON	281.2	749.8	99.9	0.0	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500720	5625462	ANDREW JACKSON	844.3	2251.5	98.8	0.0	0.0	0.0	1.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500639	5625891	HUBERT R HUMPHREY	313.5	836.1	99.9	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Item A.

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500779	5625893	PERLANGE	130.6	348.3	88.8	0.0	0.0	0.0	0.2	0.0	3.4	0.0	0.0	0.0	0.0	0.0	3.4
500506	5628780	SAMUEL WELCH	155.1	413.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500546	5628783	NATHAN SCOTT	434.7	1159.1	99.8	0.0	0.0	0.0	0.6	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500855	5628794	NATHAN SCOTT	220.1	586.8	95.1	0.0	0.0	0.0	1.5	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.4
500471	5628797	ARTHUR VANDENBURG	720.3	1920.9	96.4	0.0	0.0	0.0	0.1	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500518	5628802	ROBERT WAGNER	560.2	1493.7	98.2	0.0	0.0	0.0	2.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500569	5628804	ROBERT WAGNER	215.1	573.7	98.9	0.0	0.0	0.0	2.5	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501114	5628832	SAMUEL WELCH	513.3	1368.7	89.1	0.0	0.0	0.0	0.0	1.4	1.5	0.0	0.0	0.0	0.0	0.0	0.1
500665	5629059	SAMUEL WELCH	203.0	541.2	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500682	5679354	RIPRAP	214.2	571.2	98.8	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
500933	5679358	TUFF	298.7	796.5	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500974	5679362	ROSINCA	313.6	836.2	99.9	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500707	5679366	ROSINCA	310.6	828.3	99.9	0.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501024	5679368	ROSINCA	310.0	826.6	99.2	0.0	0.0	0.0	1.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501034	5679370	ROSINCA	154.2	411.1	99.9	0.0	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500638	5679986	VOELKER	977.7	2607.3	69.7	3.4	0.0	1.1	0.0	0.9	1.1	0.0	0.0	0.0	0.0	0.0	0.2
500857	5680059	RIPRAP	286.4	763.8	99.2	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500515	5680061	RIPRAP	349.8	932.7	96.9	0.0	0.0	0.0	3.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.1
501046	5680068	BRECCIA	706.1	1882.9	99.1	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500722	5680071	INSELBERG	204.9	546.5	85.3	0.4	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.2	0.0	0.1
501107	5680171	BRECCIA	583.2	1555.2	98.2	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.1
500476	5680251	TUFF	993.2	2648.6	97.9	0.0	0.0	0.0	3.1	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501083	5680260	BAJADA	1291.7	3444.5	99.2	0.0	0.0	0.0	0.8	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500525	5680268	TALUS	696.4	1857.0	99.5	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501004	5680273	GYPSUM MILL	690.8	1842.1	90.9	0.0	0.0	0.0	2.4	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500519	5680277	SHALESTONE	408.0	1088.1	99.4	0.0	0.0	0.0	13.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500910	5702621	SAMUEL WELCH	664.8	1772.7	94.0	0.0	0.0	0.0	0.0	0.3	4.2	0.0	0.0	0.0	0.0	0.0	4.0
500802	5702630	GEORGE MASON	240.0	639.9	92.2	0.0	0.0	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0
500901	5702634	GEORGE MASON	517.9	1381.0	99.2	0.0	0.0	0.0	1.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500662	5702636	ROBERT LAFOLLETTE	177.3	472.7	99.8	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500982	5702640	ROBERT LAFOLLETTE	163.3	435.4	75.1	0.0	0.0	0.0	0.9	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0
500972	5702643	MIKE MANSFIELD	286.6	764.3	100.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501185	5702651	MIKE MANSFIELD	294.9	786.4	98.4	0.0	0.0	0.0	2.8	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500716	5702656	HENRY CLAY	375.5	1001.4	99.1	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500587	5702661	GEORGE NORRIS	299.1	797.6	99.9	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501078	5702682	ROBERT TAFT	416.5	1110.7	96.1	0.0	0.0	0.0	0.6	0.3	0.3	0.5	0.0	0.0	0.0	0.0	0.0
501138	5702693	GEORGE NORRIS	308.9	823.7	100.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500621	5702708	JOHN CALHOUN	498.4	1329.0	97.8	0.0	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0
500458	5702712	JOHN CALHOUN	943.7	2516.5	98.3	0.0	0.0	0.0	5.8	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0
500711	5709159	SHALESTONE	284.3	758.2	98.9	0.0	0.0	0.0	1.8	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501106	5709161	TALUS	294.3	784.7	84.7	0.0	0.0	0.0	0.3	0.1	0.1	3.5	0.0	0.0	0.2	0.0	0.0
500659	5709208	RAFTER	221.7	591.3	98.3	0.0	0.0	0.0	5.4	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
500842	5709212	ARKOSE	303.0	808.0	69.7	0.0	0.0	0.0	2.0	0.0	0.0	17.8	0.0	0.0	0.0	0.0	0.0
500499	5709216	ARKOSE	315.3	840.9	100.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500606	5714557	RING	1586.2	4229.9	96.5	0.0	0.5	0.0	2.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500851	5714763	WOODCOCK	1103.4	2942.5	97.3	0.2	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500830	5714767	OSTRICH	1120.0	2986.7	98.9	0.0	0.0	0.0	0.5	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500650	5714774	SKIMMER	216.5	577.3	99.8	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500782	5714778	SKIMMER	322.6	860.3	98.6	0.0	0.0	0.0	0.5	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500777	5714780	SKIMMER	638.4	1702.4	99.3	0.0	0.0	0.0	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500672	5714786	ALBATROSS	301.8	804.8	99.9	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500865	5714790	ALBATROSS	289.1	770.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500658	5714793	WOODCOCK	296.9	791.8	100.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500475	5805698	PYRITE	309.8	826.1	99.9	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500641	5805702	PYRITE	319.7	852.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500702	5805706	PYRITE	322.3	859.3	98.2	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500690	5805710	TUFF	244.7	652.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501076	5937636	JAMIE	393.4	1049.2	95.0	0.2	0.0	0.0	4.9	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
501009	5937638	JAMIE	298.2	795.3	100.0	0.0	0.0	0.0	7.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500534	5937640	SHOOTER MC GAVIN	336.9	898.3	95.7	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0
501039	5937644	SHOOTER MC GAVIN	1007.3	2686.1	96.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500758	5937646	SAMUEL ADAMS	814.1	2170.9	92.8	0.0	0.0	0.0	3.5	0.0	0.0	0.4	0.0	0.1	0.2	0.0	0.0
500940	5937650	BENJAMIN FRANKLIN	661.4	1763.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500640	5937654	JOHN MARSHALL	309.9	826.3	99.9	0.0	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501010	5937658	JOHN MARSHALL	521.3	1390.2	99.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500991	5937660	SAMUEL ADAMS	323.2	861.8	100.0	0.0	0.0	0.0	9.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500465	5937662	SAMUEL ADAMS	291.1	776.3	99.9	0.0	0.0	0.0	8.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500696	5937664	GEORGE MASON	648.8	1730.0	99.9	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500762	5937666	GEORGE MASON	312.4	833.1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500721	5937668	PATRICK HENRY	308.2	821.8	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500902	5937672	ALEXANDER HAMILTON	293.8	783.4	99.0	0.0	0.0	0.0	4.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500753	5937677	JEANNETTE RANKIN	803.1	2141.5	95.8	0.0	0.0	0.0	4.1	0.2	0.4	0.0	0.0	0.0	0.0	0.1	0.3
501168	6086035	HUBERT R HUMPHREY	290.7	775.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500921	6086037	ABIGAIL FILLMORE	709.7	1892.6	98.2	0.0	0.0	0.0	0.8	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500684	6086048	ABIGAIL FILLMORE	874.0	2330.6	99.4	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501067	6086050	ANDREW MELLON	279.5	745.4	99.9	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500505	6086055	ANN RICHARDS	328.6	876.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501048	6086059	ANN RICHARDS	292.4	779.8	99.2	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500844	6086061	ANN RICHARDS	418.1	1114.9	100.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500589	6086063	ANN RICHARDS	530.6	1415.0	100.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500467	6086065	MAMIE EISENHOWER	286.9	765.2	99.6	0.0	0.0	0.0	0.8	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500693	6086069	MAMIE EISENHOWER	405.0	1080.0	91.6	0.1	0.0	0.0	2.6	0.6	0.6	0.3	0.0	0.0	0.0	0.0	0.0
500517	6086073	CAROLINE HARRISON	962.5	2566.7	99.2	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
501182	6086081	ANN RICHARDS	341.3	910.2	99.9	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500750	6086085	CHARLES E HUGHES	290.4	774.4	95.6	0.0	0.0	0.0	0.6	0.2	0.2	0.3	0.0	0.0	0.0	0.0	0.0
501158	6086089	ABIGAIL FILLMORE	680.9	1815.8	93.1	0.0	0.0	0.0	5.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
500449	6086092	ALLAN SHIVERS	285.1	760.4	99.4	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500854	6220178	ABIGAIL FILLMORE	899.2	2397.8	99.8	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500431	6220180	ANDREW JOHNSON	356.6	950.9	99.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500985	6220182	PRICE DANIEL	858.5	2289.2	99.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500516	6220186	REBECCA LATIMER	286.4	763.8	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500553	6223331	LAPOYNOR	179.9	479.8	99.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500581	6223333	LAPOYNOR	210.8	562.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500609	6223337	CORSICANA	301.5	804.0	85.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500789	6223340	CORSICANA	362.3	966.2	96.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501189	6223342	TOLSON	311.1	829.7	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501098	6223345	TOLSON	380.8	1015.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500885	6223347	MEACHUM	101.0	269.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500769	6223352	MEACHUM	263.6	702.8	97.5	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500568	6223354	GILLILAND	102.4	273.2	89.7	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501167	6223357	GILLILAND	291.7	777.8	86.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
500660	6223359	GILLILAND	102.6	273.5	89.5	0.0	0.0	0.0	0.0	0.0	0.2	1.0	0.0	0.0	0.0	0.0	0.2
500822	6475940	TEXANA	307.1	819.0	86.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
500801	6475959	CERRO CASTELLAN	291.2	776.7	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500438	6475978	SAN MARCOS	297.3	792.7	94.8	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
500460	6475984	SAN MARCOS	595.7	1588.6	98.4	0.0	0.0	0.0	0.3	0.1	0.4	0.0	0.0	0.0	0.0	0.0	0.3
500856	6476002	LAPOYNOR	898.4	2395.8	99.9	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500755	6476006	CERRO CASTELLAN	194.9	519.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500740	6476013	CERRO CASTELLAN	609.0	1624.1	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501038	6476024	CERRO CASTELLAN	171.5	457.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500954	6476027	CHAPALA	355.8	948.9	97.6	0.0	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500572	6476030	ZUMPANGO	715.2	1907.2	100.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501087	6476033	ALAMITO CREEK	381.4	1017.0	98.2	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500778	6476201	LAPOYNOR	215.8	575.5	96.6	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.2
500793	6476209	LAGOS GRANDES	322.3	859.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501171	6476212	LAGOS GRANDES	603.8	1610.0	91.9	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0
500602	6496871	STELFOX	239.3	638.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500773	6496875	STELFOX	145.2	387.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500623	6496877	STELFOX	160.4	427.6	94.0	0.0	0.0	0.0	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
500668	6496879	STELFOX	236.1	629.5	100.0	0.0	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501063	6496883	STELFOX	300.3	800.9	98.7	0.0	0.0	0.0	3.7	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501031	6496887	STELFOX	552.9	1474.5	99.8	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501000	6496889	THOMAS WHEELER	142.5	379.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500853	6496892	THOMAS WHEELER	496.7	1324.4	99.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500559	6496894	THOMAS WHEELER	236.3	630.1	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500794	6496941	THOMAS WHEELER	350.7	935.3	99.7	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500968	6496958	SILAS PARSONS	629.8	1679.3	96.3	0.0	0.0	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500647	6496962	LONE PEAK	304.8	812.8	97.1	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0
501001	6496966	LONE PEAK	517.5	1380.0	91.0	0.0	0.0	0.0	0.0	0.5	0.6	0.0	0.0	0.0	0.0	0.0	0.1
500883	6496969	LONE PEAK	216.5	577.4	93.9	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
501089	6496979	EPPRIGHT	748.4	1995.8	93.5	0.0	0.0	0.0	0.2	0.3	0.3	0.6	0.0	0.0	0.0	0.0	0.0
500848	6496983	MILLEDGE	165.5	441.5	96.8	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
501053	6496994	LONE PEAK	164.4	438.4	94.8	0.0	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
501011	6497037	PHEBE FOSTER	339.1	904.3	94.2	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0
500598	6497258	PHEBE FOSTER	288.1	768.2	92.1	0.0	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500861	6497260	PHEBE FOSTER	475.2	1267.3	99.9	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500533	6497262	PHEBE FOSTER	279.4	745.1	100.0	0.0	0.0	0.0	8.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500989	6497468	HENRIETTA	309.0	823.9	99.9	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500425	6497484	SMITHWICK	432.9	1154.3	100.0	0.0	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500663	6497486	SMITHWICK	293.9	783.8	94.8	0.0	0.0	0.0	2.9	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
500488	6497488	JOHN GILL	586.2	1563.1	96.6	0.0	0.0	0.0	1.5	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0
500913	6497602	SMITHWICK	298.4	795.7	99.8	0.0	0.0	0.0	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500560	6497604	ED TOWNES	463.7	1236.5	97.7	0.0	0.0	0.0	1.3	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500429	6497622	ED TOWNES	212.8	567.5	99.6	0.0	0.0	0.0	6.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501173	6497626	GRASSDALE	412.1	1099.0	98.2	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500866	6497628	THOMAS WHEELER	479.8	1279.5	100.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500927	6497631	HOWSER	285.3	760.7	99.1	0.0	0.0	0.0	2.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500675	6497647	HOWSER	462.1	1232.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500439	6497652	HOWSER	111.5	297.2	99.1	0.0	0.0	0.0	2.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501145	6497679	HENRIETTA	320.2	853.8	99.4	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501179	6498032	OLD KIMBRO	1461.3	5845.0	98.2	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500554	6498038	OLD KIMBRO	570.7	1521.9	96.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500493	6498040	OLD KIMBRO	235.7	628.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501088	6498042	OLD KIMBRO	299.4	798.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500817	6498044	OLD KIMBRO	304.4	811.8	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500984	6504944	BENJAMIN FRANKLIN	310.6	828.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500936	6504947	GEORGE MASON	164.9	439.6	90.1	0.0	0.0	0.0	0.0	0.8	1.0	0.0	0.0	0.0	0.3	0.0	0.2
500605	6504949	ALEXANDER HAMILTON	622.2	1659.2	99.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501124	6504951	ALEXANDER HAMILTON	308.8	823.5	98.7	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500923	6504957	PATRICK HENRY	313.0	834.7	98.4	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500806	6526574	LAPOYNOR	144.5	385.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500701	6526576	PASEO DE LOS LAGOS	1269.4	3385.0	98.6	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0

Item A.

GoodRoads Key	Customer Key/ Segment ID	Street Name	Length	Surface Area	PCI Rating	Alligator Cracking (%)	Bleeding (%)	Block Cracking (%)	Crack Seal (%)	Longitudinal Cracking (%)	Longitudinal /Transverse Cracking (%)	Patches (%)	Potholes (%)	Rutting (%)	Ravelling (%)	Slippage Cracking (%)	Transverse Cracking (%)
500686	6526578	MURCHISON	437.5	1166.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500677	6526580	CENOTE DOS OJOS	280.0	746.7	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501100	6526608	CENOTE DOS OJOS	173.1	461.7	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500522	6526610	PASEO DE LOS LAGOS	181.0	482.7	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500652	6526615	PASEO DE LOS LAGOS	175.5	468.1	99.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501028	6526617	BACCARAC	406.6	1084.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500479	6526624	BACLAR	387.4	1033.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500739	6526626	BACLAR	153.9	410.5	98.9	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
500666	6526812	QUINTANA ROO	476.7	1271.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500942	6526998	QUINTANA ROO	192.2	512.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500990	6527100	COBA	159.7	425.7	98.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
500969	6572504	ALBATROSS	311.7	831.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500735	6572508	COCKATOO	97.2	259.1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500944	6572512	TOUCAN	78.8	210.1	89.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
500673	6572516	TOUCAN	326.5	870.6	89.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
500648	6572518	EMU	195.0	520.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501020	6572522	EMU	899.7	2399.1	99.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500555	6572524	EMU	172.1	458.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501102	6620755	GREGG MANOR	45.0	119.9	78.9	4.0	0.0	0.0	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.1
500494	6622646	JORDYN STERLING	209.1	557.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500983	6622653	JORDYN STERLING	298.1	795.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501140	6622655	JORDYN STERLING	308.6	823.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500836	6622657	JORDYN STERLING	316.5	843.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500747	6622659	ANDREW ABERNATHY	573.0	1528.0	98.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500945	6622663	ANDREW ABERNATHY	316.8	844.9	99.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501071	6622665	DISMUKE	659.4	1758.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500442	6622668	BOTHWELL	727.7	1940.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500692	6622671	BOTHWELL	307.2	819.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500889	6622673	AKINOSHO	298.4	795.8	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500577	6622677	AKINOSHO	299.0	797.2	97.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0
500434	6622679	AKINOSHO	149.8	399.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501117	6622681	AKINOSHO	151.4	403.8	98.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500455	6622683	WILLIAM TYLER	343.7	916.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500881	6622686	JON RYAN	793.5	2116.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501177	6622690	ROWSTON MANOR	331.5	884.1	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500860	6622694	ROWSTON MANOR	274.6	732.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500821	6622696	MORONEY	579.6	1545.6	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500680	6622804	HOWSER	987.8	2634.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500536	6622822	LIBERTY BELL	996.8	2658.1	93.8	0.1	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
501161	6622831	THOMAS WHEELER	239.6	638.9	97.4	0.0	0.0	0.0	0.0	0.2	0.3	0.0	0.0	0.0	0.0	0.0	0.1
500941	6622838	THOMAS WHEELER	739.3	1971.5	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500579	6622847	SCHUSTER	299.6	798.9	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500657	6622924	WILLIAM TYLER	746.3	1990.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500859	6622926	WILLIAM TYLER	280.9	749.2	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501143	6622928	ANDREW RALEY	240.0	640.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500832	6622934	ANDREW RALEY	296.7	791.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500948	6622936	ANDREW RALEY	305.8	815.4	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
501162	6622939	HOWSER	321.9	858.4	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
500891	6622942	ALCALA	653.3	1742.3	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total		327,190.4	Feet													
	Total		62.0	Miles													



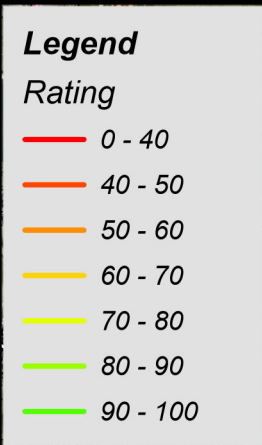
Pavement Inventory and Management Report
FY 2022 Update

May 2023

Exhibit 2
Street Classifications Map (FY 22)

Map depicting the street classifications for the streets maintained by the City of Manor

City of Manor
Travis County, Texas



Pavement Inventory and Management Report
FY 2022 Update

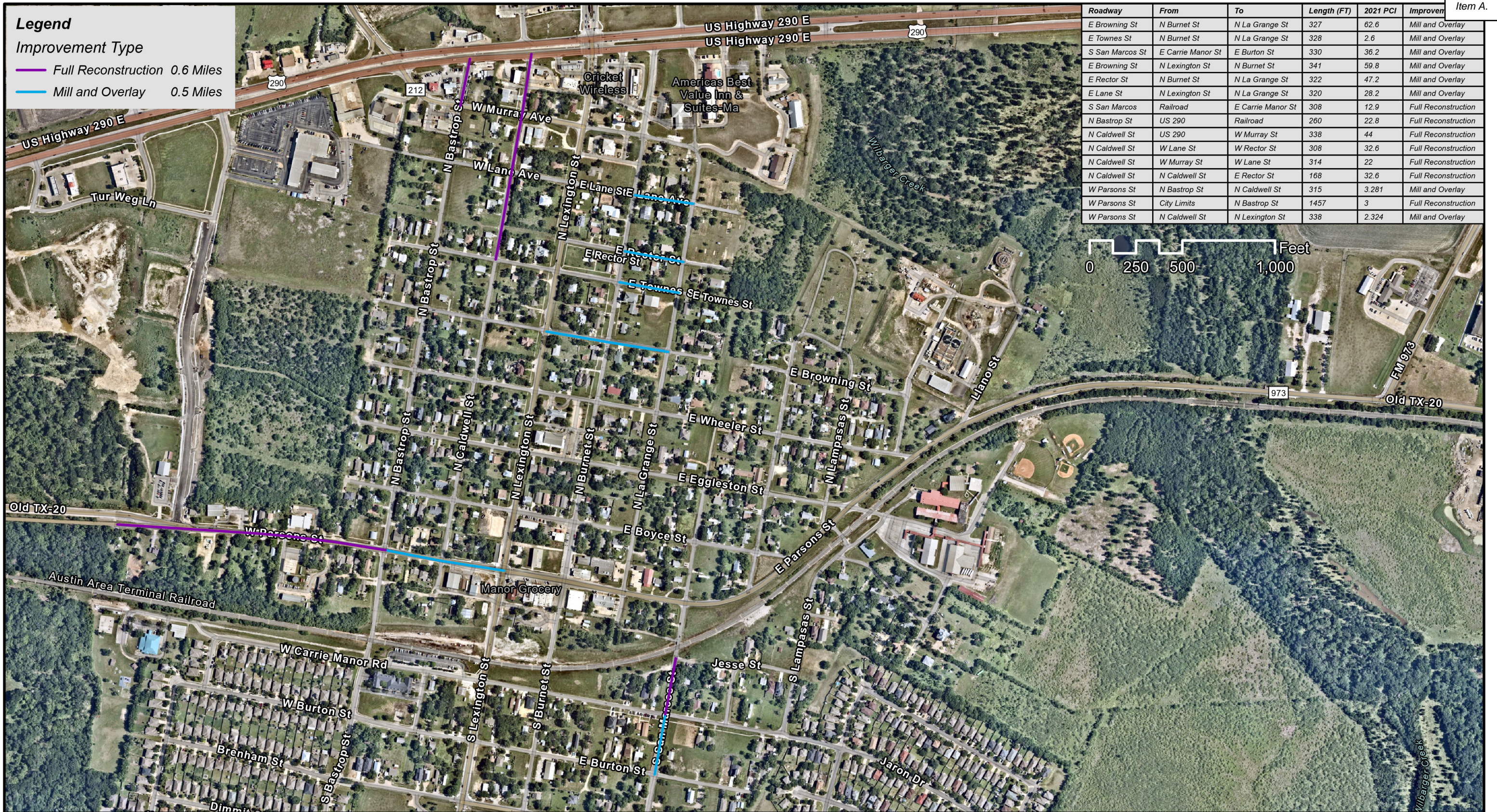
May 2023

Exhibit 3
Street Rating (PCI) Map

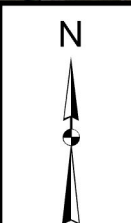
Map depicting the PCI ratings to the streets that were part of the FY 22 assessment

City of Manor
Travis County, Texas

Legend
Improvement Type
 Full Reconstruction 0.6 Miles
 Mill and Overlay 0.5 Miles



Roadway	From	To	Length (FT)	2021 PCI	Improvement	Item A.
E Browning St	N Burnet St	N La Grange St	327	62.6	Mill and Overlay	
E Townes St	N Burnet St	N La Grange St	328	2.6	Mill and Overlay	
S San Marcos St	E Carrie Manor St	E Burton St	330	36.2	Mill and Overlay	
E Browning St	N Lexington St	N Burnet St	341	59.8	Mill and Overlay	
E Rector St	N Burnet St	N La Grange St	322	47.2	Mill and Overlay	
E Lane St	N Lexington St	N La Grange St	320	28.2	Mill and Overlay	
S San Marcos	Railroad	E Carrie Manor St	308	12.9	Full Reconstruction	
N Bastrop St	US 290	Railroad	260	22.8	Full Reconstruction	
N Caldwell St	US 290	W Murray St	338	44	Full Reconstruction	
N Caldwell St	W Lane St	W Rector St	308	32.6	Full Reconstruction	
N Caldwell St	W Murray St	W Lane St	314	22	Full Reconstruction	
N Caldwell St	N Caldwell St	E Rector St	168	32.6	Full Reconstruction	
W Parsons St	N Bastrop St	N Caldwell St	315	3.281	Mill and Overlay	
W Parsons St	City Limits	N Bastrop St	1457	3	Full Reconstruction	
W Parsons St	N Caldwell St	N Lexington St	338	2.324	Mill and Overlay	



Pavement Inventory and Management Report
 FY 2022 Update
 May 2023

Exhibit 4
 Street Improvements Map (FY 21)
 Map of streets improved in Fiscal Year 21

City of Manor
 Travis County, Texas

Legend

Improvement Type

- Full Reconstruction 0.9 Miles
- Mill and Overlay 0.9 Miles
- - - Fog Seal 16.2 Miles



Pavement Inventory and Management Report
FY 2022 Update

May 2023

Exhibit 5
Street Improvements Map (FY 23)

Map of recommended streets to be improved in
Fiscal Year 23

City of Manor
Travis County, Texas

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SQ	Est. Age	2021 PCI				2022 PCI				2023 PCI				2024 PCI				2025 PCI				2026 PCI											
						FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FORECAST	Total	Cost	year extension	FORECAST	Total	Cost	year extension	FORECAST	Total	Cost	year extension	FORECAST	Total	Cost	year extension	FORECAST	Total	Cost	year extension				
						67.7	77%	Reconstruction	\$ 735,732		89.1	43%	Reconstruction	\$ 906,773		86.1	59%	Reconstruction	\$ 1,042,529		89.7	65%	Reconstruction	\$ 1,187,346		90.7	84%	Reconstruction	\$ 1,907,266		91.6	59%	Reconstruction	\$ 1,123,979		95.4	
							23%	Mill and Overlay	\$218,376			22%	Mill and Overlay	\$1,149,739			24%	Mill and Overlay	\$387,296			24%	Mill and Overlay	\$444,176			13%	Mill and Overlay	\$299,434			15%	Mill and Overlay	\$294,982			
							0%	Preservation	\$0			3%	Preservation	\$59,712			20%	Preservation	\$351,920			11%	Preservation	\$197,781			3%	Preservation	\$69,180			26%	Preservation	\$495,228			
500838	2031536	WHEELER	233	621	15	29.2	Nothing	\$0	-1	16	24.7	Nothing	\$0	-1	17	20	Reconstruction	\$54,340	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500792	2009577	WHEELER	332	886	25	8.5	Nothing	\$0	-1	26	37.8	Nothing	\$0	-1	27	7	Reconstruction	\$77,542	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500786	2009615	CALDWELL	325	866	12	53.0	Nothing	\$0	-1	13	42.4	Nothing	\$0	-1	14	37	Reconstruction	\$75,744	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500973	2009690	BURTON	318	849	13	42.0	Nothing	\$0	-1	14	43	Nothing	\$0	-1	15	29	Reconstruction	\$74,315	100	0	100	Nothing	\$0	-1	1	99	Scrub Seal	\$2,399	6	0	100	Nothing	\$0	-1	1	99	
500833	2031541	EGGLESTON	247	659	11	56.0	Nothing	\$0	-1	12	43.6	Nothing	\$0	-1	13	39	Nothing	\$0	-1	14	33	Reconstruction	\$57,645	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500585	2009572	CALDWELL	333	889	14	35.3	Nothing	\$0	-1	13	44.6	Nothing	\$0	-1	14	37	Reconstruction	\$77,776	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500987	3346018	HILL	3142	8379	15	29.0	Nothing	\$0	-1	16	45.5	Nothing	\$0	-1	17	20	Nothing	\$0	-1	18	17	Nothing	\$0	-1	19	15	Nothing	\$0	-1	20	14	Nothing	\$0	-1	21	13	
500939	2009699	BURNET	330	881	12	51.8	Nothing	\$0	-1	13	46.1	Nothing	\$0	-1	14	36	Nothing	\$0	-1	15	30	Reconstruction	\$77,045	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500962	2040246	BREHAM	526	1402	16	22.4	Nothing	\$0	-1	17	46.2	Nothing	\$0	-1	18	16	Nothing	\$0	-1	19	14	Reconstruction	\$122,704	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500514	2047705	ATHENS	141	376	11	60.0	Nothing	\$0	-1	12	47.1	Nothing	\$0	-1	13	43	Rejuvenating Fog Seal	\$315	4	9	74	Nothing	\$0	-1	10	67	Nothing	\$0	-1	11	60	Mill and Overlay	\$11,738	15	0	100	
500470	2009687	BURTON	338	902	12	50.0	Nothing	\$0	-1	13	47.3	Nothing	\$0	-1	14	35	Reconstruction	\$78,908	100	0	100	Nothing	\$0	-1	1	99	Scrub Seal	\$2,548	6	0	100	Nothing	\$0	-1	1	99	
500450	2009571	BROWNING	328	873	14	33.2	Nothing	\$0	-1	15	47.8	Nothing	\$0	-1	16	23	Nothing	\$0	-1	17	19	Reconstruction	\$76,419	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500776	2009677	CARRIE MANOR	377	1006	13	39.5	Nothing	\$0	-1	14	48.6	Reconstruction	\$88,043	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
500492	2009554	TOWNES	175	466	17	21.0	Nothing	\$0	-1	18	49.1	Nothing	\$0	-1	19	15	Reconstruction	\$40,790	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500683	2009552	TOWNES	327	871	17	21.0	Nothing	\$0	-1	18	49.1	Nothing	\$0	-1	19	15	Reconstruction	\$76,189	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500749	2009575	BROWNING	323	862	12	49.0	Nothing	\$0	-1	13	49.4	Nothing	\$0	-1	14	34	Nothing	\$0	-1	15	28	Nothing	\$0	-1	16	23	Scrub Seal	\$2,436	6	10	65	Rejuvenating Fog Se	\$722	4	6	88	
500588	3357814	KIMBRO WEST	932	2486	17	21.2	Nothing	\$0	-1	18	49.9	Nothing	\$0	-1	19	16	Nothing	\$0	-1	20	14	Reconstruction	\$217,521	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500767	2009651	BOYCE	213	567	13	39.0	Nothing	\$0	-1	14	50.1	Reconstruction	\$49,647	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
500558	2031549	J F NAGLE	613	1634	12	49.5	Nothing	\$0	-1	13	43	Nothing	\$0	-1	14	33	Reconstruction	\$142,973	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
501170	2009676	CARRIE MANOR	332	885	11	59.9	Nothing	\$0	-1	12	51	Mill and Overlay	\$27,659	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501165	2009570	BROWNING	232	618	18	17.3	Nothing	\$0	-1	19	51.1	Nothing	\$0	-1	20	14	Nothing	\$0	-1	21	13	Reconstruction	\$54,062	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	
500790	2009593	CALDWELL	333	889	12	49.0	Nothing	\$0	-1	13	51.3	Nothing	\$0	-1	14	33	Mill and Overlay	\$27,789	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500512	2009682	CARRIE MANOR	333	887	17	18.7	Nothing	\$0	-1	18	51.9	Reconstruction	\$77,588	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501015	2031535	BROWNING	265	707	19	15.7	Nothing	\$0	-1	20	52.2	Nothing	\$0	-1	21	44	Reconstruction	\$61,855	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500757	2036916	HAMILTON POINT	299	797	8	79.6	Nothing	\$0	-1	9	52.4	Nothing	\$0	-1	10	67	Mill and Overlay	\$24,907	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500435	2009646	LOCKHART	321	856	13	42.0	Nothing	\$0	-1	14	52.8	Reconstruction	\$74,898	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
500996	2009542	RECTOR	330	881	12	51.9	Nothing	\$0	-1	13	52.9	Nothing	\$0	-1	14	44	Mill and Overlay	\$27,527	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500529	2009555	CALDWELL	331	883	14	37.4	Nothing	\$0	-1	15	53.7	Reconstruction	\$77,256	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501005	3299566	SMITH	226	602	14	38.0	Nothing	\$0	-1	15	53.7	Nothing	\$0	-1	16	45	Reconstruction	\$52,665	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500809	2009602	GREGG	321	855	17	20.2	Nothing	\$0	-1	18	54	Nothing	\$0	-1	19	45	Reconstruction	\$74,814	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500628	3355882	VOELKER	712	1898	12	50.3	Nothing	\$0	-1	13	54.3	Nothing	\$0	-1	14	46	Nothing	\$0	-1	15	38	Nothing	\$0	-1	16	32	Reconstruction	\$166,039	100	0	100	Nothing	\$0	-1	1	99	
500985	2040139	KIMBRO	2223	5927	#N/A	Nothing	Nothing	\$0	-1	11	54.6	Nothing	\$0	-1	12	46	Nothing	\$0	-1	13	38	Nothing	\$0	-1	14	32	Reconstruction	\$518,631	100	0	100	Nothing	\$0	-1	1	99	
500511	3355888	ABRAHAMSON	994	2650	15	30.0	Nothing	\$0	-1	16	55	Nothing	\$0	-1	17	21	Nothing	\$0	-1	18	18	Nothing	\$0	-1	19	15	Nothing	\$0	-1	20	14	Reconstruction	\$231,855	100	0	100	
500570	2009533	BASTROP	163	436	11	57.9	Nothing	\$0	-1	12	55.1	Mill and Overlay	\$13,615	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501175	2009696	BURTON	334	891	12	50.0	Nothing	\$0	-1	13	55.3	Nothing	\$0	-1	14	35	Reconstruction	\$77,991	100	0	100	Nothing	\$0	-1	1	99	Scrub Seal	\$2,518	6	0	100	Nothing	\$0	-1	1	99	
500576	2009691	BURNET	328	874	13	43.0	Nothing	\$0	-1	14	55.5	Nothing	\$0	-1	15	29	Mill and Overlay	\$27,298	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$									

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	Est. Age	FIELD 2021 PCI 0	Rec Total:	\$954,109	year extension	Est. Age	FIELD 2022 PCI 1	Rec Total:	\$2,116,223	year extension	Est. Age	FORECAST 2023 PCI 2	Total	\$1,781,745	year extension	Est. Age	FORECAST 2024 PCI 3	Total	\$1,829,303	year extension	Est. Age	FORECAST 2025 PCI 4	Total	\$2,275,880	year extension	Est. Age	FORECAST 2026 PCI 5	Total	\$1,914,189	year extension	Est. Age	FORECAST 2027 PCI 5
500771	5625373	HENRY A WALLACE	280	746	8	80.0	Nothing	\$0	-1	9	73.9	Nothing	\$0	-1	10	67	Scrub Seal	\$2,106	6	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85
500631	2036030	ARNHAMM	1726	4603	#N/A		Nothing	\$0	-1	9	74.1	Nothing	\$0	-1	10	68	Scrub Seal	\$13,003	6	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85
500618	2009599	EGGLESTON	330	880	11	61.0	Nothing	\$0	-1	12	74.2	Nothing	\$0	-1	13	44	Nothing	\$0	-1	14	36	Nothing	\$0	-1	15	30	Nothing	\$0	-1	16	25	Scrub Seal	\$2,487	6	10	68
500481	2009595	LAMPASAS	338	901	14	34.0	Nothing	\$0	-1	15	74.4	Reconstruction	\$78,834	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500741	3316734	PASEO DE PRESIDENTE	595	1588	9	74.9	Nothing	\$0	-1	10	74.4	Nothing	\$0	-1	11	60	Scrub Seal	\$4,486	6	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Nothing	\$0	-1	8	80
500726	2040137	LOCKHART	238	636	12	54.0	Nothing	\$0	-1	13	74.4	Reconstruction	\$55,617	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500879	5189064	CALVIN COOLIDGE	294	784	10	65.5	Nothing	\$0	-1	11	74.4	Nothing	\$0	-1	12	49	Nothing	\$0	-1	13	41	Mill and Overlay	\$24,509	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500452	5081444	PASEO DE PRESIDENTE	414	1105	9	74.0	Nothing	\$0	-1	10	74.5	Nothing	\$0	-1	11	59	Nothing	\$0	-1	12	50	Mill and Overlay	\$34,521	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500498	2045820	MIZZEN	291	775	11	59.0	Nothing	\$0	-1	12	74.8	Nothing	\$0	-1	13	42	Rejuvenating Fog Seal	\$649	4	9	74	Nothing	\$0	-1	10	67	Nothing	\$0	-1	11	59	Rejuvenating Fog Se	\$649	4	7	85
501166	3355887	HILL	152	405	#N/A		Nothing	\$0	-1	9	74.8	Nothing	\$0	-1	10	68	Scrub Seal	\$1,143	6	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85
500982	5702640	ROBERT LAFOLLETTE	163	435	7	85.0	Nothing	\$0	-1	8	75.1	Nothing	\$0	-1	9	74	Nothing	\$0	-1	10	67	Nothing	\$0	-1	11	59	Mill and Overlay	\$13,605	15	0	100	Nothing	\$0	-1	1	99
500551	3283342	GREGG MANOR	2606	6950	11	60.0	Nothing	\$0	-1	12	75.2	Mill and Overlay	\$217,176	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Scrub Seal	\$19,633	6	0	100
500427	2047411	MAXA	294	784	11	63.0	Nothing	\$0	-1	12	75.6	Nothing	\$0	-1	13	46	Rejuvenating Fog Seal	\$657	4	9	77	Nothing	\$0	-1	10	70	Nothing	\$0	-1	11	63	Rejuvenating Fog Se	\$657	4	7	87
500719	2009701	SAN MARCOS	320	854	20	13.8	Nothing	\$0	-1	21	75.7	Mill and Overlay	\$26,702	15	6	89	Nothing	\$0	-1	7	85	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Nothing	\$0	-1	10	67
500943	5081459	CLARA MARTIN	255	679	11	60.7	Nothing	\$0	-1	12	75.8	Nothing	\$0	-1	13	44	Nothing	\$0	-1	14	36	Nothing	\$0	-1	15	30	Nothing	\$0	-1	16	25	Scrub Seal	\$1,919	6	10	68
500501	2009611	EGGLESTON	329	878	8	78.6	Nothing	\$0	-1	9	76	Nothing	\$0	-1	10	65	Scrub Seal	\$2,479	6	4	93	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	88	Nothing	\$0	-1	7	84
500920	2009673	JESSIE	327	871	17	20.0	Nothing	\$0	-1	9	76	Nothing	\$0	-1	10	69	Nothing	\$0	-1	11	61	Nothing	\$0	-1	12	52	Mill and Overlay	\$27,228	15	0	100	Nothing	\$0	-1	1	99
500430	3345974	JOHNSON	1074	2865	#N/A		Nothing	\$0	-1	9	76	Nothing	\$0	-1	10	69	Nothing	\$0	-1	11	61	Mill and Overlay	\$89,538	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
501146	2044983	SKYSAIL	809	2157	11	60.0	Nothing	\$0	-1	12	76.1	Nothing	\$0	-1	13	43	Rejuvenating Fog Seal	\$1,807	4	9	74	Nothing	\$0	-1	10	67	Nothing	\$0	-1	11	60	Rejuvenating Fog Se	\$1,807	4	7	85
501060	2040244	BURTON	556	1482	13	44.0	Nothing	\$0	-1	14	76.2	Nothing	\$0	-1	15	30	Nothing	\$0	-1	16	25	Reconstruction	\$129,707	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500903	2044981	MIZZEN	357	953	10	68.7	Nothing	\$0	-1	11	76.2	Nothing	\$0	-1	12	52	Rejuvenating Fog Seal	\$798	4	8	81	Nothing	\$0	-1	9	75	Nothing	\$0	-1	10	69	Rejuvenating Fog Se	\$798	4	6	90
500591	2045822	TOPSAIL	887	2365	10	69.5	Nothing	\$0	-1	11	76.6	Nothing	\$0	-1	12	53	Rejuvenating Fog Seal	\$1,981	4	8	82	Nothing	\$0	-1	9	76	Nothing	\$0	-1	10	70	Nothing	\$0	-1	11	62
500594	5366431	PERLANE	356	950	8	77.1	Nothing	\$0	-1	9	76.7	Nothing	\$0	-1	10	64	Scrub Seal	\$2,684	6	4	93	Scrub Seal	\$2,684	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500986	2009622	EGGLESTON	133	356	11	62.0	Nothing	\$0	-1	12	76.8	Nothing	\$0	-1	13	45	Nothing	\$0	-1	14	37	Nothing	\$0	-1	15	31	Nothing	\$0	-1	16	25	Scrub Seal	\$1,005	6	10	69
501040	3500743	PINE NEEDLE	439	1172	9	70.5	Nothing	\$0	-1	10	76.8	Nothing	\$0	-1	11	55	Nothing	\$0	-1	12	46	Mill and Overlay	\$36,624	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500864	3287785	SHADOWGLEN	941	2510	11	60.0	Nothing	\$0	-1	12	77.6	Mill and Overlay	\$78,447	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Scrub Seal	\$7,092	6	0	100
500744	2036921	BLAKE MANOR	585	1561	9	71.9	Nothing	\$0	-1	10	77.7	Nothing	\$0	-1	11	56	Nothing	\$0	-1	12	47	Nothing	\$0	-1	13	40	Nothing	\$0	-1	14	33	Nothing	\$0	-1	15	27
500918	3287755	GUNN	300	800	10	66.0	Nothing	\$0	-1	11	77.7	Nothing	\$0	-1	12	49	nothing	\$0	-1	13	41	Nothing	\$0	-1	14	34	Reconstruction	\$70,205	100	0	100	Nothing	\$0	-1	1	99
500819	3192818	STONEWATER	285	760	10	68.0	Nothing	\$0	-1	11	77.9	Nothing	\$0	-1	12	51	Nothing	\$0	-1	13	43	Nothing	\$0	-1	14	36	Mill and Overlay	\$23,763	15	0	100	Nothing	\$0	-1	1	99
500645	2009694	BURTON	333	887	10	64.1	Nothing	\$0	-1	11	78.1	Nothing	\$0	-1	12	48	Nothing	\$0	-1	13	40	Reconstruction	\$77,588	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98
500632	3316808	PASEO DE PRESIDENTE	322	858	11	60.0	Nothing	\$0	-1	12	78.3	Nothing	\$0	-1	13	43	Nothing	\$0	-1	14	35	Nothing	\$0	-1	15	29	Nothing	\$0	-1	16	24	Scrub Seal	\$2,423	6	10	67
501157	2009679	CARRIE MANOR	290	773	13	39.5	Nothing	\$0	-1	14	78.3	Reconstruction	\$67,626	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500491	5081446	PASEO DE PRESIDENTE	198	528	11	60.0	Nothing	\$0	-1	12	78.5	Nothing	\$0	-1	13	43	Nothing	\$0	-1	14	35	Nothing	\$0	-1	15	29	Nothing	\$0	-1	16	24	Scrub Seal	\$1,491	6	10	67
500705	2036438	HAMILTON POINT	590	1574	8	79.0	Nothing	\$0	-1	9	78.6	Rejuvenating Fog Seal	\$1,318	4	5	91	Nothing	\$0	-1	6	88	Nothing	\$0	-1	7	84	Scrub Seal	\$4,445	6	1	98	Nothing	\$0	-1	2	97
500845	2044976	MAXA	624	1665	10	63.5	Nothing	\$0	-1	11	78.6	Nothing	\$0	-1	12	47	Rejuvenating Fog Seal	\$1,395	4	8	77	Nothing	\$0	-1	9	71	Nothing	\$0	-1	10	64	Rejuvenating Fog Se	\$1,395	4	6	87
500796	2043994	HAMILTON POINT	290	773	10	68.7	Nothing	\$0	-1	11	78.7	Rejuvenating Fog Seal	\$647	4	7	86	Nothing	\$0	-1	8	81	Nothing	\$0	-1	9	75	Scrub Seal	\$2,184	6	3	96	Rejuvenating Fog Se	\$647	4	0	100
500924	5216502	RING	1175	3133	#N/A		Nothing	\$0	-1	8	78.7	Nothing	\$0	-1	9	72	Nothing	\$0	-1	10	65	Scrub Seal	\$8,852	6	4	93	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	88
500681	5189062	CALVIN COOLIDGE	283	753	11	60.0	Nothing	\$0	-1	12	78.8	Nothing	\$0	-1	13	43	Nothing	\$0																		

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	Est. Age	2021 PCI				2022 PCI				2023 PCI				2024 PCI				2025 PCI				2026 PCI												
						FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension	FIELD	Rec Total:	Cost	year extension					
						67.7		\$954,109			89.1		\$2,116,223			86.1		\$1,781,745			89.7		\$1,829,303			90.7		\$2,275,880			91.6		\$1,914,189			95.4		
501059	2039723	SUNCREST	792	2113	#N/A	67.7	Nothing	\$0	-1	7	84	Nothing	\$0	-1	8	78	Nothing	\$0	-1	9	72	Scrub Seal	\$5,969	6	3	95	Nothing	\$0	-1	4	93	Rejuvenating Fog Se	\$1,769	4	0	99		
500872	2044979	GALLANT	315	841	11	62.0	Nothing	\$0	-1	7	84	Nothing	\$0	-1	8	78	Rejuvenating Fog Seal	\$704	4	4	93	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	88	Rejuvenating Fog Se	\$1,704	4	2	97		
500561	3213469	CARRIAGE HILLS	319	850	11	60.0	Nothing	\$0	-1	7	84.2	Nothing	\$0	-1	8	80	Scrub Seal	\$2,400	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$2,400	6	0	100		
501191	3345637	BLAKE MANOR	55	147	#N/A	67.7	Nothing	\$0	-1	7	84.2	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Scrub Seal	\$416	6	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,234	4	0	100		
501193	3356290	BLAKE MANOR	479	1276	#N/A	67.7	Nothing	\$0	-1	7	84.2	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Scrub Seal	\$3,605	6	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,069	4	0	100		
500583	3384421	LAMPASAS	372	993	11	59.0	Nothing	\$0	-1	7	84.2	Rejuvenating Fog Seal	\$831	4	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Scrub Seal	\$2,804	6	0	100	Rejuvenating Fog Se	\$831	4	0	100		
500670	3316786	PASEO DE PRESIDENTE	362	966	11	60.0	Nothing	\$0	-1	7	84.3	Nothing	\$0	-1	8	80	Scrub Seal	\$2,728	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$2,728	6	0	100		
501074	2009635	LAMPASAS	156	415	11	62.0	Nothing	\$0	-1	7	84.5	Nothing	\$0	-1	8	80	Scrub Seal	\$1,172	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$1,172	6	0	100		
500824	2047409	CANOPY	299	798	11	60.0	Nothing	\$0	-1	7	84.6	Nothing	\$0	-1	8	80	Rejuvenating Fog Seal	\$668	4	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85		
501106	5709161	TALUS	294	785	1	98.5	Nothing	\$0	-1	7	84.7	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Nothing	\$0	-1	10	67	Nothing	\$0	-1	11	59	Scrub Seal	\$2,217	6	5	92		
500535	3500676	FOREST SAGE	501	1336	11	57.3	Nothing	\$0	-1	7	84.8	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Scrub Seal	\$3,775	6	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92		
500751	3500747	PINE NEEDLE	643	1716	9	71.0	Nothing	\$0	-1	7	84.8	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Mill and Overlay	\$53,615	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98		
500898	5365615	ANDREW JOHNSON	259	691	7	86.8	Nothing	\$0	-1	7	84.8	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Scrub Seal	\$1,952	6	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$579	4	0	100		
500765	5398996	WATERFORD RUN	371	988	10	68.0	Nothing	\$0	-1	7	84.9	Nothing	\$0	-1	8	80	Nothing	\$0	-1	9	74	Scrub Seal	\$2,792	6	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92		
501149	2009625	BOYCE	336	895	10	63.3	Nothing	\$0	-1	7	85.2	Nothing	\$0	-1	8	81	Scrub Seal	\$2,529	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$2,529	6	0	100		
500722	5680071	INSELBERG	205	546	4	94.0	Nothing	\$0	-1	7	85.3	Nothing	\$0	-1	8	81	Nothing	\$0	-1	9	75	Scrub Seal	\$1,544	6	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92		
500601	3192808	STONERIDGE GAP	304	810	11	62.0	Nothing	\$0	-1	7	85.5	Nothing	\$0	-1	8	81	Scrub Seal	\$2,288	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$2,288	6	0	100		
501113	5381155	INTEGRITY	248	661	11	61.3	Nothing	\$0	-1	7	85.5	Nothing	\$0	-1	8	81	Scrub Seal	\$1,868	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Scrub Seal	\$1,868	6	0	100		
500609	6223337	CORSICANA	301	804	#N/A	67.7	Nothing	\$0	-1	7	85.7	Rejuvenating Fog Seal	\$673	4	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Rejuvenating Fog Se	\$673	4	2	98		
500951	2044978	MAXA	285	760	11	60.0	Nothing	\$0	-1	7	86	Nothing	\$0	-1	8	81	Rejuvenating Fog Seal	\$636	4	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	86		
501051	3287744	CARRIAGE HILLS	141	375	4	93.3	Nothing	\$0	-1	7	86	Nothing	\$0	-1	8	81	Nothing	\$0	-1	9	75	Scrub Seal	\$1,059	6	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92		
501019	3213473	PECAN HILL	269	717	10	66.0	Nothing	\$0	-1	7	86.1	Nothing	\$0	-1	8	82	Scrub Seal	\$2,024	6	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	95	Scrub Seal	\$2,024	6	0	100		
500900	3287734	BELLA	499	1329	11	60.0	Nothing	\$0	-1	7	86.1	Nothing	\$0	-1	8	82	Rejuvenating Fog Seal	\$1,113	4	4	95	Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Nothing	\$0	-1	7	87		
501054	5115486	CLARA MARTIN	482	1285	11	60.0	Nothing	\$0	-1	7	86.1	Nothing	\$0	-1	8	82	Scrub Seal	\$3,630	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Scrub Seal	\$3,630	6	0	100		
501119	5366476	SMITH GIN	168	448	8	78.4	Nothing	\$0	-1	7	86.1	Nothing	\$0	-1	8	82	Scrub Seal	\$1,264	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Nothing	\$0	-1	5	93		
500596	2009616	BOYCE	322	859	12	48.0	Nothing	\$0	-1	7	86.2	Nothing	\$0	-1	8	82	Nothing	\$0	-1	9	77	Reconstruction	\$75,202	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98		
500999	3192848	JAMIE	258	688	11	60.0	Nothing	\$0	-1	7	86.2	Nothing	\$0	-1	8	82	Nothing	\$0	-1	9	77	Nothing	\$0	-1	10	70	Nothing	\$0	-1	11	63	Nothing	\$0	-1	12	54		
500592	3192852	CUMMINS	1230	3280	11	61.0	Nothing	\$0	-1	7	86.4	Nothing	\$0	-1	8	82	Scrub Seal	\$9,267	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Scrub Seal	\$9,267	6	0	100		
501167	6223357	GILLILAND	292	778	#N/A	67.7	Nothing	\$0	-1	7	86.4	Rejuvenating Fog Seal	\$651	4	3	97	Nothing	\$0	-1	4	95	Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Rejuvenating Fog Se	\$651	4	2	98		
500800	3192835	PEBBLE RUN	930	2481	10	68.8	Nothing	\$0	-1	7	86.5	Nothing	\$0	-1	8	82	Nothing	\$0	-1	9	77	Scrub Seal	\$7,010	6	3	97	Nothing	\$0	-1	4	95	Nothing	\$0	-1	5	93		
500970	3316869	WT GALLAWAY	466	1242	10	69.6	Nothing	\$0	-1	7	86.5	Nothing	\$0	-1	8	82	Nothing	\$0	-1	9	77	Mill and Overlay	\$38,811	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98		
501123	5081450	CLARA MARTIN	356	948	11	60.0	Nothing	\$0	-1	7	86.5	Nothing	\$0	-1	8	82	Scrub Seal	\$2,679	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Scrub Seal	\$2,679	6	0	100		
500611	2009697	BASTROP	353	941	11	61.6	Nothing	\$0	-1	7	86.8	Nothing	\$0	-1	8	82	Scrub Seal	\$2,659	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Scrub Seal	\$2,659	6	0	100		
501174	2045821	MIZZEN	284	758	9	72.7	Nothing	\$0	-1	7	86.8	Nothing	\$0	-1	8	82	Rejuvenating Fog Seal	\$635	4	4	95	Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Scrub Seal	\$2,142	6	0	100		
500822	6475940	TEXANA	307	819	#N/A	67.7	Nothing	\$0	-1	7	86.8	Rejuvenating Fog Seal	\$686	4	3	97	Nothing	\$0	-1	4	95	Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Rejuvenating Fog Se	\$686	4	2	98		
500997	3213482	INDIAN OAK	194	518	11	60.0	Nothing	\$0	-1	7	86.9	Nothing	\$0	-1	8	82	Scrub Seal	\$1,463	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Mill and Overlay	\$16,181	15	0	100		
501057	5115488	DENTON LINE	295	788	11	60.0	Nothing	\$0	-1	7	86.9	Nothing	\$0	-1	8	82	Scrub Seal	\$2,226	6	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	Mill and Overlay	\$24,620	15	0	100		
500748	2045947	ATHENS	342																																			

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	FIELD 2021 PCI 0	Rec Total:	\$954,109	year extension	Est. Age	FIELD 2022 PCI 1	Rec Total:	\$2,116,223	year extension	Est. Age	FORECAST 2023 PCI 2		\$1,781,745	year extension	Est. Age	FORECAST 2024 PCI 3		\$1,829,303	year extension	Est. Age	FORECAST 2025 PCI 4		\$2,275,880	year extension	Est. Age	FORECAST 2026 PCI 5		\$1,914,189	year extension	Est. Age	FORECAST 2027 PCI 5											
															Total	Treatment				Total	Treatment				Total	Treatment				Total	Treatment				Total	Treatment	Total	Treatment								
500615	3213471	CARRIAGE HILLS	379	1009	11	60.0	Nothing	\$0	-1	5	90.4	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,851	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93	Rejuvenating Fog Se	\$2,032	4	0	99
500783	2036439	HAMILTON POINT	910	2426	9	74.3	Nothing	\$0	-1	5	90.5	Rejuvenating Fog Seal	\$2,032	4	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93	Rejuvenating Fog Se	\$2,032	4	0	99										
501172	5361989	STRATA	110	294	8	77.5	Nothing	\$0	-1	5	90.5	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$829	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500949	2009609	EGGLESTON	323	861	10	66.0	Nothing	\$0	-1	5	90.6	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,431	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500874	2009656	PARSONS	338	901	8	78.5	Mill and Overlay	\$28,161	15	5	90.6	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,546	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500803	3225422	RING	980	2612	11	61.0	Nothing	\$0	-1	5	90.6	Nothing	\$0	-1	6	87	Rejuvenating Fog Seal	\$2,188	4	2	97	Scrub Seal	\$7,380	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
501081	5189043	NELSON HOUSER	652	1739	9	74.1	Nothing	\$0	-1	5	90.6	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$4,913	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
501135	5625408	HENRY A WALLACE	413	1100	8	79.5	Nothing	\$0	-1	5	90.6	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$3,109	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500624	3225423	WEDDING	329	877	11	60.0	Nothing	\$0	-1	5	90.7	Nothing	\$0	-1	6	87	Rejuvenating Fog Seal	\$734	4	2	97	Scrub Seal	\$2,477	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
500542	5081453	CLARA MARTIN	192	511	11	60.0	Nothing	\$0	-1	5	90.7	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$1,444	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500774	5091109	JOY LEE	136	363	10	65.0	Nothing	\$0	-1	5	90.7	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$1,026	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500895	5189057	CALVIN COOLIDGE	149	398	11	60.0	Nothing	\$0	-1	5	90.7	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$1,126	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500698	2009664	LA GRANGE	336	897	10	63.5	Nothing	\$0	-1	5	90.8	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,535	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500671	2031548	LA GRANGE	153	409	10	66.7	Nothing	\$0	-1	5	90.8	Nothing	\$0	-1	6	87	Scrub Seal	\$1,155	6	0	99	Nothing	\$0	-1	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500772	5302967	GENOME	651	1736	11	57.6	Nothing	\$0	-1	5	90.8	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$4,905	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500472	5361707	SILTSTONE	173	460	7	84.5	Nothing	\$0	-1	5	90.8	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$1,300	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500484	5428065	SKARN	298	795	7	84.5	Nothing	\$0	-1	5	90.9	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,246	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
501004	5680273	GYPSON MILL	691	1842	8	77.5	Nothing	\$0	-1	5	90.9	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$5,204	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500820	2047698	ATHENS	321	857	11	60.0	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	87	Rejuvenating Fog Seal	\$717	4	2	97	Scrub Seal	\$2,420	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
500914	3316904	JOHN RECTOR	311	830	10	70.0	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$2,344	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
500573	5328002	PEALING	478	1275	7	83.5	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	87	Rejuvenating Fog Seal	\$1,068	4	2	97	Scrub Seal	\$3,603	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
501075	5365911	WT GALLAWAY	183	488	9	73.1	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$1,379	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93					
501001	6496966	LONE PEAK	518	1380	#N/A	Nothing	\$0	-1	5	91	Nothing	\$0	-1	6	87	Nothing	\$0	-1	7	83	Scrub Seal	\$3,899	6	1	98	Nothing	\$0	-1	2	97	Nothing	\$0	-1	3	95	Nothing	\$0	-1	4	93						
500708	3310498	CARRIAGE HILLS	282	753	11	62.0	Nothing	\$0	-1	5	91.1	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Scrub Seal	\$2,126	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500688	5091145	MASON STONE	294	784	7	86.3	Nothing	\$0	-1	5	91.1	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Scrub Seal	\$2,216	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500667	2009614	EGGLESTON	338	901	10	64.0	Nothing	\$0	-1	5	91.2	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Scrub Seal	\$2,546	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500847	5115484	CLARA MARTIN	687	1832	11	60.0	Nothing	\$0	-1	5	91.4	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Scrub Seal	\$5,174	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500764	2047413	CONSTELLATION	892	2380	9	72.0	Nothing	\$0	-1	5	91.6	Nothing	\$0	-1	6	89	Rejuvenating Fog Seal	\$1,993	4	2	98	Scrub Seal	\$6,723	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
500693	6086069	MAMIE EISENHOWER	405	1080	0	100.0	Nothing	\$0	-1	4	91.6	Nothing	\$0	-1	5	89	Nothing	\$0	-1	6	85	Scrub Seal	\$3,051	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500956	2009643	PARSONS	265	706	11	58.0	Nothing	\$0	-1	5	91.7	Rejuvenating Fog Seal	\$591	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$591	4	0	100										
501095	3213483	INDIAN OAK	560	1493	11	57.9	Nothing	\$0	-1	5	91.8	Nothing	\$0	-1	6	89	Nothing	\$0	-1	7	85	Scrub Seal	\$4,219	6	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94					
500953	3213504	ST MARY	300	799	10	64.0	Nothing	\$0	-1	5	91.9	Nothing	\$0	-1	6	89	Rejuvenating Fog Seal	\$669	4	2	98	Scrub Seal	\$2,256	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
501064	3213726	WEDDING	824	2197	9	72.0	Nothing	\$0	-1	5	91.9	Nothing	\$0	-1	6	89	Rejuvenating Fog Seal	\$1,840	4	2	98	Scrub Seal	\$6,208	6	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96					
501171	6476212	LAGOS GRANDES	604	1610	#N/A	Nothing	\$0	-1	5	91.9	Rejuvenating Fog Seal	\$1,348	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,348	4	0	100											
501137	3225437	CARILLON	158	421	11	55.0	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	89	Rejuvenating Fog Seal	\$353	4	2	98																									

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	FIELD 2021 PCI 0	Rec Total:	\$954,109	year extension	Est. Age	FIELD 2022 PCI 1	Rec Total:	\$2,116,223	year extension	Est. Age	FORECAST 2023 PCI 2	Total	\$1,781,745	year extension	Est. Age	FORECAST 2024 PCI 3	Total	\$1,829,303	year extension	Est. Age	FORECAST 2025 PCI 4	Total	\$2,275,880	year extension	Est. Age	FORECAST 2026 PCI 5	Total	\$1,914,189	year extension	Est. Age	FORECAST 2027 PCI 5
501011	6497037	PHEBE FOSTER	339	904	#N/A	Nothing	\$0	-1	4	94.2 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$757	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500781	2009668	PARSONS	351	936	#N/A	Nothing	\$0	-1	4	94.3 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$784	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500564	3310555	FOREST SAGE	518	1382	9	74.0 Nothing	\$0	-1	4	94.3 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,158	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500975	2009499	CALDWELL	338	900	13	44.0 Reconstruction	\$78,757	100	4	94.4 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$754	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500619	2045945	MURCHISON	578	1542	10	69.0 Nothing	\$0	-1	4	94.4 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,291	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500937	2046040	LIBERTY	159	424	10	64.0 Nothing	\$0	-1	4	94.4 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$355	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
501151	3213511	DOOR BELL	864	2303	9	74.5 Nothing	\$0	-1	4	94.4 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,929	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500630	5625448	HUBERT R HUMPHREY	846	2257	9	76.4 Nothing	\$0	-1	4	94.4 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,890	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
501101	2009604	PARSONS	335	893	#N/A	Nothing	\$0	-1	4	94.6 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$748	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500487	2045954	BASTROP	294	784	7	86.2 Nothing	\$0	-1	4	94.6 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$657	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500669	5625365	MILLARD FILLMORE	116	310	8	79.7 Nothing	\$0	-1	4	94.6 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$260	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500837	2009620	EGGLESTON	325	867	11	60.1 Nothing	\$0	-1	4	94.7 Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Nothing	\$0	-1	7	87	Nothing	\$0	-1	8	82	Nothing	\$0	-1	9	77	
500584	2045824	MAXA	291	777	11	60.0 Nothing	\$0	-1	4	94.7 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$651	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500906	3192875	JOY LEE	150	400	10	65.0 Nothing	\$0	-1	4	94.7 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$335	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500981	5420551	HARRY S TRUMAN	870	2319	9	76.5 Nothing	\$0	-1	4	94.7 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,943	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500489	2036915	HAMILTON POINT	294	785	8	81.0 Nothing	\$0	-1	4	94.8 Rejuvenating Fog Seal	\$657	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
500828	2047461	SUNCREST	360	959	#N/A	Nothing	\$0	-1	4	94.8 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$803	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500613	5081455	CLARA MARTIN	171	456	11	60.0 Nothing	\$0	-1	4	94.8 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$382	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
501055	5306121	ALMODINE	722	1925	9	73.4 Nothing	\$0	-1	4	94.8 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$1,612	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500438	6475978	SAN MARCOS	297	793	#N/A	Nothing	\$0	-1	4	94.8 Rejuvenating Fog Seal	\$664	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501053	6496994	LONE PEAK	164	438	#N/A	Nothing	\$0	-1	4	94.8 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$367	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500663	6497486	SMITHWICK	294	784	#N/A	Nothing	\$0	-1	4	94.8 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$656	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
501030	2046043	BASTROP	283	755	11	60.0 Nothing	\$0	-1	4	95 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$632	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500695	3345910	BOIS D ARC	1015	2706	#N/A	Nothing	\$0	-1	4	95 Nothing	\$0	-1	5	93	Rejuvenating Fog Seal	\$2,266	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
501076	5937636	JAMIE	393	1049	6	87.5 Nothing	\$0	-1	4	95 Nothing	\$0	-1	5	93	Nothing	\$0	-1	6	90	Rejuvenating Fog Se	\$879	4	2	98	Nothing	\$0	-1	3	97	Nothing	\$0	-1	4	95	
500676	2009612	BASTROP	324	864	13	44.0 Nothing	\$0	-1	3	95.1 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$724	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500610	2048115	RING	1918	5115	#N/A	Nothing	\$0	-1	3	95.1 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$4,284	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500855	5628794	NATHAN SCOTT	220	587	7	84.0 Nothing	\$0	-1	3	95.1 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$491	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500539	2036450	TREVIN	974	2597	9	75.5 Nothing	\$0	-1	3	95.2 Rejuvenating Fog Seal	\$2,175	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	
501133	3316858	SMITH GIN	750	1999	12	54.0 Nothing	\$0	-1	3	95.2 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$1,674	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500469	5420533	WILLIAM H TAFT	168	447	6	89.9 Nothing	\$0	-1	3	95.2 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$374	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500532	2040254	BREHAM	608	1622	9	71.9 Nothing	\$0	-1	3	95.3 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$1,358	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500994	5306127	CALLAN	616	1643	9	75.5 Nothing	\$0	-1	3	95.3 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$1,376	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
501128	2009518	LANE	336	896	12	48.0 Nothing	\$0	-1	3	95.4 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$751	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500521	2045951	NAVASOTA	438	1168	9	70.3 Nothing	\$0	-1	3	95.4 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$978	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500919	5306093	JAMIE	295	786	6	88.0 Nothing	\$0	-1	3	95.4 Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Rejuvenating Fog Se	\$658	4	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500441	5361678	TINAJERO	1061	2828	8	81.3 Nothing	\$0	-1	3	95.4 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$2,369	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500957	5365631	ANDREW JOHNSON	327	872	8	81.1 Nothing	\$0	-1	3	95.4 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$730	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
501152	2009667	PARSONS	342	912	#N/A	Nothing	\$0	-1	3	95.5 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$764	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	
500474	3192810	STONERIDGE GAP	678	1809	11	59.2 Nothing	\$0	-1	3	95.5 Nothing	\$0	-1	4	94	Rejuvenating Fog Seal	\$1,515	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length_ FT	Area_SY	Est. Age	FIELD 2021 PCI		Rec Total:	\$954,109	year extension	Est. Age	FIELD 2022 PCI		Rec Total:	\$2,116,223	year extension	Est. Age	FORECAST 2023 PCI		Total	\$1,781,745	year extension	Est. Age	FORECAST 2024 PCI		Total	\$1,829,303	year extension	Est. Age	FORECAST 2025 PCI		Total	\$2,275,880	year extension	Est. Age	FORECAST 2026 PCI		Total	\$1,914,189	year extension	Est. Age	FORECAST 2027 PCI		Total	\$1,954,000	year extension	Est. Age																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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500950	5575467	TEXANA	580	1546	7	85.5	Nothing		\$0	-1	3	96.9	Rejuvenating Fog Seal	\$1,295	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	90	Nothing	\$0	-1	7	88	Nothing	\$0	-1	8	86	Nothing	\$0	-1	9	84	Nothing	\$0	-1	10	82	Nothing	\$0	-1	11	80	Nothing	\$0	-1	12	78	Nothing	\$0	-1	13	76	Nothing	\$0	-1	14	74	Nothing	\$0	-1	15	72	Nothing	\$0	-1	16	70	Nothing	\$0	-1	17	68	Nothing	\$0	-1	18	66	Nothing	\$0	-1	19	64	Nothing	\$0	-1	20	62	Nothing	\$0	-1	21	60	Nothing	\$0	-1	22	58	Nothing	\$0	-1	23	56	Nothing	\$0	-1	24	54	Nothing	\$0	-1	25	52	Nothing	\$0	-1	26	50	Nothing	\$0	-1	27	48	Nothing	\$0	-1	28	46	Nothing	\$0	-1	29	44	Nothing	\$0	-1	30	42	Nothing	\$0	-1	31	40	Nothing	\$0	-1	32	38	Nothing	\$0	-1	33	36	Nothing	\$0	-1	34	34	Nothing	\$0	-1	35	32	Nothing	\$0	-1	36	30	Nothing	\$0	-1	37	28	Nothing	\$0	-1	38	26	Nothing	\$0	-1	39	24	Nothing	\$0	-1	40	22	Nothing	\$0	-1	41	20	Nothing	\$0	-1	42	18	Nothing	\$0	-1	43	16	Nothing	\$0	-1	44	14	Nothing	\$0	-1	45	12	Nothing	\$0	-1	46	10	Nothing	\$0	-1	47	8	Nothing	\$0	-1	48	6	Nothing	\$0	-1	49	4	Nothing	\$0	-1	50	2	Nothing	\$0	-1	51	0	Nothing	\$0	-1	52	0	Nothing	\$0	-1	53	0	Nothing	\$0	-1	54	0	Nothing	\$0	-1	55	0	Nothing	\$0	-1	56	0	Nothing	\$0	-1	57	0	Nothing	\$0	-1	58	0	Nothing	\$0	-1	59	0	Nothing	\$0	-1	60	0	Nothing	\$0	-1	61	0	Nothing	\$0	-1	62	0	Nothing	\$0	-1	63	0	Nothing	\$0	-1	64	0	Nothing	\$0	-1	65	0	Nothing	\$0	-1	66	0	Nothing	\$0	-1	67	0	Nothing	\$0	-1	68	0	Nothing	\$0	-1	69	0	Nothing	\$0	-1	70	0	Nothing	\$0	-1	71	0	Nothing	\$0	-1	72	0	Nothing	\$0	-1	73	0	Nothing	\$0	-1	74	0	Nothing	\$0	-1	75	0	Nothing	\$0	-1	76	0	Nothing	\$0	-1	77	0	Nothing	\$0	-1	78	0	Nothing	\$0	-1	79	0	Nothing	\$0	-1	80	0	Nothing	\$0	-1	81	0	Nothing	\$0	-1	82	0	Nothing	\$0	-1	83	0	Nothing	\$0	-1	84	0	Nothing	\$0	-1	85	0	Nothing	\$0	-1	86	0	Nothing	\$0	-1	87	0	Nothing	\$0	-1	88	0	Nothing	\$0	-1	89	0	Nothing	\$0	-1	90	0	Nothing	\$0	-1	91	0	Nothing	\$0	-1	92	0	Nothing	\$0	-1	93	0	Nothing	\$0	-1	94	0	Nothing	\$0	-1	95	0	Nothing	\$0	-1	96	0	Nothing	\$0	-1	97	0	Nothing	\$0	-1	98	0	Nothing	\$0	-1	99	0	Nothing	\$0	-1	100	0	Nothing	\$0	-1	101	0	Nothing	\$0	-1	102	0	Nothing	\$0	-1	103	0	Nothing	\$0	-1	104	0	Nothing	\$0	-1	105	0	Nothing	\$0	-1	106	0	Nothing	\$0	-1	107	0	Nothing	\$0	-1	108	0	Nothing	\$0	-1	109	0	Nothing	\$0	-1	110	0	Nothing	\$0	-1	111	0	Nothing	\$0	-1	112	0	Nothing	\$0	-1	113	0	Nothing	\$0	-1	114	0	Nothing	\$0	-1	115	0	Nothing	\$0	-1	116	0	Nothing	\$0	-1	117	0	Nothing	\$0	-1	118	0	Nothing	\$0	-1	119	0	Nothing	\$0	-1	120	0	Nothing	\$0	-1	121	0	Nothing	\$0	-1	122	0	Nothing	\$0	-1	123	0	Nothing	\$0	-1	124	0	Nothing	\$0	-1	125	0	Nothing	\$0	-1	126	0	Nothing	\$0	-1	127	0	Nothing	\$0	-1	128	0	Nothing	\$0	-1	129	0	Nothing	\$0	-1	130	0	Nothing	\$0	-1	131	0	Nothing	\$0	-1	132	0	Nothing	\$0	-1	133	0	Nothing	\$0	-1	134	0	Nothing	\$0	-1	135	0	Nothing	\$0	-1	136	0	Nothing	\$0	-1	137	0	Nothing	\$0	-1	138	0	Nothing	\$0	-1	139	0	Nothing	\$0	-1	140	0	Nothing	\$0	-1	141	0	Nothing	\$0	-1	142	0	Nothing	\$0	-1	143	0	Nothing	\$0	-1	144	0	Nothing	\$0	-1	145	0	Nothing	\$0	-1	146	0	Nothing	\$0	-1	147	0	Nothing	\$0	-1	148	0	Nothing	\$0	-1	149	0	Nothing	\$0	-1	150	0	Nothing	\$0	-1	151	0	Nothing	\$0	-1	152	0	Nothing	\$0	-1	153	0	Nothing	\$0	-1	154	0	Nothing	\$0	-1	155	0	Nothing	\$0	-1	156	0	Nothing	\$0	-1	157	0	Nothing	\$0	-1	158	0	Nothing	\$0	-1	159	0	Nothing	\$0	-1	160	0	Nothing	\$0	-1	161	0	Nothing	\$0	-1	162	0	Nothing	\$0	-1	163	0	Nothing	\$0	-1	164	0	Nothing	\$0	-1	165	0	Nothing	\$0	-1	166	0	Nothing	\$0	-1	167	0	Nothing	\$0	-1	168	0	Nothing	\$0	-1	169	0	Nothing	\$0	-1	170	0	Nothing	\$0	-1	171	0	Nothing	\$0	-1	172	0	Nothing	\$0	-1	173	0	Nothing	\$0	-1	174	0	Nothing	\$0	-1	175	0	Nothing	\$0	-1	176	0	Nothing	\$0	-1	177	0	Nothing	\$0	-1	178	0	Nothing	\$0	-1	179	0	Nothing	\$0	-1	180	0	Nothing	\$0	-1	181	0	Nothing	\$0	-1	182	0	Nothing	\$0	-1	183	0	Nothing	\$0	-1	184	0	Nothing	\$0	-1	185	0	Nothing	\$0	-1	186	0	Nothing	\$0	-1	187	0	Nothing	\$0	-1	188	0	Nothing	\$0	-1	189	0	Nothing	\$0	-1	190	0	Nothing	\$0	-1	191	0	Nothing	\$0	-1	192	0	Nothing	\$0	-1	193	0	Nothing	\$0	-1	194	0	Nothing	\$0	-1	195	0	Nothing	\$0	-1	196	0	Nothing	\$0	-1	197	0	Nothing	\$0	-1	198	0	Nothing	\$0	-1	199	0	Nothing	\$0	-1	200	0	Nothing	\$0	-1	201	0	Nothing	\$0	-1	202	0	Nothing	\$0	-1	203	0	Nothing	\$0	-1	204	0	Nothing	\$0	-1	205	0	Nothing	\$0	-1	206	0	Nothing	\$0	-1	207	0	Nothing	\$0	-1	208	0	Nothing	\$0	-1	209	0	Nothing	\$0	-1	210	0	Nothing	\$0	-1	211	0	Nothing	\$0	-1	212	0	Nothing	\$0	-1	213	0	Nothing	\$0	-1	214	0	Nothing	\$0	-1	215	0	Nothing	\$0	-1	216	0	Nothing	\$0	-1	217	0	Nothing	\$0	-1	218	0	Nothing	\$0	-1	219	0	Nothing	\$0	-1	220	0	Nothing	\$0	-1	221	0	Nothing	\$0	-1	222	0	Nothing	\$0	-1	223	0	Nothing	\$0	-1	224	0	Nothing	\$0	-1	225	0	Nothing	\$0	-1	226	0	Nothing	\$0	-1	227	0	Nothing	\$0	-1	228	0	Nothing	\$0	-1	229	0	Nothing	\$0	-1	230	0	Nothing	\$0	-1	231	0	Nothing	\$0	-1	232	0	Nothing	\$0	-1	233	0	Nothing	\$0	-1	234	0	Nothing	\$0	-1	235	0	Nothing	\$0	-1	236	0	Nothing	\$0	-1	237	0	Nothing	\$0	-1	238	0	Nothing	\$0	-1	239	0	Nothing	\$0	-1	240	0	Nothing	\$0	-1	241	0	Nothing	\$0	-1	242	0	Nothing	\$0	-1	243	0	Nothing	\$0	-1	244	0	Nothing	\$0	-1	245	0	Nothing	\$0	-1	246	0	Nothing	\$0	-1	247	0	Nothing	\$0	-1	248	0	Nothing	\$0	-1	249	0	Nothing	\$0	-1	250	0	Nothing	\$0	-1	251	0	Nothing	\$0	-1	252	0	Nothing	\$0	-1	253	0	Nothing	\$0	-1	254	0	Nothing	\$0	-1	255	0	Nothing	\$0	-1	256	0	Nothing	\$0	-1	257	0	Nothing	\$0	-1	258	0	Nothing	\$0	-1	259	0	Nothing	\$0	-1	260	0	Nothing	\$0	-1	261	0	Nothing	\$0	-1	262	0	Nothing	\$0	-1	263	0	Nothing	\$0	-1	264	0	Nothing	\$0	-1	265	0	Nothing	\$0	-1	266	0	Nothing	\$0	-1	267	0	Nothing	\$0	-1	268	0	Nothing	\$0	-1	269	0	Nothing	\$0	-1	270	0	Nothing	\$0	-1	271	0	Nothing	\$0	-1	272	0	Nothing	\$0	-1	273	0	Nothing	\$0	-1	274	0	Nothing	\$0	-1	275	0	Nothing	\$0	-1	276	0	Nothing	\$0	-1	277	0	Nothing	\$0	-1	278	0	Nothing	\$0	-1	279	0	Nothing	\$0	-1	280	0	Nothing	\$0	-1	281	0	Nothing	\$0	-1	282	0	Nothing	\$0	-1	283	0	Nothing	\$0	-1	284	0	Nothing	\$0	-1	285	0	Nothing	\$0	-1	286	0	Nothing	\$0	-1	287	0	Nothing	\$0	-1	288	0	Nothing	\$0	-1	289	0	Nothing	\$0	-1	290	0	Nothing	\$0	-1	291	0	Nothing	\$0	-1	292	0	Nothing	\$0	-1	293	0	Nothing	\$0	-1	294	0	Nothing	\$0	-1	295	0	Nothing	\$0	-1	296	0	Nothing	\$0	-1	297	0	Nothing	\$0	-1	298	0	Nothing	\$0	-1	299	0	Nothing	\$0	-1	300	0	Nothing	\$0	-1	301	0	Nothing	\$0	-1	302	0	Nothing	\$0	-1	303	0	Nothing	\$0	-1	304	0	Nothing	\$0	-1	305	0	Nothing	\$0	-1	306	0	Nothing	\$0	-1	307	0	Nothing	\$0	-1	308	0	Nothing	\$0	-1	309	0	Nothing	\$0

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	FIELD 2021 PCI 0	Rec Total:	\$954,109	year extension	FIELD 2022 PCI 1	Rec Total:	\$2,116,223	year extension	FORECAST 2023 PCI 2	Total	\$1,781,745	year extension	FORECAST 2024 PCI 3	Total	\$1,829,303	year extension	FORECAST 2025 PCI 4	Total	\$2,275,880	year extension	FORECAST 2026 PCI 5	Total	\$1,914,189	year extension	FORECAST 2027 PCI 5							
																														Est. Age	Est. Age	Est. Age	Est. Age	Est. Age	Est. Age	Est. Age
501082	5095767	CARILLON	142	378	10	68.0	Nothing	\$0	-1	0	99.1	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$316	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$316	4	0	100
501046	5680068	BRECCIA	706	1883	7	85.0	Nothing	\$0	-1	0	99.1	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,577	4	0	100
500716	5702656	HENRY CLAY	376	1001	8	81.5	Nothing	\$0	-1	0	99.1	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$839	4	0	100
500927	6497631	HOWSER	285	761	#N/A	Nothing	Nothing	\$0	-1	0	99.1	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$637	4	0	100
500439	6497652	HOWSER	111	297	#N/A	Nothing	Nothing	\$0	-1	0	99.1	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$249	4	0	100
501142	2009508	LANE	334	889	17	19.2	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$745	4	0	100
501033	5361656	PERNELLA	286	762	6	88.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$638	4	0	100
500876	5381157	SHERRI BERRY	1101	2935	8	78.5	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$2,458	4	0	100
501041	5625451	ANDREW JACKSON	301	802	8	82.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$671	4	0	100
501024	5679368	ROSINCA	310	827	5	92.5	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$692	4	0	100
500857	5680059	RIPRAP	286	764	0	100.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$640	4	0	100
501083	5680260	BAJADA	1292	3444	0	100.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$2,885	4	0	100
500901	5702634	GEORGE MASON	518	1381	8	78.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,157	4	0	100
501048	6086059	ANN RICHARDS	292	780	0	100.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$653	4	0	100
500517	6086073	CAROLINE HARRISON	963	2567	0	100.0	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$2,150	4	0	100
500853	6496892	THOMAS WHEELER	497	1324	#N/A	Nothing	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,109	4	0	100
501020	6572522	EMU	900	2399	#N/A	Nothing	Nothing	\$0	-1	0	99.2	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$2,009	4	0	100
500713	2046156	CANOPY	902	2405	11	60.0	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$2,014	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$2,014	4	0	100
501043	3343414	OLD KIMBRO	1072	4289	0	100.0	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$3,592	4	0	100
500454	5399002	STONERIDGE GAP	174	463	6	89.2	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$388	4	0	100
501108	5428061	RIPRAP	769	2052	9	76.5	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,718	4	0	100
500777	5714780	SKIMMER	638	1702	1	98.5	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,426	4	0	100
501010	5937658	JOHN MARSHALL	511	1390	#N/A	Nothing	Nothing	\$0	-1	0	99.3	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,164	4	0	100
500503	2046047	LAPOYNOR	158	421	11	63.0	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$353	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$353	4	0	100
500477	5095781	CASTING	212	565	8	82.0	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$473	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$473	4	0	100
500593	5428053	STRATA	465	1240	8	77.5	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,039	4	0	100
500519	5680277	SHALESTONE	408	1088	7	87.0	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$911	4	0	100
500684	6086048	ABIGAIL FILLMORE	874	2331	0	100.0	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,952	4	0	100
500449	6086092	ALLAN SHIVERS	285	760	0	100.0	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$637	4	0	100
501145	6497679	HENRIETTA	320	854	#N/A	Nothing	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$715	4	0	100
500605	6504949	ALEXANDER HAMILTON	622	1659	#N/A	Nothing	Nothing	\$0	-1	0	99.4	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,390	4	0	100
500810	2009645	PARSONS	1457	3885	13	38.4	Reconstruction	\$339,902	100	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$3,253	4	0	100
500926	2009660	PARSONS	332	884	#N/A	Nothing	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$740	4	0	100
500935	2046046	LAPOYNOR	63	167	11	60.0	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$140	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$140	4	0	100
500635	3192858	MASON STONE	146	390	8	79.8	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$326	4	0	100
500811	5361919	ESKER	140	373	7	84.1	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$312	4	0	100
501104	5366731	ANDREW JOHNSON	273	727	10	67.0	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$609	4	0	100
500850	5380225	CARBROOK	182	487	7	82.5	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$407	4	0	100
500525	5680268	TALUS	696	1857	8	82.0	Nothing	\$0	-1	0	99.5	Nothing	\$0	-1																						

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length FT	Area SY	FIELD 2021 PCI 0	Rec Total:	\$954,109	year extension	Est. Age	FIELD 2022 PCI 1	Rec Total:	\$2,116,223	year extension	Est. Age	FORECAST 2023 PCI 2	Total	\$1,781,745	year extension	Est. Age	FORECAST 2024 PCI 3	Total	\$1,829,303	year extension	Est. Age	FORECAST 2025 PCI 4	Total	\$2,275,880	year extension	Est. Age	FORECAST 2026 PCI 5	Total	\$1,914,189	year extension	Est. Age	FORECAST 2027 PCI 5						
																																				Est. Age	Treatment	Cost	Est. Age	Treatment	Cost
500801	6475959	CERRO CASTELLAN	291	777	#N/A	Nothing	\$0	-1	0	99.9	Rejuvenating Fog Seal	\$650	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	
500856	6476002	LAPOYNOR	898	2396	#N/A	Nothing	\$0	-1	0	99.9	Rejuvenating Fog Seal	\$2,006	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	
500861	6497260	PHEBE FOSTER	475	1267	#N/A	Nothing	\$0	-1	0	99.9	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,061	4	0	100	Nothing	\$0	-1	5	92	
500989	6497468	HENRIETTA	309	824	#N/A	Nothing	\$0	-1	0	99.9	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$690	4	0	100	Nothing	\$0	-1	5	92	
501100	6526608	CENOTE DOS OJOS	173	462	#N/A	Nothing	\$0	-1	0	99.9	Rejuvenating Fog Seal	\$387	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	
501162	6622939	HOWSER	322	858	#N/A	Nothing	\$0	-1	0	99.9	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	90	
500977	2009525	CALDWELL	308	821	14	32.6	Reconstruction	\$71,824	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$687	4	0	100	Nothing	\$0	-1	5	92
501187	2009534	BURNET	308	822	0	100.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$688	4	0	100	Nothing	\$0	-1	5	92
500963	2009535	RECTOR	340	907	28	6.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$760	4	0	100	Nothing	\$0	-1	5	92
501147	2009536	CALDWELL	168	449	14	32.6	Reconstruction	\$39,310	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$376	4	0	100	Nothing	\$0	-1	5	92
501073	2009539	RECTOR	322	859	12	47.2	Mill and Overlay	\$26,859	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$720	4	0	100	Nothing	\$0	-1	5	92
500607	2009544	TOWNES	337	900	16	23.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$753	4	0	100	Nothing	\$0	-1	5	92
501116	2009545	BURNET	170	453	11	62.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$379	4	0	100	Nothing	\$0	-1	5	92
501169	2009546	TOWNES	341	910	14	35.6	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$762	4	0	100	Nothing	\$0	-1	5	92
500980	2009549	LA GRANGE	169	450	7	82.5	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$377	4	0	100	Nothing	\$0	-1	5	92
500538	2009550	TOWNES	328	873	31	2.6	Mill and Overlay	\$27,293	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$731	4	0	100	Nothing	\$0	-1	5	92
501093	2009558	BROWNING	338	900	10	67.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$754	4	0	100	Nothing	\$0	-1	5	92
500510	2009565	BROWNING	327	871	11	62.5	Mill and Overlay	\$27,218	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$729	4	0	100	Nothing	\$0	-1	5	92
501065	2009567	BROWNING	231	617	10	66.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$517	4	0	100	Nothing	\$0	-1	5	92
500882	2009585	LA GRANGE	336	895	8	78.5	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$750	4	0	100	Nothing	\$0	-1	5	92
501069	2009634	PARSONS	59	158	#N/A	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$133	4	0	100	Nothing	\$0	-1	5	92	
500447	2009653	PARSONS	315	841	11	59.7	Mill and Overlay	\$26,274	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$704	4	0	100	Nothing	\$0	-1	5	92
500462	2009678	SAN MARCOS	308	822	21	12.9	Reconstruction	\$71,885	100	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$688	4	0	100	Nothing	\$0	-1	5	92
501094	2009684	LAMPASAS	338	901	10	67.0	Nothing	\$0	-1	0	100	Rejuvenating Fog Seal	\$754	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92
500770	2009695	SAN MARCOS	330	881	14	36.2	Mill and Overlay	\$27,529	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	90
500813	2031547	CALDWELL	168	447	12	50.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$0	-1	5	92	Nothing	\$0	-1	6	90
501084	2045946	ATHENS	678	1809	11	60.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$1,515	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$1,515	4	0	100	Nothing	\$0	-1	3	96
501079	2045948	ATHENS	291	777	10	64.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$651	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$651	4	0	100	Nothing	\$0	-1	3	96
500617	2009640	SAN MARCOS	327	871	12	54.0	Nothing	\$0	-1	0	100	Mill and Overlay	\$27,226	15	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Rejuvenating Fog Se	\$730	4	0	100	Nothing	\$0	-1	4	94
500884	3234544	CARILLON	142	379	10	67.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$318	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$318	4	0	100	Nothing	\$0	-1	3	96
501042	3343426	OLD KIMBRO	489	1956	0	100.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,638	4	0	100	Nothing	\$0	-1	5	92
500724	5081469	PERLANGE	172	460	8	77.1	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$385	4	0	100	Nothing	\$0	-1	5	92
500694	5095769	CARILLON	146	390	10	67.0	Nothing	\$0	-1	0	100	Nothing	\$0	-1	1	99	Rejuvenating Fog Seal	\$326	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Rejuvenating Fog Se	\$326	4	0	100	Nothing	\$0	-1	3	96
501155	5293348	MURCHISON	226	603	7	84.3	Nothing	\$0	-1	0	100	Rejuvenating Fog Seal	\$505	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Nothing	\$			

Exhibit 6 – (80/20) Analysis Table - Recommended (Update for FY 2022)

Item A.

GoodRoads Key	Segment ID/ Customer Key	Street Name	Length_ FT	Area_SY	Est. Age	FIELD 2021 PCI	Rec Total:	\$954,109	year extension	FIELD 2022 PCI	Rec Total:	\$2,116,223	year extension	FORECAST 2023 PCI	Total	\$1,781,745	year extension	FORECAST 2024 PCI	Total	\$1,829,303	year extension	FORECAST 2025 PCI	Total	\$2,275,880	year extension	FORECAST 2026 PCI	Total	\$1,914,189	year extension	FORECAST 2027 PCI	
						0				1				2				3				4				5					
500533	6497262	PHEBE FOSTER	279	745	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$624	4	0	100
500425	6497484	SMITHWICK	433	1154	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$967	4	0	100
500866	6497628	THOMAS WHEELER	480	1280	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,072	4	0	100
500675	6497647	HOWSER	462	1232	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,032	4	0	100
500493	6498040	OLD KIMBRO	236	629	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$526	4	0	100
501088	6498042	OLD KIMBRO	299	798	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$669	4	0	100
500984	6504944	BENJAMIN FRANKLIN	311	828	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$694	4	0	100
500806	6526574	LAPOYNOR	144	385	0	100	Rejuvenating Fog Seal	\$323	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500686	6526578	MURCHISON	438	1167	0	100	Rejuvenating Fog Seal	\$977	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500677	6526580	CENOTE DOS OJOS	280	747	0	100	Rejuvenating Fog Seal	\$625	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500522	6526610	PASEO DE LOS LAGOS	181	483	0	100	Rejuvenating Fog Seal	\$404	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
501028	6526617	BACCARAC	407	1084	0	100	Rejuvenating Fog Seal	\$908	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500479	6526624	BACLAR	387	1033	0	100	Rejuvenating Fog Seal	\$865	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500666	6526812	QUINTANA ROO	477	1271	0	100	Rejuvenating Fog Seal	\$1,065	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500942	6526998	QUINTANA ROO	192	513	0	100	Rejuvenating Fog Seal	\$429	4	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94
500969	6572504	ALBATROSS	312	831	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$696	4	0	100
500735	6572508	COCKATOO	97	259	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$217	4	0	100
500648	6572518	EMU	195	520	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$436	4	0	100
500555	6572524	EMU	172	459	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$384	4	0	100
500494	6622646	JORDYN STERLING	209	558	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$467	4	0	100
500983	6622653	JORDYN STERLING	298	795	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$666	4	0	100
501140	6622655	JORDYN STERLING	309	823	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$689	4	0	100
500836	6622657	JORDYN STERLING	316	844	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$707	4	0	100
501071	6622665	DISMUKE	659	1758	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,473	4	0	100
500442	6622668	BOTHWELL	728	1941	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,625	4	0	100
500692	6622671	BOTHWELL	307	819	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$686	4	0	100
500889	6622673	AKINOSHO	298	796	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$667	4	0	100
500434	6622679	AKINOSHO	150	400	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$335	4	0	100
500455	6622683	WILLIAM TYLER	344	916	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$768	4	0	100
500881	6622686	JON RYAN	794	2116	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,772	4	0	100
501177	6622690	ROWSTON MANOR	332	884	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$740	4	0	100
500860	6622694	ROWSTON MANOR	275	732	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$613	4	0	100
500821	6622696	MORONEY	580	1546	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,294	4	0	100
500680	6622804	HOWSER	988	2634	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$2,206	4	0	100
500941	6622838	THOMAS WHEELER	739	1971	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,651	4	0	100
500579	6622847	SCHUSTER	300	799	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$669	4	0	100
500657	6622924	WILLIAM TYLER	746	1990	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,667	4	0	100
500859	6622926	WILLIAM TYLER	281	749	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$627	4	0	100
501143	6622928	ANDREW RALEY	240	640	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$536	4	0	100
500832	6622934	ANDREW RALEY	297	791	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$663	4	0	100
500948	6622936	ANDREW RALEY	306	815	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$683	4	0	100
500891	6622942	ALCALA	653	1742	0	100	Nothing	\$0	-1	1	99	Nothing	\$0	-1	2	98	Nothing	\$0	-1	3	96	Nothing	\$0	-1	4	94	Rejuvenating Fog Se	\$1,459	4	0	100

Pavement Inventory and Management Report

Update for Fiscal Year 2022
Manor, Texas

GBA



Project Summary

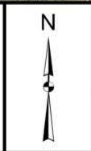
The annual video collection for pavement condition ratings were performed in December 2022.

Recommendations:

- 15 Street segments for Mill & Overlay
- 14 Street segments for Reconstruction
- Recommendations for each street segment are not linear from 2021 report recommendations.
- Recommendations for FY 2023 do not include streets or segments the City has set aside for future separate projects.

Fiscal Year 2023 Budget

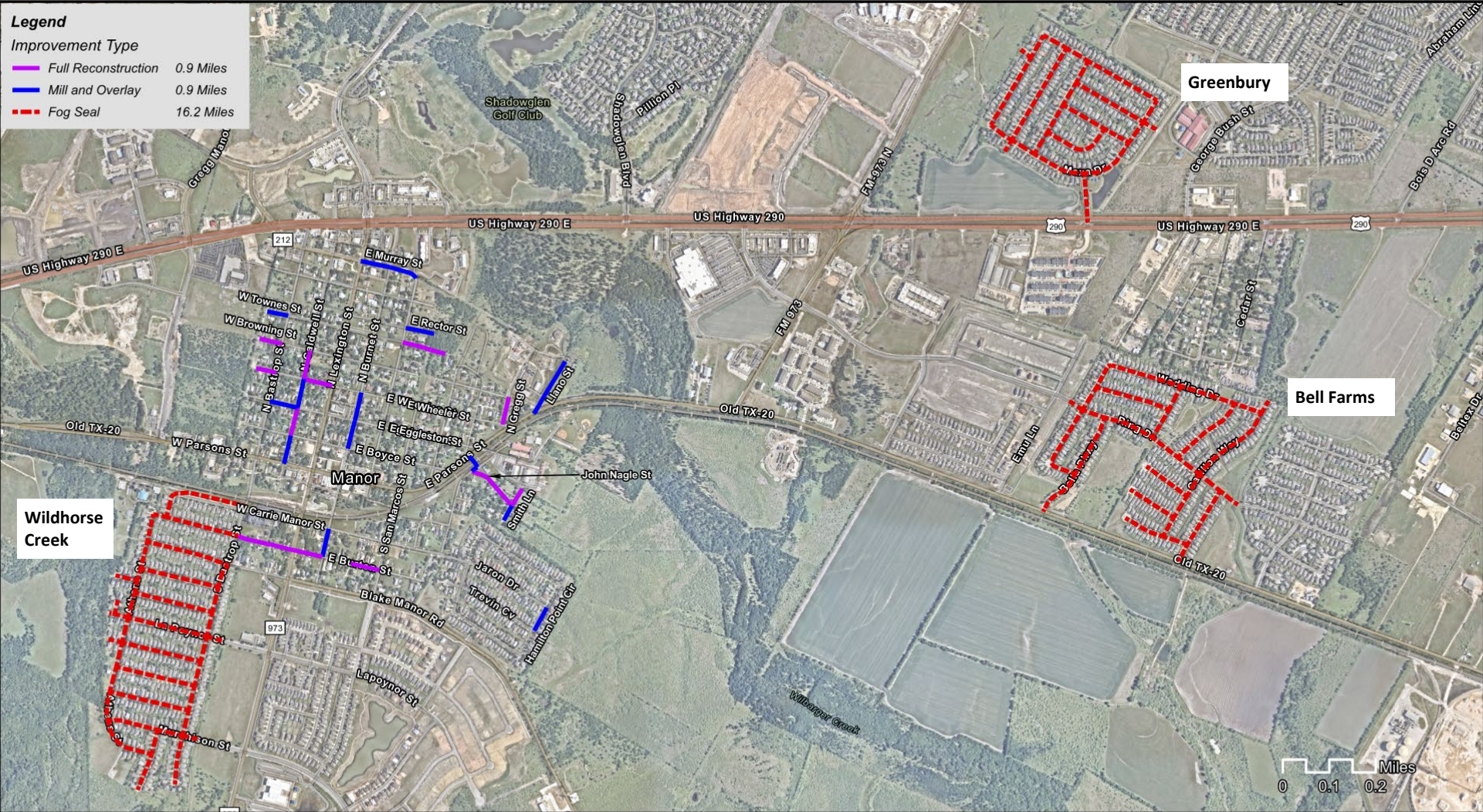
- \$2,300,000 (combined City & Cap Metro)



Pavement Inventory and Management Report
FY 2022 Update
May 2023

Exhibit 3
Street Rating (PCI) Map
Map depicting the PCI ratings to the streets that were part of the FY 22 assessment

City of Manor
Travis County, Texas



CITY OF MANOR
EST. 1872
TEXAS

GBA



Pavement Inventory and Management Report
FY 2022 Update

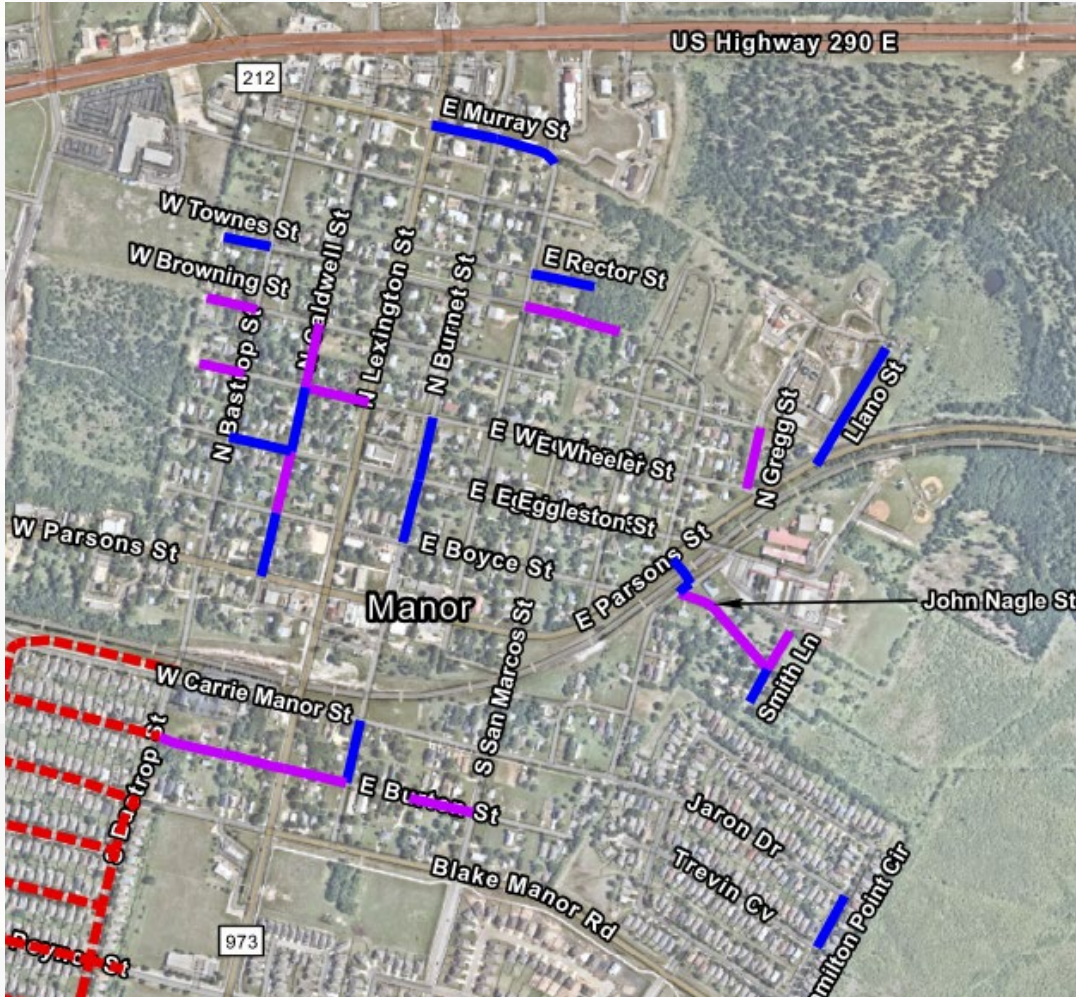
May 2023

Exhibit 5
Street Improvements Map (FY 23)

Map of recommended streets to be improved in
Fiscal Year 23

City of Manor
Travis County, Texas

Full Reconstruction Projects (FY 23)



	Roadway	From	To	Length (FT)	2022 PCI Rating
1	WHEELER	Dead End	N Bastrop	233	24.7
2	WHEELER	N Caldwell	N Lexington/FM 973	332	37.8
3	CALDWELL	W Boyce	E Eggleston	325	42.4
4	CALDWELL	E Wheeler	E Browning	333	44.6
5	J F NAGLE	S Lampasas	Smith	613	51
6	BROWNING	Dead end	N Bastrop	265	52.2
7	GREGG**	E Wheeler	E Browning	321	54
8	SMITH	John Nagle	High School	226	53.7
9	BURTON	S Caldwell	Lexington/FM 973	318	43
10	BURTON	S Bastrop	S Caldwell	338	47.3
11	BURTON	S LaGrange	S San Marcos	334	55.3
12	BURTON	Lexington	S Burnet	328	65.9
13	TOWNES	N La Grange	Mid-block	327	49.1
14	TOWNES	Mid-block	Dead End	175	49.1

GBA

Creating
remarkable
solutions



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

BACKGROUND/SUMMARY:

This is a city-initiated amendment with the purpose to make the original 1996 PUD zoning ordinance consistent with the land plan in the Shadowglen Development Agreement.

The original PUD zoning ordinance for the in-city portions of Shadowglen (the commercial on US 290, golf course, and Wilbarger Creek open space area) was approved back in 1996. The original Shadowglen Development Agreement was approved in 2001, which was amended in 2005 and 2007 and expired in 2011 when the developer defaulted. The Agreement was then revised and approved in 2013 and included exhibits of the approved land uses for the in-city and out-of-city portions of Shadowglen. The exhibit for the in-city portion of the development did not follow the land uses shown on the 1996 PUD but followed the developer's land use plan from 2003. The land use plan in the development agreement was further amended in 2018.

This city-initiated PUD amendment is only to make the zoning ordinance for Shadowglen consistent with the 2018 land use plan from the development agreement and no changes are sought to the 2018 plan by this amendment. The portions of Shadowglen outside the city limits, which is all the single-family residential, the Flats apartments, and the commercial around Shadowglen Trace/973 are not being changed and are regulated only by the development agreement.

The Planning and Zoning Commission voted to approve 6-0 with the condition that a letter or some form of communication with the residents on the provided mailing list and HOA is sent out explaining that no changes are being made to the PUD, the map is simply being updated to reflect what currently exists.

The public hearing was presented to City Council on August 16th and it was open and postponed until the September 6th meeting for additional information to be provided.

A second postponement is requested as an initial meeting was held to discuss projects within the Shadowglen Development, but further discussions are scheduled.

LEGAL REVIEW: Yes – Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- 2018 Land Plan – Zoning Exhibit
- Aerial Image
- 1996 PUD Zoning Ordinance
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

City staff recommends that the City Council postpone the public hearing until the October 18, 2023, City Council regular meetings.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 126 TO MODIFY THE PLANNED UNIT DEVELOPMENT LAND USE PLAN FOR THE SHADOWGLEN DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Manor, Texas (the “City”) has initiated that the property described hereinafter in Exhibit “A” attached hereto and incorporated herein as if fully set forth (the “Property”) be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

Whereas, Ordinance No. 126 was adopted by the City of Manor, Texas City Council (the “City Council”) on July 23, 1996;

Whereas, the City has initiated an amendment to Ordinance No. 126 in order to modify the Planned Unit Development Land Use Plan for the Shadowglen Subdivision Planned Unit Development;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

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 Ordinance. Ordinance No. 126 is hereby modified and amended by replacing Appendix “A” in its entirety and replacing with a new Appendix “A” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Shadowglen Planned Unit Development.

Section 3. Amendment of Conflicting Ordinances. Appendix “A” of the City’s Ordinance No. 126 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 4. Open Meetings. That 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, Chapt. 551, Texas Gov’t. Code.

ORDINANCE NO.

Page 2

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

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

ORDINANCE NO.

Page 3

EXHIBIT "A"

Property Legal Description:

AREA INSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 292.7963 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, and being comprised of a 58.1610 acre tract (TRACT 1) called a 58.134 acre tract (called Second Tract of a 816.928 acre tract) in Deed to Austin Manor Investments recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR), and, a 0.3629 acre tract (TRACT 2) called a 0.36 acre tract (called Third Tract of a 203.39 acre tract) in said Deed to Austin Manor Investments recorded in Volume 8623, Page 931, TCRPR; and out of and part of that certain 758.794 acre tract (called First Tract of 816.928 acres) and out of and part of that certain 181.445 acre tract (called First Tract of 203.39 acres, both as described in Warranty Deed to Austin Manor Investments, and recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR); all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69, Travis County, Texas, all being originally out of Tracts 2, 3, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records, and being a 3.0418 acre tract situated in the JAMES MANOR SURVEY NO. 40, A-546 (called 3.055 acres), as described in Deed to Austin Manor Investments by Deed recorded in Volume 8103, Page 270, TCRPR; said 292.7963 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Northeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract;

THENCE, South $31^{\circ}25'$ West, with the East line of said 1020.318 acre tract, a distance of 654.09 feet to a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290 with the said East line of the said 1020.318 acre tract;

THENCE, crossing said U.S. Highway 290, South $31^{\circ}49'03''$ West, a distance of 258.62 feet to an iron rod found marking the Northeast corner of the herein described tract, same being the Northeast corner of said 58.5239 acre tract, same being the Northwest corner of that certain 93.787 acre tract as conveyed by Deed to Ruben H. Johnson Company, recorded in Volume 5610, Page 828, Travis County Deed Records (TCDR), same being located in the South right-of-way line of U.S. 290 East (based on 222 feet in width) and being further located South $31^{\circ}49'03''$ West, a distance of 258.62 feet from a State Department of Highways and Public Transportation (SDHPT) concrete monument;

THENCE, South $31^{\circ}28'34''$ West, with the Southeast line of the herein described tract and the Southeast line of said 58.5239 acre tract, and the Northwesterly line of an old abandoned county road, as vacated in Volume D, Page 520, TCDR, a distance of 1620.28 feet to an iron rod found for angle point and corner, same being an internal "L" corner of said 93.787 acre tract, same being located North $56^{\circ}12'18''$ West, a distance of 20.76 feet from an iron rod found marking the Northwest corner of that certain 0.23 acre tract as conveyed by Deed to Cleora McVade, recorded in Volume 7585, Page 917, TCDR;

THENCE, South $33^{\circ}05'54''$ West, with the Southeast line of the herein described tract, a distance of 106.33 feet to a 60d nail found in fence corner marking the Southeast corner of the herein described tract and the Southeast corner of said 58.5239 acre tract, same being in the Northerly line of that certain 9.997 acre tract as conveyed by Deed to A. Jo Baylor, Trustee, recorded in Volume 865, Page 277, TCRPR;

ORDINANCE NO.

THENCE, North 59°03'21" West, with the Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of said 9.997 acre tract, a distance of 356.38 feet to an iron rod found for angle point and corner;

THENCE, North 60°15'09" West, with the said Southwest line of the herein described tract and the said Northeast line of the 9.997 acre tract, passing at a distance of 43.45 feet a point marking the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Gary Warren, recorded in Volume 12187, Page 18, TCRPR, passing at a distance of 93.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Howard Richards, recorded in Volume 12269, Page 1278, TCRPR, passing at a distance of 143.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to H. Schneider, recorded in Volume 8585, Page 396, TCRPR, passing at a distance of 193.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to R. Eppright, recorded in Volume 8585, Page 393, TCRPR, passing at a distance of 243.45 feet the Southwest corner of that certain 0.115 acre tract conveyed by Deed to R. Rochner, recorded in Volume 8585, Page 390, TCRPR, and continuing a total distance of 350.91 feet to an iron rod found for angle point and corner, same being the Northwest corner of said 9.997 acre tract and the Northeast corner of the City of Manor Cemetery;

THENCE, North 59°52'02" West, with the said Southwest line of the herein described tract and the Northeast line of said City of Manor Cemetery, a distance of 366.67 feet to an iron rod found for angle point and corner, same being the Northwest corner of said Cemetery and the original Northeast corner of A. E. LANE'S ADDITION, a subdivision according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North 58°29'42" West, with the said Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of that certain tract conveyed to Anderson by Deed recorded in Volume 8702, Page 813, TCRPR, a distance of 141.14 feet to an iron rod found for angle point and corner;

THENCE, with the said Southwest line of the herein described tract and of the said 58.5239 acre tract and the Northeast line of said A. E. LANE'S ADDITION, and the Southwesterly line of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, the following five (5) courses and distances:

- (1) North 59°05'39" West, passing at a distance of 103.35 feet the Southeast corner of Lot 7 of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, a subdivision of a portion of said 58.5239 acres recorded in Volume 94, Page 393, TCPR, and continuing a total distance of 457.00 feet to an iron rod set for angle point and corner;
- (2) North 59°00'00" West-359.92 feet to an iron rod set for angle point and corner;
- (3) North 59°05'00" West-243.47 feet to an iron rod found for angle point and corner;
 -) North 58°42'33" West, passing at a distance of 81.40 feet an iron rod found marking the common North corner of Lot 1 and Lot 2, Block 11, A. E. LANE'S ADDITION, passing at a distance of 133.75 feet an iron rod found marking the common North corner of Lot 2 and Lot 3, passing at a distance of 186.33 feet an iron rod found marking the common North corner of Lot 3 and Lot 4, and continuing a total distance of 314.95 feet to an iron rod found for angle point and corner; and
- (5) North 58°51'13" West-112.14 feet to an iron rod set marking the Southwest corner of said 58.1610 acre tract, the Southeast corner of said 0.3629 acre tract and the common West corner of said T. M. RECTOR ESTATE Tract 3 and Tract 4;

THENCE, continue with the Southwest line of the herein described tract and of the said 0.3629 acre tract and the said Northeast line of A. E. LANE'S ADDITION the following two (2) courses and distances:

- (1) North 58°51'13" West-81.45 feet to an iron rod found marking the West 1/2 of Lot 8, Block 10; and
- (2) North 58°26'34" West-149.08 feet to an iron rod set for the most Westerly corner of the herein described tract and of said 0.3629 acre tract, same being located in the said South right-of-way line of U.S. 290 East (variable width), same being the most Westerly apex corner of said 58.5239 acre tract, and of said COTTONWOOD COMMERCIAL SOUTH SECTION ONE;

ORDINANCE NO.

THENCE, crossing said U.S. Highway 290 North $59^{\circ}13'54''$ West, a distance of 0.32 feet an iron rod set for angle point and corner, same being in the original Northeast line of A. E. LANE'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North $59^{\circ}17'58''$ West, with the Southwesterly line of said 203.39 acre tract and the Northeast line of said A. E. LANE'S ADDITION, passing at a distance of 1.98 feet an iron rod found and continuing a total distance of 295.07 feet to an iron rod found marking the Northeast corner of said 3.0418 acre tract, same being the common North corner of Lot 7 and Lot 8, Block 3, said A. E. LANE'S ADDITION, same being further located South $59^{\circ}07'23''$ East, a distance of 100.33 feet from an iron pipe found marking the Northwest corner of Lot 6, Block 3, and the original Northwest corner of said A. E. LANE'S ADDITION;

THENCE, South $13^{\circ}42'48''$ West, with the East line of said 3.0418 acre tract and the East line of said Lot 7, Block 3, a distance of 178.33 feet to an iron rod set for the Southeast corner of said 3.0418 acre tract, same being located in the curving North right-of-way line of U.S. 290 East;

THENCE, in a Southwesterly direction along the arc of a curve to the left and with the said North right-of-way line of U.S. 290 East, said curve having a radius of 3836.62 feet, a chord bearing and distance of South $87^{\circ}01'47''$ West-42.27 feet to an iron rod found for angle point and corner;

THENCE, North $64^{\circ}14'41''$ West, with a Southwest line of the said 3.0418 acre tract and the Northeasterly right-of-way of Gregg-Manor Road, a distance of 347.67 feet to a SDHPT brass monument found for angle point and corner;

THENCE, with the Easterly right-of-way line of Gregg-Manor Road and the West line of said 3.0418 acre tract and said 203.39 acre tract, and the herein described tract, the following eleven (11) courses and distances:

- (1) North $34^{\circ}16'29''$ West-220.71 feet to an iron rod found for angle point and corner;
- (2) North $35^{\circ}24'43''$ West-200.14 feet to an iron rod found for angle point and corner;
- (3) North $34^{\circ}33'22''$ West-141.01 feet to an iron pipe found marking the most Westerly corner of said 3.0418 acre tract, same being in the Westerly line of said 203.39 acre tract;
- (4) North $58^{\circ}35'33''$ West-2.78 feet with the said Westerly line of the 203.39 acre tract to an iron rod set for corner and the point of curvature of a curve to the right;
- (5) In a Northwesterly direction along an arc of a curve to the right, said curve having a radius of 532.96 feet, an arc length of 322.71 feet, a chord bearing and distance of North $09^{\circ}10'09''$ West-317.80 feet to an iron rod found for point of tangency,

same being further located South $82^{\circ}01'15''$ East-79.83 feet from an iron rod found on the West right-of-way line of said Gregg-Manor Road;

- (6) North $08^{\circ}09'25''$ East-625.30 feet to a point for corner;
- (7) North $08^{\circ}09'25''$ East-207.80 feet to a point of curvature;
- (8) In a Northeasterly direction along the arc of a curve to the left, said curve having a radius of 2905.45 feet, an arc length of 451.27 feet, a chord bearing and distance of North $03^{\circ}43'55''$ East-450.31 feet;
- (9) North $00^{\circ}47'03''$ West-282.72 feet to a point of curvature;
- (10) In a Northwesterly direction along the arc of a curve to the left, said curve having a radius of 1469.50 feet, an arc length of 599.72 feet, a chord bearing and distance of North $12^{\circ}24'45''$ West-595.57 feet; and
- (11) North $24^{\circ}05'00''$ West, a distance of 275.25 feet to an iron rod set for the Northwest corner of the herein described tract, same being located in the curving said City of Manor City Limits Line;

THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to a right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65° 02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7968 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
RMS:ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467



ORDINANCE NO.

Page 8

EXHIBIT “B”
Planned Unit Development Land Use Plan
[attached]



PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

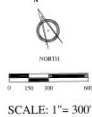
PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Average	Percentage of Total Average
COMMERCIAL	60.5	11.2%
MULTI-FAMILY RESIDENTIAL	13.3	2.6%
SINGLE-FAMILY RESIDENTIAL	7.9	1.5%
NEIGHBORHOOD BUSINESS	20.3	3.9%
OPEN SPACE	41.3	7.9%
MAJOR ROADWAYS	11.9	2.3%
TOTAL	535.7	100%

PLANNED UNIT DEVELOPMENT
A MENDED & REVISED
MASTER PLAN

MANOR, TEXAS
JUNE, 2023



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

DATED THIS _____ DAY OF _____, 2018.

BY: _____
HONORABLE MAYOR RITA GLENN
MAYOR OF THE CITY OF MANOR, TEXAS

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____, 2018.

BY: _____
CHAIRPERSON



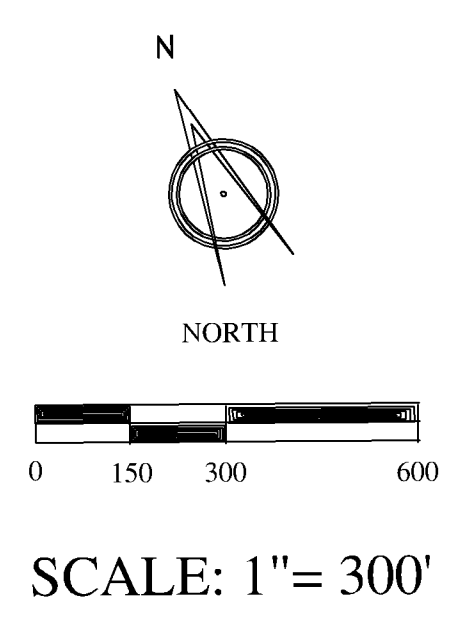
PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Acreage	Percentage of Total Acreage
COMMERCIAL (C-180.9 & C-2)	69.5	11.67
MULTI-FAMILY RESIDENTIAL	18.2	3.06
NEIGHBORHOOD BUSINESS	7.9	1.33
OPEN SPACE (OS)	481.4	80.81
INSTITUTIONAL (I)	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

PLANNED UNIT DEVELOPMENT A MENDED & REVISED MASTER PLAN



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

DATED THIS _____ DAY OF _____ 2018.

BY:
HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____ 2018.

BY:
CHAIRPERSON _____

Shadowglen PUD Aerial Image

Write a description for your map.

Legend

- Feature 1 Item 1.
- Feature 2
- Feature 3
- Frontier Bank of Texas
- La Parrillita
- Medical SUP
- Polygon Measure



ORDINANCE NO. 126

AN ORDINANCE GRANTING APPROVAL OF A LAND USE PLAN IN CONNECTION WITH A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CERTAIN CONDITIONS AND DEPARTURES FROM PROVISIONS OF ORDINANCES; PROVIDING FOR SCOPE APPROVAL OF THE PROJECT; PROVIDING FOR PROCEDURES FOR FUTURE DEVELOPMENT WITHIN THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Planned Unit Development Approved.

(a) The Planned Unit Development ("PUD") and the zoning designation as such, proposed by Cottonwood Holdings, Ltd. and the Eppright family interests and the Land Use Plan submitted in connection with the PUD are hereby approved.

(b) The boundaries of the PUD district shall be as is set forth by a metes and bounds description contained in Exhibit "A-1" attached hereto and incorporated herein by reference.

(c) Approval of the Land Use Plan is subject to the following conditions:

- (1) The PUD designation is applicable only to lands located within the municipal city limits. The authorization provided herein pertains only to those lands set forth in the Land Use Plan located within the City's municipal limits as is set forth in Exhibit "A-1".
- (2) The Land Use Plan approved herein consists of those documents attached hereto and incorporated by reference as follows:

Appendix A. - A document entitled "Planned Unit Development General Land Use Plan dated June 11, 1996 setting forth a map of the PUD, notes, land account table, additional conditions and phasing approach, prepared on behalf of Cottonwood Holdings, Ltd. by Land Design Studio.

Appendix B. - A memorandum dated July 11, 1996 authored by Gary Bellomy, ASLA, which sets forth the intention of the developers of land within the PUD to develop the project in accordance with the concepts stated therein.

- (3) Additional documents relating to the PUD are on file in the office of the City Secretary, as follows:
- i. Schematic map (entitled "Concept Plan Alternate") showing streets, parks, public areas, area uses, etc., prepared by Land Design Studio.
 - ii. Cottonwood PUD Development Report authored by Gary Bellomy.

These documents may be used as references to show the general intention for "neo-traditional" development. However, it is understood that they indicate examples of such development.

Section 2. Scope of Approval. The approval of the PUD contained herein applies on that portion of the PUD which is within the City's municipal limits at the effective date of this ordinance, subject to potential extension under Section 6 herein.

Section 3. Compliance Required. The Applicant for the PUD shall comply with the Land Use Plan approved herein and with all of the ordinances of the City of Manor and the conditions and terms set forth herein except where departures are specifically authorized in Section 5 of this ordinance or by a variance or special exception in accordance with the Zoning Ordinance No. 36-P, or the Subdivision Ordinance.

Section 4. Conditions. Approval of this subdivision plat of lands located within the PUD's boundary or proposed boundary is specifically conditioned upon the following conditions being met at the time the applications for subdivisions are submitted:

(a) A water and wastewater plan showing which areas will be served with utility services and other information required to be shown by the Subdivision Ordinance, as amended.

(b) The requirements for parkland dedication in the Subdivision Ordinance must be complied with, except that any previous "excess" dedications may be carried forward and applied to satisfy dedication requirements on subsequent plats in the PUD.

(c) Proof that the width of the streets will not unduly hamper fire trucks from traversing the streets must be submitted. This may be proved with a certificate signed by the chief of the appropriate fire department to show that the street width is sufficient in the opinion of the chief, or other proof reasonably acceptable to the City reviewing officer or body.

(d) A declaration of which streets are to be public and which are to be private must be made, and there must be a showing of how and by whom the streets will be maintained in the future.

(e) The development and each phase approved shall generally adhere to the neo-traditional neighborhood concepts for all residential projects and shall generally conform to the concepts as are set forth in Section 1(c) herein, and the development goals and objectives set forth in Section 5 (j) (7 through 8) of the Zoning Ordinance as amended. If there is a substantial departure from these concepts, then when the PUD Developer submits applications required under Section 6 (c) (1-3) herein, the said applications may be processed for a development to reflect the actual applications under the conventional requirements for R-1 residential or C, or I, as indicated in the Land Use Plan without rezoning, but the departures set forth in Section 5 herein shall not be allowed for those particular applications.

(f) The FEMA 100 year floodplain data shall determine the location of the 100 year floodplain in the PUD notwithstanding any designation to the contrary.

Section 5. Departures. The developer or its successor is specifically approved to depart from requirements set forth in the City of Manor's Ordinances as follows:

- (a) Width of minor street at 24' - 26' rather than 30'.
- (b) Single family lot size at 4,500 s.f. likely rather than 7,500 (R-1) or 7,200 (R-2).
- (c) Minimum lot width of 40' rather than 60'.
- (d) Single family setbacks of 10' front, 10' rear and 5' side yard. Multifamily setbacks of 15' front, 10' side and 10' rear.
- (e) Dwelling unit density for multi-family of 20 dwelling units/acre vs. 36 dwelling units/acre in ordinance.
- (f) Others stated in or incorporated by reference herein.

Section 6. Future Build-Out of PUD.

(a) The City Council has considered the entire Land Use Plan consisting of approximately 1248.9997 acres of land and approves in concept the plans and specifications pertaining to the PUD. It will be necessary for the developer or its successor to submit applications for the PUD district zoning designation for lands which may be added in the future, but no filing fees need to be paid for PUD district zoning approvals. The application may incorporate the original application documents for this

PUD, in lieu of new documents. When and if lands located within the boundaries of the PUD proposal are annexed into the City, such lands shall be given the appropriate zoning classification in accordance with the procedures set forth in Section 13 of the Zoning Ordinance.

(b) The property description of the entire area encompassing the 1248.9997 acres of land is set forth herein as Exhibits A-1 and A-2 and incorporated by reference.

(c) The PUD developers who apply to enlarge the PUD within the City's municipal limits shall:

- (1) Petition the City for annexation of land in accordance with Chapter 43 of the Local Government Code, as amended.
- (2) Petition the City to zone the subject parcel of land as PUD.
- (3) Submit application for Preliminary and Final Plat approval to the City in accordance with the Subdivision Ordinance, as amended.

Such applications or petitions may all be interlinked and submitted together, so that all would be granted or none would be granted.

(d) Joint meetings of the City of Manor, City Council and the Planning and Zoning Commission may be held to consider the foregoing applications in accordance with Section 18 of the Zoning Ordinance.

Section 7. Severability. If any word, phrase, clause, sentence, paragraph, section or other part of this ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this ordinance to any other persons or circumstances, shall be affected thereby.

Section 8. Adoption. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each hearing on the PUD and meeting at which this ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such hearing and meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 9. Effective Date. This ordinance shall become effective immediately upon adoption and signature, except as otherwise provided above.

PASSED AND APPROVED this 23rd day of July, 1996.

THE CITY OF MANOR

By: 
Luis Suarez, Mayor

ATTEST:


Nancy Boatright, City Secretary

Exhibit A-1

AREA INSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 292.7963 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, and being comprised of a 58.1610 acre tract (TRACT 1) called a 58.134 acre tract (called Second Tract of a 816.928 acre tract) in Deed to Austin Manor Investments recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR), and, a 0.3629 acre tract (TRACT 2) called a 0.36 acre tract (called Third Tract of a 203.39 acre tract) in said Deed to Austin Manor Investments recorded in Volume 8623, Page 931, TCRPR; and out of and part of that certain 758.794 acre tract (called First Tract of 816.928 acres) and out of and part of that certain 181.445 acre tract (called First Tract of 203.39 acres, both as described in Warranty Deed to Austin Manor Investments, and recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR); all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69, Travis County, Texas, all being originally out of Tracts 2, 3, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records, and being a 3.0418 acre tract situated in the JAMES MANOR SURVEY NO. 40, A-546 (called 3.055 acres), as described in Deed to Austin Manor Investments by Deed recorded in Volume 8103, Page 270, TCRPR; said 292.7963 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Northeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract;

THENCE, South $31^{\circ}25'$ West, with the East line of said 1020.318 acre tract, a distance of 654.09 feet to a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290 with the said East line of the said 1020.318 acre tract;

THENCE, crossing said U.S. Highway 290, South $31^{\circ}49'03''$ West, a distance of 258.62 feet to an iron rod found marking the Northeast corner of the herein described tract, same being the Northeast corner of said 58.5239 acre tract, same being the Northwest corner of that certain 93.787 acre tract as conveyed by Deed to Ruben H. Johnson Company, recorded in Volume 5610, Page 828, Travis County Deed Records (TCDR), same being located in the South right-of-way line of U.S. 290 East (based on 222 feet in width) and being further located South $31^{\circ}49'03''$ West, a distance of 258.62 feet from a State Department of Highways and Public Transportation (SDHPT) concrete monument;

THENCE, South $31^{\circ}28'34''$ West, with the Southeast line of the herein described tract and the Southeast line of said 58.5239 acre tract, and the Northwesterly line of an old abandoned county road, as vacated in Volume D, Page 520, TCDR, a distance of 1620.28 feet to an iron rod found for angle point and corner, same being an internal "L" corner of said 93.787 acre tract, same being located North $56^{\circ}12'18''$ West, a distance of 20.78 feet from an iron rod found marking the Northwest corner of that certain 0.23 acre tract as conveyed by Deed to Cleora McVade, recorded in Volume 7585, Page 917, TCDR;

THENCE, South $33^{\circ}05'54''$ West, with the Southeast line of the herein described tract, a distance of 106.33 feet to a 60d nail found in fence corner marking the Southeast corner of the herein described tract and the Southeast corner of said 58.5239 acre tract, same being in the Northerly line of that certain 9.997 acre tract as conveyed by Deed to A. Jo Baylor, Trustee, recorded in Volume 865, Page 277, TCRPR;

THENCE, North 59°03'21" West, with the Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of said 9.997 acre tract, a distance of 356.38 feet to an iron rod found for angle point and corner;

THENCE, North 60°15'09" West, with the said Southwest line of the herein described tract and the said Northeast line of the 9.997 acre tract, passing at a distance of 43.45 feet a point marking the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Gary Warren, recorded in Volume 12187, Page 18, TCRPR, passing at a distance of 93.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Howard Richards, recorded in Volume 12269, Page 1278, TCRPR, passing at a distance of 143.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to H. Schneider, recorded in Volume 8585, Page 396, TCRPR, passing at a distance of 193.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to R. Eppright, recorded in Volume 8585, Page 393, TCRPR, passing at a distance of 243.45 feet the Southwest corner of that certain 0.115 acre tract conveyed by Deed to R. Rochner, recorded in Volume 8585, Page 390, TCRPR, and continuing a total distance of 350.91 feet to an iron rod found for angle point and corner, same being the Northwest corner of said 9.997 acre tract and the Northeast corner of the City of Manor Cemetery;

THENCE, North 59°52'02" West, with the said Southwest line of the herein described tract and the Northeast line of said City of Manor Cemetery, a distance of 366.67 feet to an iron rod found for angle point and corner, same being the Northwest corner of said Cemetery and the original Northeast corner of A. E. LANE'S ADDITION, a subdivision according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North 58°29'42" West, with the said Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of that certain tract conveyed to Anderson by Deed recorded in Volume 8702, Page 813, TCRPR, a distance of 141.14 feet to an iron rod found for angle point and corner;

THENCE, with the said Southwest line of the herein described tract and of the said 58.5239 acre tract and the Northeast line of said A. E. LANE'S ADDITION, and the Southwesterly line of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, the following five (5) courses and distances:

- (1) North 59°05'39" West, passing at a distance of 103.35 feet the Southeast corner of Lot 7 of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, a subdivision of a portion of said 58.5239 acres recorded in Volume 94, Page 393, TCRPR, and continuing a total distance of 457.00 feet to an iron rod set for angle point and corner;
- (2) North 59°00'00" West-359.92 feet to an iron rod set for angle point and corner;
- (3) North 59°05'00" West-243.47 feet to an iron rod found for angle point and corner;
-) North 58°42'33" West, passing at a distance of 81.40 feet an iron rod found marking the common North corner of Lot 1 and Lot 2, Block 11, A. E. LANE'S ADDITION, passing at a distance of 133.75 feet an iron rod found marking the common North corner of Lot 2 and Lot 3, passing at a distance of 186.33 feet an iron rod found marking the common North corner of Lot 3 and Lot 4, and continuing a total distance of 314.95 feet to an iron rod found for angle point and corner; and
- (5) North 58°51'13" West-112.14 feet to an iron rod set marking the Southwest corner of said 58.1610 acre tract, the Southeast corner of said 0.3629 acre tract and the common West corner of said T. M. RECTOR ESTATE Tract 3 and Tract 4;

THENCE, continue with the Southwest line of the herein described tract and of the said 0.3629 acre tract and the said Northeast line of A. E. LANE'S ADDITION the following two (2) courses and distances:

- (1) North 58°51'13" West-81.45 feet to an iron rod found marking the West 1/2 of Lot 8, Block 10; and
- (2) North 58°26'34" West-149.08 feet to an iron rod set for the most Westerly corner of the herein described tract and of said 0.3629 acre tract, same being located in the said South right-of-way line of U.S. 290 East (variable width), same being the most Westerly apex corner of said 58.5239 acre tract, and of said COTTONWOOD COMMERCIAL SOUTH SECTION ONE;

THENCE, crossing said U.S. Highway 290 North $59^{\circ}13'54''$ West, a distance of 0.32 feet an iron rod set for angle point and corner, same being in the original Northeast line of A. E. LANE'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North $59^{\circ}17'58''$ West, with the Southwesterly line of said 203.39 acre tract and the Northeast line of said A. E. LANE'S ADDITION, passing at a distance of 1.98 feet an iron rod found and continuing a total distance of 295.07 feet to an iron rod found marking the Northeast corner of said 3.0418 acre tract, same being the common North corner of Lot 7 and Lot 8, Block 3, said A. E. LANE'S ADDITION, same being further located South $59^{\circ}07'23''$ East, a distance of 100.33 feet from an iron pipe found marking the Northwest corner of Lot 6, Block 3, and the original Northwest corner of said A. E. LANE'S ADDITION;

THENCE, South $13^{\circ}42'48''$ West, with the East line of said 3.0418 acre tract and the East line of said Lot 7, Block 3, a distance of 178.33 feet to an iron rod set for the Southeast corner of said 3.0418 acre tract, same being located in the curving North right-of-way line of U.S. 290 East;

THENCE, in a Southwesterly direction along the arc of a curve to the left and with the said North right-of-way line of U.S. 290 East, said curve having a radius of 3836.62 feet, a chord bearing and distance of South $87^{\circ}01'47''$ West-42.27 feet to an iron rod found for angle point and corner;

THENCE, North $64^{\circ}14'41''$ West, with a Southwest line of the said 3.0418 acre tract and the Northeasterly right-of-way of Gregg-Manor Road, a distance of 347.67 feet to a SDHPT brass monument found for angle point and corner;

THENCE, with the Easterly right-of-way line of Gregg-Manor Road and the West line of said 3.0418 acre tract and said 203.39 acre tract, and the herein described tract, the following eleven (11) courses and distances:

- (1) North $34^{\circ}16'29''$ West-220.71 feet to an iron rod found for angle point and corner;
- (2) North $35^{\circ}24'43''$ West-200.14 feet to an iron rod found for angle point and corner;
- (3) North $34^{\circ}33'22''$ West-141.01 feet to an iron pipe found marking the most Westerly corner of said 3.0418 acre tract, same being in the Westerly line of said 203.39 acre tract;
- (4) North $58^{\circ}35'33''$ West-2.78 feet with the said Westerly line of the 203.39 acre tract to an iron rod set for corner and the point of curvature of a curve to the right;
- (5) In a Northwesterly direction along an arc of a curve to the right, said curve having a radius of 532.96 feet, an arc length of 322.71 feet, a chord bearing and distance of North $09^{\circ}10'09''$ West-317.80 feet to an iron rod found for point of tangency,

same being further located South $82^{\circ}01'45''$ East-79.83 feet from an iron rod found on the West right-of-way line of said Gregg-Manor Road;

- (6) North $08^{\circ}09'25''$ East-625.30 feet to a point for corner;
- (7) North $08^{\circ}09'25''$ East-207.80 feet to a point of curvature;
- (8) In a Northeasterly direction along the arc of a curve to the left, said curve having a radius of 2905.45 feet, an arc length of 451.27 feet, a chord bearing and distance of North $03^{\circ}43'55''$ East-450.81 feet;
- (9) North $00^{\circ}47'03''$ West-282.72 feet to a point of curvature;
- (10) In a Northwesterly direction along the arc of a curve to the left, said curve having a radius of 1469.50 feet, an arc length of 599.72 feet, a chord bearing and distance of North $12^{\circ}24'45''$ West-595.57 feet; and
- (11) North $24^{\circ}05'00''$ West, a distance of 275.25 feet to an iron rod set for the Northwest corner of the herein described tract, same being located in the curving said City of Manor City Limits Line;

THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to a right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65° 02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7963 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759

RMS:Ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467



Exhibit A-2

AREA OUTSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 956.2034 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69 AND NO. 70, Travis County, Texas, all being originally out of Tracts 2, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records; said 956.2034 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Southeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract, same being in the West line of that certain tract to R. A. Butler as recorded in Volume 4968, Page 2223, TCDR;

THENCE, North $31^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 502.95 feet to an internal "L" corner, same being the Northwest corner of said Butler tract;

THENCE, South $58^{\circ}59'$ East, a distance of 4.21 feet to a point for external "L" corner, same being the Southwest corner of a tract to R. C. Sneed as recorded in Volume 4678, Page 1843, TCDR;

THENCE, North $31^{\circ}04'$ East, with the said East line of 1020.318 acre tract, a distance of 1128.36 feet to an angle point for corner;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 1079.18 feet to a point for corner, same being the Southeast corner of that certain 150.00 acre tract to Russell Eppright;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 436.19 feet to an angle point for corner, same being the Northwest corner of said Sneed tract and the Southwest corner of that certain tract to G. J. Eppright as recorded in Volume 4036, Page 513, TCDR;

THENCE, North $30^{\circ}57'$ East, with the said East line of 1020.318 acre tract, a distance of 1714.11 feet to a point marking the Northeast corner of said 1020.318 acre tract, same being the common East corner of Tracts 7 and 8, said T. M. RECTOR ESTATE;

THENCE, North $30^{\circ}57'$ East, with the East line of said 150.00 acre tract, a distance of 1523.35 feet to an iron rod found for the Northeast corner of the herein described tract, same being located in the West line of that certain tract to D. S. Daniel as recorded in Volume 6759, Page 2272, TCDR, same being the Southeast corner of that certain tract to E. Gonzenback as recorded in Volume 3188, Page 1047, TCDR;

THENCE, North $58^{\circ}56'$ West, with the North line of said 150.00 acre tract, a distance of 1857.88 feet to angle point, same being the most Northerly Northwest corner of said 150.00 acre tract and the Northeast corner of said 97.212 acre tract;

THENCE, North $58^{\circ}56'$ West, with the North line of said 97.212 acre tract, a distance of 3185.81 feet to an iron rod found for the Northwest corner of said 97.212 acre tract, same being an internal corner of that certain tract to E. Weiss as recorded in Volume 681, Page 216, TCDR;

THENCE, South $34^{\circ}17'$ West, with the West line of said 97.212 acre tract, a distance of 337.78 feet to an angle point;

THENCE, South $32^{\circ}35'$ West, with the said West line of the 97.212 acre tract, a distance of 1185.56 feet to a point for the Southwest corner of said 97.212 acre tract, same being the most Northerly corner of said 1020.318 acre tract, same being in the common line of said Tracts 7 and 8, T. M. RECTOR ESTATE;

THENCE, South $32^{\circ}35'$ West, with a West line of said 1020.318 acre tract, a distance of 210.79 feet to an iron rod found for internal "L" corner;

THENCE, with the North line of said 1020.318 acre tract, the following five (5) courses and distances:

- (1) North $59^{\circ}42'$ West-437.88 feet, to an iron pipe found for angle point;
- (2) North $60^{\circ}15'$ West-247.97 feet, to an angle point;
- (3) North $59^{\circ}31'$ West-367.73 feet, to an angle point;
- (4) North $58^{\circ}55'$ West-356.59 feet, to an angle point; and
- (5) North $60^{\circ}16'$ West-552.57 feet, to an iron rod found for the Northeast corner of said 1020.318 acre tract, same being in the Southeasterly right-of-way line of Fuchs Grove Road (60 feet in width);

THENCE, South $30^{\circ}49'$ West, with the said Southeasterly right-of-way line of Fuchs Grove Road and the West line of said 1020.318 acre tract, a distance of 3706.11 feet to an iron rod found marking the Southwest corner of said 1020.318 acre tract, same being located in the Northeasterly right-of-way line of Gregg-Manor Road (80 feet in width);

THENCE, with the said Northeasterly right-of-way line of Gregg-Manor Road and the Southwest line of said 1020.318 acre tract, the following seven (7) courses and distances:

- (1) South $18^{\circ}01'$ East-263.64 feet to a point of curvature;
- (2) In a Southeasterly direction along the arc of a curve to the right, having a radius of 613.20 feet, a chord bearing and distance of South $05^{\circ}28'$ East-266.49 feet to a point of tangency;
- (3) South $07^{\circ}05'$ West-342.26 feet to a point of curvature;
- (4) In a Southeasterly direction along the arc of a curve to the left, having a radius of 532.82 feet, a chord bearing and distance of South $05^{\circ}05'$ East-224.59 feet to a point of tangency;
- (5) South $17^{\circ}15'$ East-416.20 feet to a point of curvature;
- (6) In a Southeasterly direction along the arc of a curve to the left, having a radius of 1392.09 feet, a chord bearing and distance of South $20^{\circ}40'$ East-165.93 feet to a point of tangency; and
- (7) South $24^{\circ}05'$ East-118.95 feet to an iron found marking the Southwest corner of the herein described tract of land, same being at the intersection of the existing City of Manor City Limits Line;

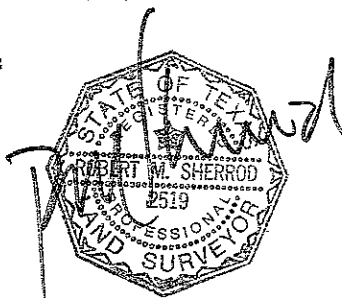
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $65^{\circ}02'05''$ East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South $59^{\circ}05'36''$ East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 956.2034 acres of land.

Compiled From Office and Field Information By:

Robert M. Sherrod, R.P.L.S.
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 4412 Spicewood Springs Road, #1002
 Austin, Texas 78759
 RMS:ks
 May 28, 1996
 Revised: July 22, 1996
 GEO Job No. 966467



(Enlargement of notes from approved PUD plan.)

Planned Unit Developm General Land Use Plan



GREGG LN.

NOTES

Boundaries and Areas. The interior boundaries and areas shown in this plan have not been surveyed. They are approximations. An approved subdivision plat may change a boundary or area as a non-substantial amendment, but only if the PUD remains within the maximum densities and yields stated in the Land Account Table.

Non-Substantial Amendments. Non-substantial amendments to this plan may be approved by the Zoning & Planning & Planning Commission (when acting on a plat), by the City Engineer or other designated City plan reviewer, without Council action. Approval of an amendment shall be expeditiously granted if: (1) the amendment is applied for as prescribed by this plan and (2) the amendment is not a "substantial amendment" as defined. Non-substantial amendments are deemed to be in compliance with this plan, the zoning ordinance and the comprehensive plan.

Intensity of Uses; Conversion. An amendment that increases a land use intensity of an area shown in this plan is deemed to be substantial, unless there is a corresponding and equivalent decrease in the intensity in another area or areas. Intensity is measured in dwelling units (or DU's) for purely residential uses and square feet of gross building floor space (SF's) for other uses. See the Land Account Table. DU's can be converted to SF's, and vice versa, at the rate of 2,000 SF's per DU.

All Plans Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Po
MF	Multi Family	30.69	20 / Ac.	614 DU

Residential uses and square feet of gross building floor area. See the Land Account Table. DU's can be converted to SF's, and versa, at the rate of 2,000 SF's per DU.

Platts Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

(Enlargement of notes from approved PUD pl.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Parking	Min Lot size	Setbacks			Max. Height
						Front	Rear	Side	
MF	30.69	20 / Ac.	614 DU	Per Ordinance	8,000 SF 50' width	15'	10'	10'	3 Stories
SF	531.35	4 / Ac.	2125 DU	Per Ordinance	4,500 SF 40' width	10'	10'	5'	2 Stories
PS	440.92	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2 Stories
PF	48.58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5 Stories
C	44.06	1.0 FAR	1,919,108 SF	Per Ordinance	5,750 SF 50' width	25'	0'	10'	5 Stories
I	171.40	1.0 FAR	7,466,032 SF	Per Ordinance	5,750 SF 50' width	0'	0'	0'	5 Stories
Total			1267.00						

Slopes greater than 15%

(Enlargement of notes from approved PUD plan.

ADDITIONAL CONDITIONS

Because of the numerous in-depth reviews this plan has received, not only by the City Council and by the Zoning & Planning Commission, but also by the City's consultants and committees and various other engineers and land planners, and also because of the overlapping utility district jurisdiction and the associated mandatory planning for water, sewer and drainage, the following items are waived (or modified) for this plan: (i) locations and dimensions of setback areas are defined by use district and shall be specified when individual plats are approved, (ii) no fees have been established at the time this plan is submitted, so none is applicable to this plan, (iii) any necessary agreements, provisions and covenants governing use, maintenance, etc. shall be provided with each plat, (iv) additional development plans or reports are not required for this PUD, but any application for amendment must include a clear description and explanation of the proposed amendment, (v) no expiration dates are required for site plans, (vi) street patterns may be designed to encourage multiple routes through neighborhoods, so long as they do not unduly encourage through traffic, (vii) setbacks are prescribed, by land use, in the Land Account Table, (viii) curb cuts will be identified at time of building permits.

PHASING APPROACH

PHASE I SF#1, SF#2, SF#3, PF#1, PF#2, MF#1, C#3, C#4, C#5, C#6, C#7 and part of PS#1. Shall commence by Dec. 31, 1999.

PHASE II SF#5, SF#6, PF#4, MF#2, C#1, C#2, I#2 and part of PS#1.

PHASE III SF#4, SF#7, SF#8, PF#3, PF#5, PF#6, PF#7, I#1 and part of PS#1. Shall conclude by Dec. 31, 2026.

July 11, 1996

The Honorable Mayor and
City Council of Manor

RE: Cottonwood Planned Unit Development

land planning

landscape architecture

urban design

environmental graphics

At the request of your consulting city engineer, we offer the following explanation of several points in our Planned Unit Development (P.U.D.) application. It is important to keep in mind the philosophy behind the P.U.D. classification expressed in the zoning ordinance. For your convenience, we have paraphrased it as follows:

"The purpose and intent of a Planned Unit Development District is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property..." and further, "When considering a P.U.D., the unique nature of each proposal for a P.U.D. may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, e.g., without limitation, the width of surfacing of streets and highways, lot size, set backs, alleyways for public utilities, curbs, gutters, sidewalks, and street lights, public parks and playgrounds, school sites... Final approval of a P.U.D. by the city council shall constitute authority for such flexible planning to the extent that the P.U.D. as approved departs from the existing codes and ordinances."

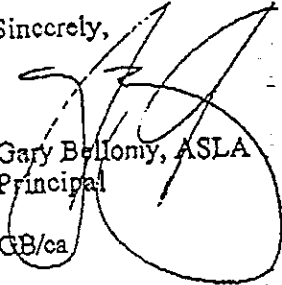
The table below attempts to clarify "departures" from the ordinances and states the benefits of each.

<u>Departure Item</u>	<u>Benefit</u>	
1. Width of minor street @ 24'-26' rather than 30'.	Slower vehicle speeds, more room for street trees to shade street area, less paving and impervious cover.	
2. Single family lot size at 4,500 sf likely rather than 7,500 (R-1) or 7,200 (R-2).	Allows ample room for smaller houses to be built; allows many small neighborhood parks to be included in plan.	8711 burnet road
3. Minimum lot width of 40' rather than 60'.	Makes more efficient use of land and allows large greenbelt areas to be incorporated in plan; works in harmony with curving street layouts to vary front and rear lot widths along curvature.	suite 170 austin, texas 78757 512.467.7767 phone
4. Single family setbacks of 10' front, 10' rear and 5' side yard. Multi-family setbacks of 15' front, 10' side and 10' rear.	Allows buildings to be closer to street, thus encouraging a more lively street atmosphere, allows garages to be near alleys for proper access.	512 452 2378 fax a clean cut affiliate

5. Dwelling unit density for multi-family of 20 dwelling unites/acre vs. 36 dwelling units/acre in ordinance. Provides for a more probable suburban density of development.

We hope this summary aids in your review of the Cottonwood P.U.D., and we look forward to discussing the project next week.

Sincerely,

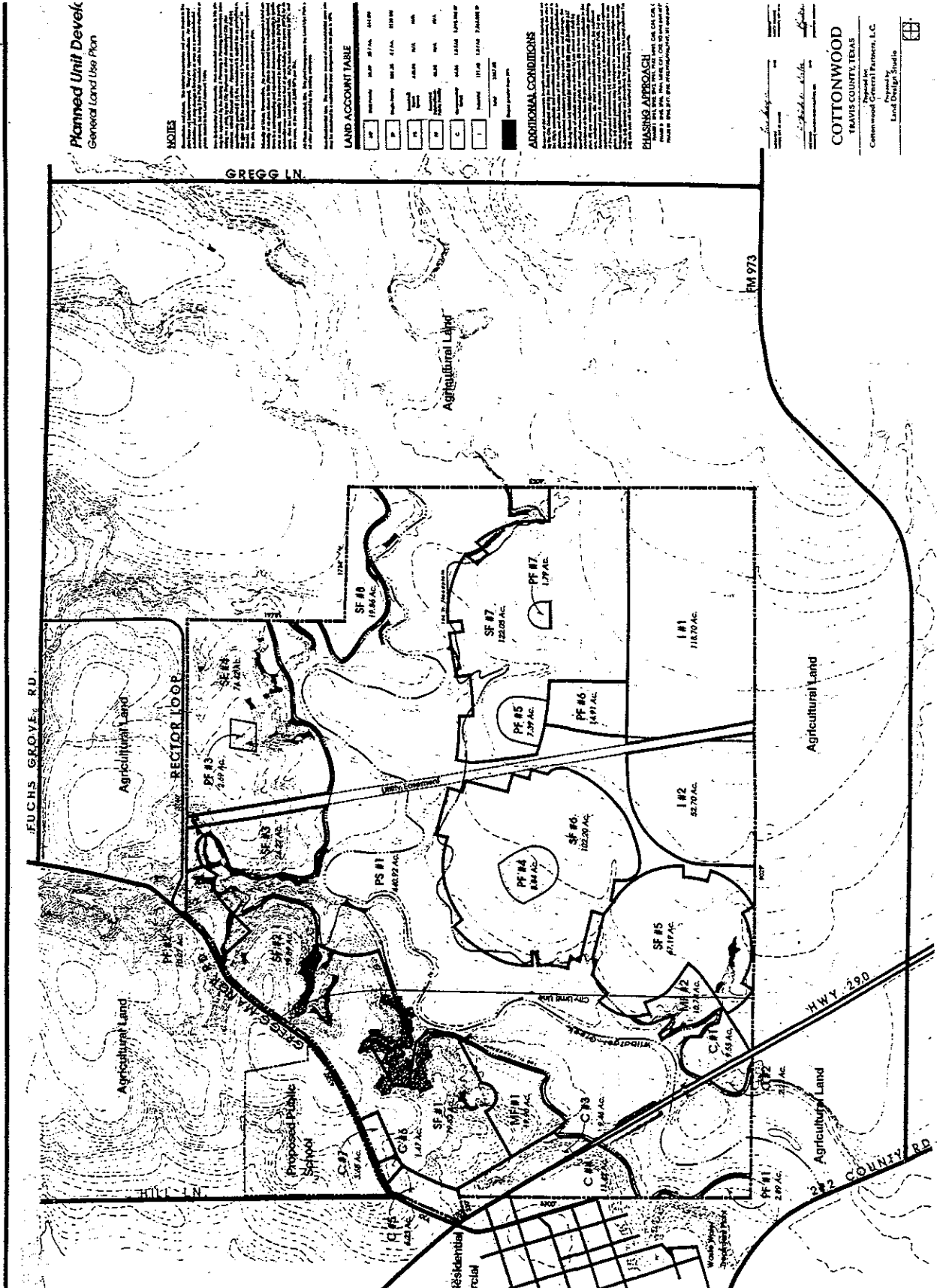


Gary Bellomy, ASLA
Principal

GB/ca

cc: Jim Koehn
Dick Lilly
Jim Carpenter

(Note: This plan is greatly reduced. See Tab 1 for a larger version.)
 (Enlargements of notes follow this





7/26/2023

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Shadowglen 4th PUD amendment
 Case Number: 2023-P-1551-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 Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: Marcus Equity

Owner: COTTONWOOD HOLDINGS LIMITED LLC

The Planning and Zoning Commission will meet at 6:30PM on August 9, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on August 16, 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 PUD Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Yajat LLC
 1204 S Saddle Lakes Dr
 Abilene, TX 79602-5472
 Property ID: 247968

Moellenberg Jerry A & Marilyn
 PO Box 156
 Manor, TX 78653-0156
 Property ID: 248000

Ninh Lilian Doan Etal
 1411 Dexford Dr
 Austin, TX 78753-160
 Property ID: 240883

Shadowglen Development Corporation
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 841241

POkorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240895

Mcdonald's Real Estate Company
 PO Box 182571
 Columbus, OH 43218-2571
 Property ID: 783982

Phillips Meredith Ashley & Michael James
 16904 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942294

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377653

Leavitt Lumber Company Inc
 PO Box 96 395 South 300 East
 Kamas, UT 84036-0096
 Property ID: 784605

POHanka Timothy And Cindy Living Trust
 16904 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760463

Young Alan E & Veronica L
 16904 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760509

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 526067

Smith Tyler Cearley
 16920 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760467

Jimenez Jaime Gallardo & Uiber Gallardo GUTierrez
 16908 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760510

City Of Manor
 PO Box 387
 Manor, TX 78653-0387
 Property ID: 526070

Phairr Damian
 11312 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568213

POLLard Jeannie
 13305 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760514

Gonzales Alejandro & Alisha
 13313 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760546

Curry George Melvin & Marilyn Taylor Curry
 111 Comal Cv
 Elgin, TX 78621-5824
 Property ID: 526042

Nguyen Hoang & Hieu
 11309 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568209

Markert Rodney B & Sherry L
 11324 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 568199

Dharmarajan Mayilvahanan & Karthikeyan
 9916 Paulines Way
 Austin, TX 78717-4062
 Property ID: 940250

Tamayo Henry Cabra & Paula Andrea Lezama Romero
 14313 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940249

Leo Vera W
 11401 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568236

Camarena Ernest Jr & Lindsey J Thomas
 11405 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568235

Gautam Bishal
 14309 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940248

Jones Shannon Wm Iii
 14313 McArthur
 Manor, TX 78653-2359
 Property ID: 940229

ASC Medical 8 Holdings LLC
 885 Woodstock Rd Ste 430-330
 Roswell, GA 30075-2277
 Property ID: 710219

King Zachary & Adrienne
 13812 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568252

Lacey Marion & Brenda
 13604 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696933

MK Revocable Trust
 15215 Calaveras Dr
 Austin, TX 78717-4636
 Property ID: 696944

Rodriguez Gabriel Elias
 11205 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696909

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961983

Sybille Fabian & NIDa Haqqi-Sybille
 17309 Howdy Way
 Manor, TX 78653-2730
 Property ID: 962007

Rhodes Nefertitti
 17404 Howdy Way
 Manor, TX 78653
 Property ID: 962002

Lee Byeongju & Catalina Herrera
 17800 Claress Ln
 Manor, TX 78653-2491
 Property ID: 961963

Travis County Mud #2
 100 Congress Ave Ste 1300
 Austin, TX 78701-2744
 Property ID: 724199

**Vennam Saikrishna & POonam
 Reena Bhikha**
 4509 Night Owl Ln
 Austin, TX 78723-6076
 Property ID: 962327

Baez Family Living Trust
 14612 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962329

Huang Yizhi
 14613 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962336

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962598

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962677

Manor Independent School Distr
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 236804

Las Entradas Development
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 864848

**Protestant Episcopal Church Of
 Diocese TX**
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 845116

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 547346

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240828

Avv Foundation Inc
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568067

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 460807

Cottonwood Holdings Ltd
 54 Rainey St Apt 509
 Austin, TX 78701-4391
 Property ID: 725391

Patel Harshad & Rajeshree
 16912 Christina Garza Dr
 Manor, TX 78653
 Property ID: 942296

**Domenico AstrID Elisabeth & Nathan
 A Donham**
 16900 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942293

Tucker Debra C & Elvis L
 13112 Craven Ln
 Manor, TX 78653
 Property ID: 760484

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX 78653-2336
 Property ID: 942263

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX Us 78653-2336
 Property ID: 942263

**Blanco Krista M & Mauricio A
 Blanco Leguizamo**
 16809 Christina Garza Dr
 Manor, TX 78653-2336
 Property ID: 942264

Gonzalez Hipolito LII
 1600 Cheristina Garza Dr
 Manor, TX 78653
 Property ID: 942283

Diaz Eric Salvador
16705 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942254

Schoonmaker Daniel & Crystal
Turnbull
16812 John Michael Dr
Manor, TX 78653-3392
Property ID: 760528

Brilliott Glenda Carlene &
Paul Brilliott
13201 Craven Ln
Manor, TX 78653-3390
Property ID: 760503

Diekow Bruce Brian & Miran Peak
16705 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910207

Bennett Marva A
16516 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910243

Campbell Willie Edward Jr & Mary
Elizabeth Campbell
16504 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910240

Freeman Crystal
16500 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910239

Marshall Craig Brian & Shari Dee
16428 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910238

Fields Willie & Evelyn
16900 John Michael Dr
Manor, TX 78653-3394
Property ID: 760462

Gomez Alexander Daniel
16501 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910212

Garza Daniel C & Laura R
16413 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910216

Hessel Torvald T V & Ryan Elizabeth
G Fleming
16408 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910232

Cabrera Everardo & Elizabeth
Gamez
16405 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910218

Flair Richard John & Jessica Diana
Flair
16401 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910219

CamPOs Juan Carlos
11300 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 821544

GIAZe Gordon & Patricia Michelle
Glaze
17016 John Michael Dr
Manor, TX 78653-3393
Property ID: 760535

Anderson Eric Todd & Brivery O
Miles
17017 John Michael Dr
Manor, TX 78653-3393
Property ID: 760548

Smith Audrey B Sr
10304 Ivy Jade
Schertz, TX 78154-6255
Property ID: 526041

Mcvade Cleora Estate
PO Box 288
Manor, TX 78653-0288
Property ID: 526046

Dwyer Peter A Dwyer Realty
Companies
9900 US Highway 290 E
Manor, TX 78653-9720
Property ID: 547112

Howard Russell T & Michael T
Mckee
11320 Runnel Ridge Rd
Manor, TX 78653-3873

Wallace Larimen T & Sabrena
11313 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568208

Wolfe Josefina Ortiz
17020 John Michael Dr
Manor, TX 78653-3393
Property ID: 760536

Griffin Melissa &
Christopher H
17028 Jon Michael Dr
Manor, TX 78653-3393
Property ID: 760538

Shadowglen Residential Property
Owners
Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760545

Luevano Sylvia M & Jacobo A
14321 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940251

Vierra Bella Salvador
11401 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568226

Vu Kathy
11413 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568224

Farkas Tibor W
13600 Sun Dapple Ct
Manor, TX 78653-3869
Property ID: 696922

Norton Kyle & Lisa
13436 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568625

Cong Ruby Monica
 13440 Holly Crest Ter
 Manor, TX 78653-3749
 Property ID: 568626

**Banda Felipe Dejesus & Jose
 Eduardo Tobias**
 14300 Mc Arthur Dr
 Manor, TX 78653-2359
 Property ID: 940234

ROH Jason
 14212 MacArthur Dr
 Manor, TX 78653-2358
 Property ID: 940235

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568253

Broughton John M & Glenda V
 11217 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696948

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961977

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 961979

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961990

Purcell Thad & Misty
 11521 Pillion Pl
 Manor, TX 78653
 Property ID: 568266

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961986

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 962005

**Colmenero Eduardo & Michelle
 Marquez**
 17212 Howdy Way
 Manor, TX 78653-2729
 Property ID: 961969

LGI Homes-Texas LLC
 1450 Lake Robbins Dr Ste 430
 The Woodlands, TX 77380-3294
 Property ID: 961960

Purram Malla Reddy
 17816 Claress Ln
 Manor, TX 78653-2491
 Property ID: 962077

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962321

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962425

Kim Jinhwan & Heesoon Park
 14716 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962322

Guajardo Kathy Ann
 14708 Kira Ln
 Manor, TX 78653
 Property ID: 962324

Thummala Venkata Reddy & Sailaja
 14704 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962325

Ortego Craig
 14717 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962341

**Shadowglen Residential Property
 Ownership Association Inc**
 11525 Shadowglen Trace
 Manor, TX 78653
 Property ID: 962607

Yoo Young Eun
 14608 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962330

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962335

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962681

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962678

Manor Independent School District
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 500910

Cottonwood Holdings Ltd
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 725401

Llano Las Entradas I LLC
 1537 Singleton Blvd
 Dallas, TX 75212-5239
 Property ID: 240888

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568065

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 815596

K-N Corporation
1717 W 6th St Ste 330
Austin, TX 78703-4791
Property ID: 240882

Reta Realty LLC
5301 Heather Ct
Flower Mound, TX 75022-5684
Property ID: 240893

Shadowglen Development Corporation
9900 Hwy 290 E
Manor, TX 78653-9720
Property ID: 860829

Coupland State Bank
PO Box 616
Mckinney, TX 75070-8141
Property ID: 377657

Rivera Margarito & Janie
13109 Craven Ln
Manor, TX 78653-3389
Property ID: 760516

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 942266

Cho Hwa & Jung J Cho
16804 Rakesh Way
Manor, TX 78653-2327
Property ID: 942268

Yang Julie O
16701 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942255

Buitink Nickolas & Joseph
16604 Christna Garza Dr
Manor, TX 78653-2164
Property ID: 910246

Silva David Mark Jr & Natalia Nicole
Longway
16600 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 910245

Loveland Tim James & Rosa Elena
16520 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910244

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377653

King Donald Keith & Cynthia Lee
Flores
16808 John Michael Dr
Manor, TX 78653-3392
Property ID: 760527

Wagner James Andrew
16701 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910208

Sekhar Sathish Kumar M
16421 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910214

Schneider Harold
7709 Palacios Dr
Austin, TX 78749-3126
Property ID: 526065

Hearne Rayfield Jr & Riette S
16908 John Michael Dr
Manor, TX 78653-3394
Property ID: 760464

Johnson Marlon Anton & Melanie
Wilkes
16912 John Michael Dr
Manor, TX 78653-3394
Property ID: 760465

Grant Lester Lee Jr & Robyn Dean
11308 Runnel Ridge Rd
Manor, TX Usa 78653-3873
Property ID: 568212

Sanchez Alvaro & Monica
17004 John Michael Dr
Manor, TX 78653-3393
Property ID: 760532

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 568629

Curry George M Sr & Marilyn T
Marilyn Taylor Curry
111 Comal Cv
Elgin, TX 78621-5824
Property ID: 526043

Kylberg Lanny M & Lee
11321 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568206

Yancey Brandon Drew & Leticia
11404 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568204

Lapeyra-Gutierrez Adriana O & Juan
Gutierrez
11332 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 568201

Crump Gerald R
11312 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696914

Kelley Scott Charles & Nancy
Elizabeth
17024 John Michael Dr
Manor, TX 78653-3393
Property ID: 760537

Vazquez Edgar I & Laura M
11420 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568229

Ramos Kathleen Ann
13604 Sun Dapple Ct
Manor, TX 78653-3869
Property ID: 696923

Alexander Franchetta Evon
13601 Sun Dapple Ct
Manor, TX 78653-3869
Property ID: 696931

Lang Nikkolette C
 14304 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940255

Pinedo Juan & Rosie
 14305 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940247

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961975

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568230

Lee Sun Gorn
 13804 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568250

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568685

Park Chan Woong
 12026 Reichling Ln
 Whittier, CA 90606
 Property ID: 940226

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961982

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961991

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961984

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 961972

Scott Fennis G & Mae K Scott
 11525 Pillion Pl
 Manor, TX 78653-3690
 Property ID: 568267

Cobb Thomas David & Marcelina
 13721 Shadowlawn Trce
 Manor, TX 78653-3693
 Property ID: 568259

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830450

**DiAZ Ramon & Maria
 Revocable Trust**
 17517 Canyonwood Dr
 Riverside, CA 92504-8810
 Property ID: 568271

Lange Peter
 11616 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 697017

Egbuonye Victor C & Sheila D
 11613 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 568273

**Murphy Tara Louis Revocable Living
 Trust**
 3029 Market St
 San Francisco, CA 94114-1824
 Property ID: 697018

Smith George & Karen Smith
 13712 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697012

Wilson Dejuane & Teena Dozier
 17312 Howdy Way
 Manor, TX 78653
 Property ID: 962004

Rodriguez Jesse & Alma Pioquinto
 17716 Claress Ln
 Manor, TX 78653-2727
 Property ID: 961965

White Sherman Jr & Sylvia M
 13720 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697020

Molad Mickey Jonathan & Rachel
 13724 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697021

**Pizzatti Luis Rafael Rodriguez &
 Greiby Marleny Guillen Morales**
 17801 Claress Ln
 Manor, TX 78653
 Property ID: 961997

Hayes Ronald W & Roxanne Selene
 14804 Kira Ln
 Manor, TX 78653
 Property ID: 962319

**Hollenbeck Shannon Renee & Milad
 Davoodi**
 14701 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962338

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962334

Shippen Family Trust
 PO Box 9167
 Springfield, MO 65801-9167
 Property ID: 841238

**Shadowglen Development
 Corporation**
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 783981

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377654

Lawson Erica
13104 Craven Ln
Manor, TX 78653-3389
Property ID: 760519

Rohm Timothy Mark & Bonnie Jean
22295 Mission Hills Ln
Yorba Linda, CA 92887-2708
Property ID: 942289

Brower Ashley Hamilton & Philip
16716 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942287

Ayala Jonathan Carl
16708 Christina Graza Dr
Manor, TX Usa 78653-2335
Property ID: 942285

Chadda Vikash
13101 Craven Ln
Manor, TX 78653-3389
Property ID: 760460

Crosby Melody Lynette
16713 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942252

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377651

Lopez Nereida Sofia & Christian Lopez
16508 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910241

Nolton Allison Elizabeth & Sean
16420 Christina Garza Drive
Manor, TX 78653
Property ID: 910236

City Of Manor
PO Box 387
Manor, TX 78653-0387
Property ID: 526036

Moales Eric & Cicely
16901 John Michael Dr
Manor, TX 78653-3394
Property ID: 760498

Herrera Villaverde Sergio & Isabel Sanchez Tello
16509 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910210

Perez Armando & Paula P Rabago
16417 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910215

Duran Fernando & Noemi Duran
16404 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910231

Quin Gerald & Chanphen
17001 John Michael Dr
Manor, TX 78653-3393
Property ID: 760494

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526069

Garza Adam Anthony Jr
11306 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 821546

Moales Demetrius Roshawn
16924 John Michael Dr
Manor, TX 78653-3394
Property ID: 760529

Brennick Adam & Amelia
17005 John Michael Dr
Manor, TX 78653-3393
Property ID: 760493

Brannen Russell Frederic Iii & Jennifer Leigh Brannen
17009 John Michael Dr
Manor, TX 78653-3393
Property ID: 760550

Anspaugh Robert John & Elinor Pisano
17008 John Michael Dr
Manor, TX 78653-3393
Property ID: 760533

Lemere Curt & Janis Sapperstein
17012 John Michael Dr
Manor, TX 78653-3393
Property ID: 760534

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 940281

Timmermann Geraldine
PO Box 4784
Austin, TX 78765-4784
Property ID: 824766

Avra Alex & Nuzhat
11408 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568218

Montemayor Michael
11408 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568205

Skiles Erik D & Melissa Pink-Skiles
13328 Craven Ln
Manor, TX 78653-3387
Property ID: 760540

Reed Ricky
3668 Grand Point Ln
Elk Grove, CA 95758-4638
Property ID: 568219

Johnson D Kirk Sr & Sondra D
11228 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696918

Yamashiro Maria & Robert T
13448 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568628

Wright Nathan Thomas
14308 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940254

Saylor Jacob Harrison
14312 McArthur Dr
Manor, TX 78653-2359
Property ID: 940231

Shadowglen Residential Property
Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 568260

Hurst Jasmine E
11509 Pillion Pl
Manor, TX 78653-3690
Property ID: 568263

Villalobos Fay Rosenberg & Louis
11533 Pillion Pl
Manor, TX 78653-3690
Property ID: 568269

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961985

Lawrence Kenneth R & Mary E
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 962003

Gonzalez Hector Jr
17817 Claress Ln
Manor, TX 78653-2491
Property ID: 962000

Ayala Mario & Sandy
17804 Claress Ln
Manor, TX 78653-2491
Property ID: 961962

Flamer Paul Douglas
14808 Kira Ln
Manor, TX 78653-2691
Property ID: 962318

Braden Family Trust
14812 Kira Ln
Manor, TX 78653
Property ID: 962317

Blea Vanessa Darene
14700 Kira Ln
Manor, TX 78653-2692
Property ID: 962326

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962680

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962597

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962613

Manor Lodging Development LLC
29711 S Legends Village Ct
Spring, TX 77386-2036
Property ID: 725803

Ninh Lilian Doan Etal
1411 Dexford Dr
Austin, TX 78753
Property ID: 240884

Cottonwood Holdings Ltd
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 834308

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 877922

Metro H2o Ltd
P.O. Box 1119
Dripping Springs, TX 78620
Property ID: 526013

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 248029

8700 North Lamar Ltd
3267 Bee Caves Rd Ste 107
Austin, TX 78746-6773
Property ID: 240824

Lind Ella L
10011 Taylor Ln
Manor, TX 78653-4712
Property ID: 240827

290 Manor LLC
7-Eleven, Inc. P.O. Box 711
Dallas, TX 75221
Property ID: 377648

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 726008

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377654

Norton Vickie Renee
16908 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942295

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377651

Herman Ian & Lauren
13105 Craven Ln
Manor, TX 78653-3389
Property ID: 760515

Liefschultz Jake Randall
13116 Craven Ln
Manor, TX 78653-3389
Property ID: 760483

Perry Homes LLC
 9000 Gulf Fwy
 Houston, TX 77017-7018
 Property ID: 942261

Fernandez Richard Angue
 16812 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942270

Winterroth Edmund And E
 Revocable Trust
 2020 Denton Dr
 Austin,
 TX 78758-4504

**Leber Glen J & Cindy L Handwerk-
 Leb**
 16704 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942284

City Of Manor
 105 E Eggleston St
 Manor, TX 78653-3463
 Property ID: 816134

Williams Joyce B
 13113 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760526

**Betancourt-Banda Beatriz M & Martin
 Banda**
 16700 Edwin Reinhardt Dr
 Manor, TX 78653-2159
 Property ID: 910247

Francisco Glen & Nedra
 16512 Christina Garza
 Manor, TX 78653-2163
 Property ID: 910242

Moore Lena & Eugene Jr
 16513 Christine Garza Dr
 Manor, TX 78653-2163
 Property ID: 910209

Hernandez Juan
 16813 John Michael Dr
 Manor, TX 78653-3392
 Property ID: 760500

Lee Donnie R & Ronda D
 13209 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760505

Deleon Guadalupe & Diana Gamboa
 13213 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760506

**Pruitt Jonathan Daniel & Meghan
 Elizabeth Laurin**
 16409 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910217

**Tiger Audrey E M & Anthony Wayne
 Tiger**
 16412 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910233

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 804535

Russell Merrill W Iii & Linda M Russell
 16913 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760496

Larson Bryan & Ashley
 16905 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760511

Mcvade Connie E
 PO Box 2175
 Hammond, IN 46323-0175
 Property ID: 526039

Black Albert L & Kathy N
 11304 Runnel Ridge Rd
 Manor TX 78653-3873
 Property ID: 821545

Villalobos Gisela & Artemio
 11301 Runnel Ridge Rd
 Manor TX Usa 78653-3873
 Property ID: 568211

Mcvade Connie E
 PO Box 2175
 Hammond In 46323-0175
 Property ID: 526040

**Youngblood Saintjovite & Gloria
 Teresa Yee**
 11404 Runnel Ridge Rd
 Manor, TX 78653-3874
 Property ID: 568217

Wood Lori C
 11336 Terrace Way
 Manor, TX 78653
 Property ID: 568202

De La Pena Yvonne
 11300 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696912

**Jankowiak Jon L & Shauna R Life
 Estate**
 13320 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760542

Hfs Brothers Investments LLC
 107 Ranch Road 620 S Ste 350
 Lakeway, TX 78734-3980
 Property ID: 707692

Spitzengel Bruce
 1711 Oak Shade Dr
 Sugar Land, TX 77479-6480
 Property ID: 568227

Small Lakesha
 13605 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696930

Cervantes Julie & Able
 11304 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696916

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568684

Yakubek Ronald
 14213 Sage Blossom Dr
 Manor, TX 78653-2343
 Property ID: 940244

Turnquist Anthony John & Hannah
 Kathleen Keating
 14317 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940230

Lank Alexandra Noelle
 14308 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940232

Montgomery Cara Rae & Michael
 Lawre
 147 Kellogg Ln
 Bastrop, TX 78602-3214
 Property ID: 568262

Kelly Diana
 13808 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568251

Sneed Karlton John & Brenda Kay
 Sneed
 13601 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696942

Donnelly Lisa G
 13605 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696941

Saleh Sam F & Gaukhar
 Kanlybayeva
 11209 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696910

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961973

Scf Rc Funding Iv LLC
 902 Carnegie Center Blvd Ste 520
 Princeton, NJ 08540-6531
 Property ID: 830449

Chavarria Jeremy
 11513 Pillion PI
 Manor, TX 78653-3690
 Property ID: 568264

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961989

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961987

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830451

13100 Fm 973 Inc
 10095 Us Highway 290 E
 Manor, TX 78653-0539
 Property ID: 568070

Gonzales Kristen & Jacob
 11608 Pillion PI
 Manor, TX 78653-3691
 Property ID: 568255

Lick Dustin S & Heather L
 17701 Claress Ln
 Manor, TX 78653
 Property ID: 961994

Mura Raymond C & Linda S
 11700 Pillion PI
 Manor, TX 78653-3767
 Property ID: 697052

Sanchez Arturo & Sanjuana Perez
 Sanchez
 13717 Shadowglade PI
 Manor, TX 78653-3768
 Property ID: 697025

Shadowglen Residential Property
 Owners Association Inc
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962362

Randle Lamont & Sharla M
 11709 Pillow PI
 Manor, TX 78653
 Property ID: 697026

Bichugatti Kiran & Shivani V
 Thanalapati
 14616 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962328

Jackson Adrian Jerome & Carol
 Michelle Jackson
 14209 Kira Ln
 Manor, TX 78653
 Property ID: 962339

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962345

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 240887

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 888159

Manor Independent School Distr
 PO Box 359
 Manor,, TX 78653-0359
 Property ID: 240891

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240892

Pokorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240896

Rector Cemetery
12801 Lexington St
Manor, TX 78653-3333
Property ID: 822534

Mkr Properties LLC Series 11211 Us Hwy 290
5905 York Bridge Cir
Austin, TX 78749-2211
Property ID: 377649

Sonic Development Of Central Texas
PO Box 17788
Austin, TX 78760-7788
Property ID: 377650

Kusum Hospitality LLC
11301 Us Hwy 290 E
Manor, TX 78653-9714
Property ID: 377658

Ghulam Jeelani & Vikash Chadda
13100 Craven Ln
Manor, TX 78653-3389
Property ID: 760458

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 942298

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942297

Camara Ivan D & Evelyn G Zirena
16800 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942288

Thurman Jeff Lynn Jr & Kristeen Ann
16901 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942262

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942260

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942259

Brew Darrell Gurome
16616 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942282

Brown Brandy Nichole
16612 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942281

Ibarra Roanda Lopez Etal
16613 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942257

Lee Junhee
16704 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910248

Needles Kay Elaine
16816 John Michael Dr
Manor, TX 78653-3392
Property ID: 760461

Hauflaire Jordan & Drake Hauflaire
13205 Craven Ln
Manor, TX 78653-3390
Property ID: 760504

Harrison Chandler Court & Kathryn Paige Bouldin
16425 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910213

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 804541

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 910220

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526066

Eckman James P & Cynthia Edmondson
16916 John Michael Dr
Manor, TX 78653-3394
Property ID: 760466

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526064

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 804537

Spence Carnelia
PO Box 518
Manor, TX 78653-0518
Property ID: 526044

Curry-Ikner Dallas
1112 Autumn Sage Way
Pflugerville, TX 78660-5864
Property ID: 526045

Habte-Ab Fess & MeAZa Demissie
11400 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568216

Marino Vincent D
11305 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568210

Ruth Mark W
11400 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568203

Scott Trust
11328 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 568200

**De La Pena Yvonne & Luz Maria
Oranday**
11300 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696917

**Arellano Sonya & Nicolas Tejada
Valdez**
13600 Amber Dawn Ct
Manor, TX 78653-3868
Property ID: 696932

Anwar Shadab & Shaista Perween
11220 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696920

Joann M Hansen
11204 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696906

Wang Xiaomeng
12516 78th Ln Ne
Kirkland, WA 98034-7518
Property ID: 940246

Carreon Siggly J
14309 Mc Arthur Dr
Manor, TX 78653-2359
Property ID: 940228

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 862598

Larson Jessica
11213 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696911

Hudson Melissa A & Marc Jordan
11200 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696907

Masi Cheri & John
11201 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696908

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961976

Burrell Elliott Charles & Brenda J
13805 Calera Cv
Manor, TX 78653-3692
Property ID: 568247

Molla Syfuddin Md & Jahanara Pervin
13808 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568244

**Brazauski Adam Joseph Charles &
Bethan Grace Castle**
17700 Claress Ln
Manor, TX 78653-2727
Property ID: 961968

Vandeliwala Ismail
17708 Claress Ln
Manor, TX 78653-2727
Property ID: 961966

**Swartz Robert Walter & Joan Ruska
Benedetti**
11609 Pillion Pl
Manor, TX 78653-3691
Property ID: 568272

**Stubbs Michael Reyes & Catalina
Burgos**
17305 Howdy Way
Manor, TX 78653-2730
Property ID: 962006

Gagarin Ako & Gabriella Georgedes
17713 Claress Ln
Manor, TX 78653
Property ID: 961995

House Sharon D & Wadine Miles
11704 Pillion Pl
Manor, TX 78653-3767
Property ID: 697053

McClure Thomas Trent
14816 Kira Ln
Manor, TX 78653-2691
Property ID: 962316

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 962426

Butler Family Partnership Ltd
PO Box 9190
Austin, TX 78766-9190
Property ID: 568069

**Kirksy Mylon Jamar & Diego Israel
Rodriguez Camacho**
14813 Kira Ln
Manor, TX 78653
Property ID: 962344

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962683

Paredes Joanne & Danny Tran
14621 Kira Ln
Manor, TX 78653-2693
Property ID: 962337

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962682

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240826

**Shadowglen Development
Corporation**
9900 Hwy 290 E
Manor, TX 78653-9720
Property ID: 860828

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725396

Alexander Darrell & Veronica
16808 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942290

11311 East Hwy 290 LLC
11311 Us Highway 290 E
Manor, TX 78653-9714
Property ID: 377659

Shadowglen Residential Property
Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760459

Johnson Chelsea Ann
16709 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942253

Ladd Wendell Nelson Iii
16617 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942256

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 725370

SchnelDer Luiza H & Andrew Walt
16505 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910211

Monje Pablo Hernandez
16905 John Michael Dr
Manor, TX 78653-3394
Property ID: 760497

Banks Michael D & Rachel Banks
16921 John Michael Dr
Manor, TX 78653-3394
Property ID: 760495

Morales Jose D Aguilar
13301 Craven Ln
Manor, TX 78653-3387
Property ID: 760513

Fry Elizabeth L & Briana S
17000 John Michael Dr
Manor, TX 78653-3393
Property ID: 760531

Mitri Nicolas & Catherine Chedrawi
11317 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568207

Willis William & Tia Kenyon
13324 Craven Ln
Manor, TX 78653-3387
Property ID: 760541

Klock Lauren Nicole & Charles
Sumter Belote Iv
14316 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940252

Haisler Dustin & Amanda
11216 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696921

Jaganathan Shiva And Sudha
14300 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940256

Hooper Mikisha & Bryce R Davis
14217 Sage Blossom Dr
Manor, TX 78653-2343
Property ID: 940245

Kazmi Sajjad & Jamie Lynn
PettyJohn
13801 Calera Cv
Manor, TX 78653-3692
Property ID: 568248

Francis-Scott Angelene & Donald
Scott
13600 Branch Light Ln
Manor, TX 78653-3867
Property ID: 696943

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961993

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961992

Taylor Charles E & Jaimie Michelle
Murga
13809 Calera Cv
Manor, TX 78653-3692
Property ID: 568246

Warren Suzanne
13812 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568245

Vasquez Jose Jr
13813 Shadowlawn Trace
Manor, TX 78653-3694
Property ID: 568256

Sierra Jesus & Veronica Luna
17204 Howdy Way
Manor, TX 78653-2729
Property ID: 961971

Insignares Eliana B & Shawn
Dileonardo
11601 Pillion PI
Manor, TX 78653-3691
Property ID: 568270

Kattengell Mario
11612 Pillion PI
Manor, TX 78653-3691
Property ID: 697016

Willis Sonny & April Ann
13728 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697022

Realtron Inc
13276 Research Blvd Ste 105
Austin, TX 78750-3225
Property ID: 697023

Ewing Phillip P & Irma
13721 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697024

Lawrence Kenneth Robert & Mary
Ellen Lawrence
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 961999

**Talley Angel E Perez & Ashley M
Perez Talley**
17808 Claress Ln
Manor, TX 78653-2491
Property ID: 961961

Murphy Nicholas & Tess Rebecca
14800 Kira Ln
Manor, TX 78653
Property ID: 962320

Sanchez Glen & Sydnie J Saechow
17820 Claress Ln
Manor, TX 78653-2491
Property ID: 962076

**Taylor Derek Maurice & Alejandra
Aldana Del**
14712 Kira Ln
Manor, TX 78653-2692
Property ID: 962323

**Sangam Purnachandra Rao &
Prashant**
14809 Kira Ln
Manor, TX 78653-2691
Property ID: 962343

Guan Ping
14604 Kira Ln
Manor, TX 78653-2693
Property ID: 962331

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962679

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962612

Zeulka Theresa C Life Estate
13245 Gregg Manor Rd
Manor, TX 78653-3312
Property ID: 248003

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 240885

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240832

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240831

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725399

**Flake Michael Raymond & Linda
Marie**
16816 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942292

Allen Daniel Carl & Miguel
16812 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942291

**Gadberry Kelly Lee & Audrey Jean
Nicholson**
16712 Christiana Garza Dr
Manor, TX 78653-2335
Property ID: 942286

**Greater Texas Federal Credit U
Federal Credit Union**
12544 Riata Vista Circle
Austin, TX 78727
Property ID: 773172

Cebol Leonard G & Marlene G
13108 Craven Ln
Manor, TX 78653-3389
Property ID: 760518

Forbes Christina & Tabitha A Croft
16608 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942280

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377652

Chong Lyndsey Juliane Etal
16609 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942258

**VelAZquez Roberto & Monica
Rodriguez**
16424 Christina Garza Dr
Manor, TX Usa 78653-2162
Property ID: 910237

Stevenson Timothy & Harriet
16416 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910235

Elengold Mitchell E & Tresa L
16817 John Michael
Manor, TX 78653-3392
Property ID: 760499

**Perez Carlos & Iris CamPOs
Rodriguez**
17013 John Michael Dr
Manor, TX 78653-3393
Property ID: 760549

Ogsby Raymond Lee & Lou Ann
13412 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568619

Villarreal Miguel & Edith
11316 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568214

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 940253

Thompson Peyton
11416 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568220

**Copeland Joseph Jr & Paulette
Chatman-Copeland**
11421 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568222

Llew Keltner
PO Box 1688
Portland, OR 97207-1688
Property ID: 568221

Wall James E
11409 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568225

Howard David & Leah
PO Box 722
Manor, TX 78653-0722
Property ID: 568223

Love Nathan & Kristina Achuff
11308 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696915

Carter Richard E & RUTHie
11224 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696919

Snow Troy
11212 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696904

Henton Nettie S & Lonnie M
11208 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696905

Shadowglen Residential
11525 Shadowglen Trace
Manor, TX 78653-3878
Property ID: 568630

Winkler Howard
13444 Holy Crest Ter
Manor, TX 78653-3749
Property ID: 568627

Benavides Erin
14304 Mcarthur Dr
Manor, TX Usa 78653-2359
Property ID: 940233

Weaver Warren B
14305 Mcarthur Dr
Manor, TX 78653-2359
Property ID: 940227

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961974

Calderon Fecita Naomi
11501 Pillion PI
Manor, TX 78653-3690
Property ID: 568261

Ortiz Noel
14217 Mcarthur Dr
Manor, TX Usa 78653-2358
Property ID: 940225

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961978

De La Rosa Gabriel & Patricia
11517 Pillion PI
Manor, TX 78653-3690
Property ID: 568265

Riedl David A & Kristy L
11529 Pillion PI
Manor, TX 78653-3690
Property ID: 568268

Vanbuskirk Jr John C & Sherri L
Vanbuskirk
13809 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568257

Law Jonathan & Christine Law
17208 Howdy Way
Manor, TX 78653-2729
Property ID: 961970

Saini Sameer & Summer SIDdiqui
17704 Claress Ln
Manor, TX 78653-2727
Property ID: 961967

Jackson Travis & Tameika
13717 Shadowlawn Trce
Manor TX 78653-3693
Property ID: 697011

Sethuraman Priya
13708 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697013

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 962008

Berlin Tyler Andrew & Lauren Nicole
17720 Claress Ln
Manor, TX 78653-2727
Property ID: 961964

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961996

Keller James li & Danielle M Newlin
13716 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697019

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961998

Pettis Clarizet Rene & Jermaine
Marquest
14801 Kira Ln
Manor, TX 78653-2691
Property ID: 962342

Thompson Nicholas & Cherise
14713 Kira Ln
Manor, TX 78653-2692
Property ID: 962340



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Lydia Collins, Finance Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on the FY 2023-2024 Proposed Annual Budget of the City of Manor, Texas.

BACKGROUND/SUMMARY:

There were two City Council Budget Workshops recommended by the Budget Committee on August 2, 2023. The Budget Committee Chair is Maria Amezcua, Councilmember Deja Hill, Councilmember, City Manager Scott Moore, and Finance Director Lydia Collins are the committee members. Budget Workshops were held on August 8, 2023, at 7 p.m. and on August 10, 2023, at 11 a.m. at the following location:

City Hall
105 E Eggleston St
Manor, TX 78653

This is the first Public Hearing for the FY 2023-2024 Proposed Budget. The second Public Hearing will be held on September 20, 2023, at 7 p.m. here at City Hall/Council Chambers.

The FY2023-24 Proposed Budget is recommended by the Budget Committee.

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

- FY 2023-2024 Proposed Annual Budget
- Draft Ordinance FY2023-24 Annual Budget
- Exhibit A
- Budget PowerPoint Presentation

STAFF RECOMMENDATION:

Staff recommends that the City Council conduct the first public hearing on the FY2023-2024 Proposed Annual Budget of the City of Manor, Texas.

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

ORDINANCE NO. ____

FY 2023-2024 ANNUAL BUDGET ORDINANCE

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, ADOPTING AN ANNUAL BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Manor, Texas (the "City") has submitted to the City Council a proposed annual budget of the revenues of said City and the expenditures necessary for conducting the affairs thereof, and providing a complete financial plan for FY 2023-2024, and which said proposed annual budget has been compiled from detailed information obtained from the several departments, divisions, and offices of the City; and

WHEREAS, the City Council has received said City Manager's proposed annual budget, a copy of which, along with all supporting schedules, have been filed with the City; and

WHEREAS, the City Council conducted a public hearing to discuss the proposed annual budget for FY 2023-2024 on September 6, 2023 and September 20, 2023, as provided by law;

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

Section 1. The proposed annual budget of the revenue of the City and the expenses of conducting the affairs thereof providing a complete financial plan for the ensuing fiscal year beginning October 1, 2023, and ending September 30, 2024, as submitted to the City Council by the City Manager of said City, and which budget is attached hereto as Exhibit "A", be and the same is in all things adopted and approved as the annual budget of all current expenditures/expenses as well as fixed charges against said City for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

Section 2. The sums shown on Exhibit "A" are hereby appropriated from the respective funds for the payment of expenditures on behalf of the City government as established in the approved annual budget document for the fiscal year ending September 30, 2024.

Section 3. Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.

PASSED, ADOPTED, AND APPROVED on this ____ day of ____ 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

DRAFT

Exhibit “A”

FY 2023-2024 ANNUAL BUDGET

DRAFT

CITY OF MANOR

Travis County, Texas

Proposed FY 2023-2024 Annual Budget



PROPOSED FY 2023-2024 ANNUAL BUDGET

Scott Moore, City Manager

Lydia Collins, Director of Finance

September 6, 2023



PROPOSED FY 2023-2024 ANNUAL BUDGET

As required by section 102.005 (d) of the Texas Local Government Code, the City of Manor provides the following statement on this cover page of its budget:

This budget will raise more total property taxes than last year’s budget by \$1,114,264 or 12.94%, and of that amount \$1,033,009 is tax revenue to be raised from new property added to the tax roll this year.



(2) the record vote of each member of the governing body;

- Christopher Harvey, Mayor _____ Emily Hill, Mayor Pro Tem _____ Councilmembers; Anne Weir _____, Maria Amezcua _____, Sonia Wallace _____, Aaron Moreno _____, Deja Hill _____.

(3) the municipal property tax rates for the preceding fiscal year:

- Operation and Maintenance Rate \$0.4802
- Debt Rate \$0.1988
- Total \$0.6853
 - A. The property tax rate \$0.6763
 - B. The no-new-revenue (NNR) tax rate \$0.6763
 - C. The NNR M&O tax rate \$0.4565
 - D. The voter-approval tax rate \$0.6711
 - E. The debt rate \$0.1988
 - F. The de minimis rate \$0.6789

(4) total amount of municipal debt obligations \$ 30,140,000.00



CITY OF MANOR

COUNCIL-APPOINTED ADVISORY GROUPS, ORGANIZATIONS, AND REPRESENTATIVE AGENCIES

CITY

- Board of Adjustment
- Planning & Zoning Commission
- Public Improvement District (PID) Committee
- Tax Increment Reinvestment Zone, No. 1 (TIRZ)
- Budget Committee
- Park Committee
- Public Tree Advisory Board
- Economic Development Committee
- Emergency Management Committee
- Public Safety Committee and Community Advisory Committee
- Capital Improvement Committee
- Education Committee
- Healthcare Committee
- Community Collaborative Committee
- Charter Review Commission
- Ethics Commission
- Community Impact Fee Advisory Committee
- Manor Housing Public Facility Corporation

REGION

- Capital Area Council of Governments (CAPCOG)
- Capital Area Metropolitan Planning Organization (CAMPO)
- Capital Metro
- Travis County ESD#12
- Manville Water
- EPCOR
- Oncor Electric
- Bluebonnet Electric
- Texas Film Commission
- Travis County Office of Emergency Management



CITY OF MANOR - CITY COUNCIL



Dr. Christopher Harvey
Mayor



Emily Hill
Council Member
Place 1
Mayor Pro Tem



Anne Weir
Council Member
Place 2



Maria Amezcua
Council Member
Place 3



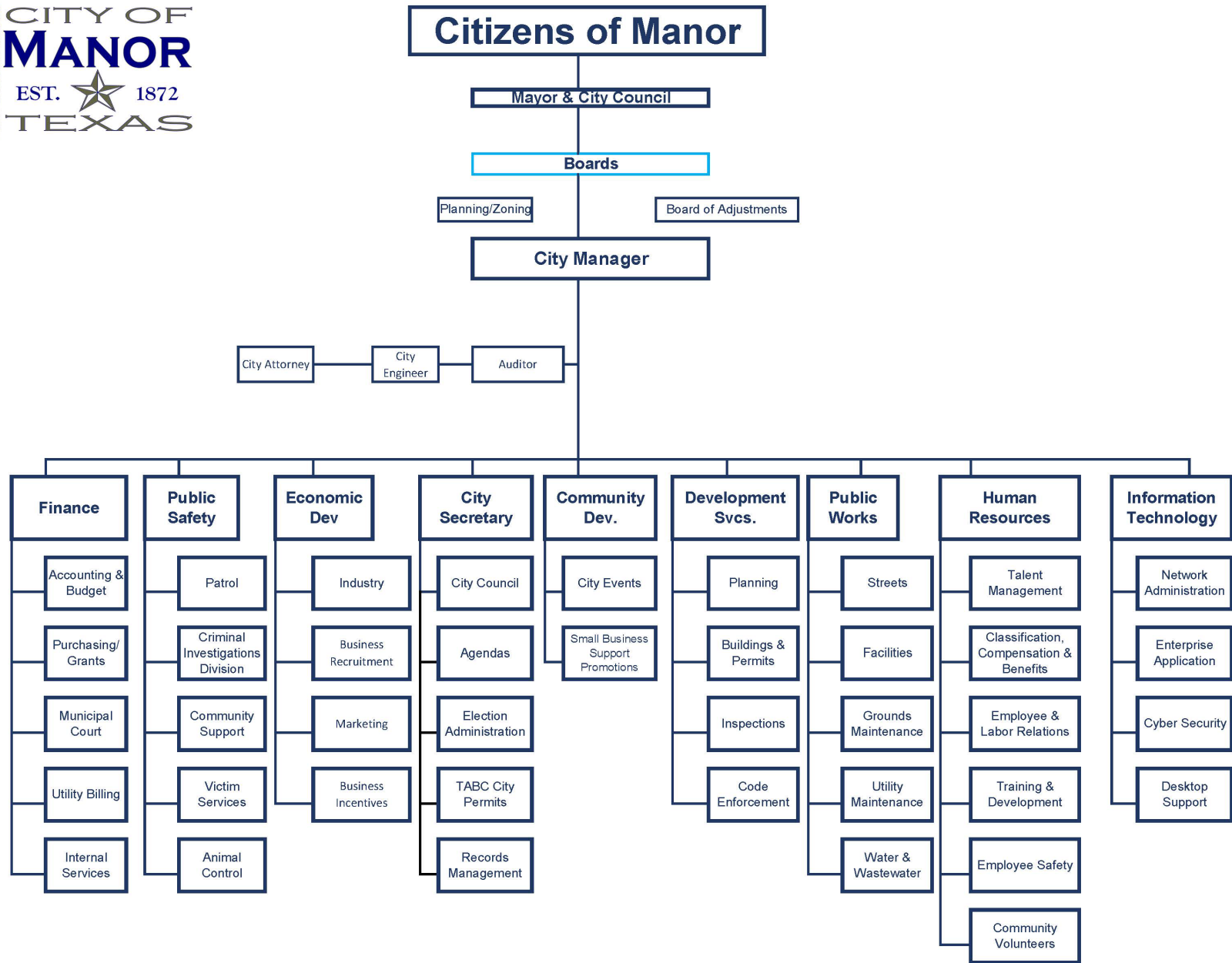
Sonia Wallace
Council Member
Place 4



Aaron Moreno
Council Member
Place 5



Deja Hill
Council Member
Place 6



CITY OF MANOR SENIOR MANAGEMENT TEAM

Scott Moore.....City Manager

Lydia Collins.....Director of Finance

+ Ryan Phipps.....Chief of Police

● Lluvia Almaraz.....City Secretary

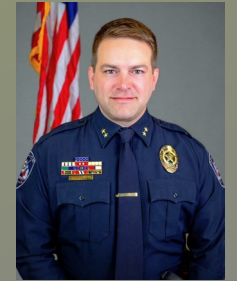
○ Matthew Woodard.....Director of Public Works

Scott Dunlop.....Director of Development Services

Tracey Dubois-Vasquez.....Director of Human Resources

Scott Jones.....Director of Economic Development

Phil Green.....Director of Information Technology



Mayor and City Council,

In accordance with the provisions of Article III Section 8.04 of the Manor City Charter, the proposed *Annual Operating Budget* for the City of Manor for the Fiscal Year of October 1, 2023, through September 30, 2024, is hereby presented for your consideration.

The grand total of all appropriations for all departments, operations, and functions proposed for the FY 2023-2024 Annual Budget is \$34,559,064 to be generally distributed as described herein.

- + The proposed FY 2023-2024 Annual Budget is a zero based, balanced, and appropriately conservative financial plan wherein all operating expenditures are supported by revenue generated during the fiscal year; and was developed through a comprehensive review of financing for all existing programs, operations and services. Our primary goal of this proposed budget is to maintain existing levels of service. Staff remains focused on enhancing service levels wherever possible.

The FY 2023-2024 Annual Budget as proposed is delineated into four (4) basic funding categories:

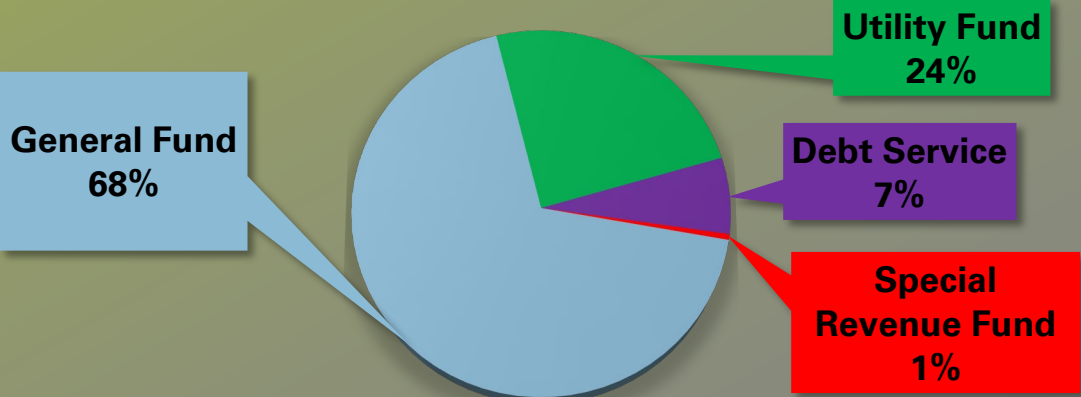
- * **General Fund (\$19.7M)** – revenues and expenditures related to the provision of primary or traditional city services whose main financial support comes from tax dollars

- **Utility Fund (\$7.5M)** – an enterprise fund monitoring all financial transactions relating to the provision of potable water and sanitary sewer services through the city’s systems

- **Debt Service (\$4.1M)** – all proceeds and expenditures related to servicing, annual debt payments, and/or management of various debt obligations

- * **Special Revenue (\$0.066M)** – revenues and expenditures related to various projects and programs that are supported by a dedicated revenue stream

Total Appropriations - All Funds



FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS

o General Fund Revenue

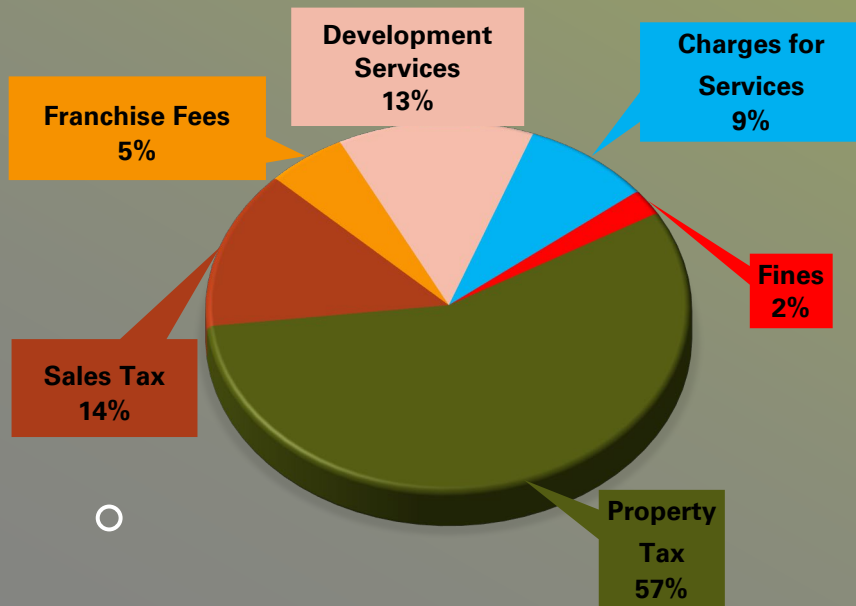
The General Fund is the City of Manor’s principal operating fund for essential city services and is supported by a variety of revenue sources. Property (Ad Valorem) Taxes and Sales Tax, however, provide the primary funding support as the graph below shows.

Property Taxes – Property tax revenue projected in FY23-24 assumes moderate growth in the city’s taxable valuation, as home construction is anticipated to continue at its present rate throughout the fiscal year.

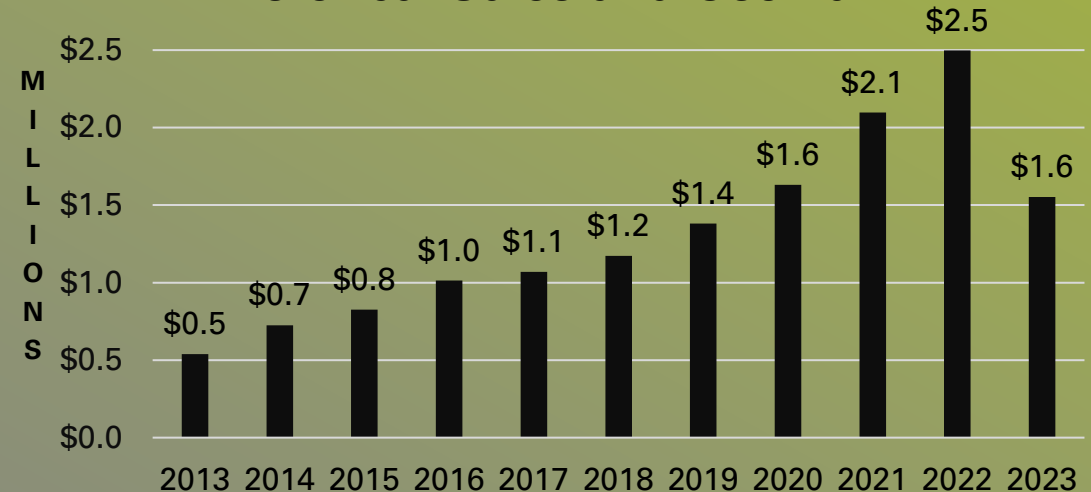
- The proposed FY23-24 Budget is predicated on adoption of a tax rate of \$0.6789. This rate will lower the tax rate from \$.7470 by \$.0681.

Sales Tax – The State of Texas imposes a 6.25% sales and use tax on “all retail sales, leases and rentals of most goods, as well as taxable services”. The City of Manor imposes an additional 2.0% sales tax to create a maximum combined rate of 8.25%. **Of that total Austin MTA (Capital Metro) receives 1.0%, and Travis County Emergency Services District 12 0.05%.** The City has experienced steady annual increases in sales tax revenue over the last decade, but the last two years have produced historical income levels:

- Total Sales Tax Revenue is currently projected to exceed **\$2.5M** by FY23-24 year-end



Historical Sales and Use Tax



2021 Certificates of Obligation/Capital Improvement Program

2021 Certificates of Obligation

Water

	INITIAL
FM 973 12" Waterline	525,320.00
FM 973 12" Waterline (Oversizing from 12" to 16")	230,000.00
Gregg Manor Water Storage Supply-Ground Storage Tank and Pumps	3,126,620.00
US 290 12" Waterline	380,765.00
Subtotal - Water	\$4,262,705.00

Wastewater

FM 973 Gravity Wastewater Line (Oversizing from 8" to 12" and 12" to 15")	417,910.00
Bell Farms Lift Station Expansion	799,250.00
Presidential Glen Lift Station Expansion	799,250.00
Subtotal - Wastewater	\$2,016,410.00

Total - All Funds **\$6,279,115.00**

Issuance Cost/Misc. \$80,885.00

GRAND TOTAL **\$ 6,360,000.00**

Status of the projects as of 8/8/2023

Water

FM 973 12" Waterline – **Project Completed**
 FM 973 12" Waterline (Oversizing from 12" to 16") – **Project Completed**
 Gregg Manor Water Storage Supply-Ground Storage Tank and Pumps – **Advertised for Bidding, Bid Opening August 22, 2023**

US 290 12" Waterline – **Surveying Complete and easement descriptions sent to ROW agent**

Wastewater

FM 973 Gravity Wastewater line – **Project Completed**
 Bell FARMS Lift Station Expansion – **Under Construction**
 Presidential Glen Lift Station Expansion – **Under Construction**

Tax Notes Series 2022

Water

	INITIAL
Gregg Lane Ground Storage Tank and Pressurization Facilities	\$ 3,781,000.00
FM 973 Water Line	\$ 454,000.00
Subtotal - Water	\$ 4,235,000.00

Wastewater

Cottonwood WWTP Phase III Expansion	\$ 4,160,000.00
Subtotal - Wastewater	\$ 4,160,000.00

Streets

Improvements to roadways, including safety feature improvements	\$ 1,500,000.00
Subtotal - Streets	\$ 1,500,000.00

Total - All Funds	\$ 9,895,000.00
Issuance Cost/Misc.	\$ 105,000.00
GRAND TOTAL	\$ 10,000,000.00

Status of the projects as of 8/8/2023

Water

Gregg Lane Ground storage tank and pressurization facilities – **Preliminary Design**
FM 973 Waterline – **Survey completed, working on easement descriptions**

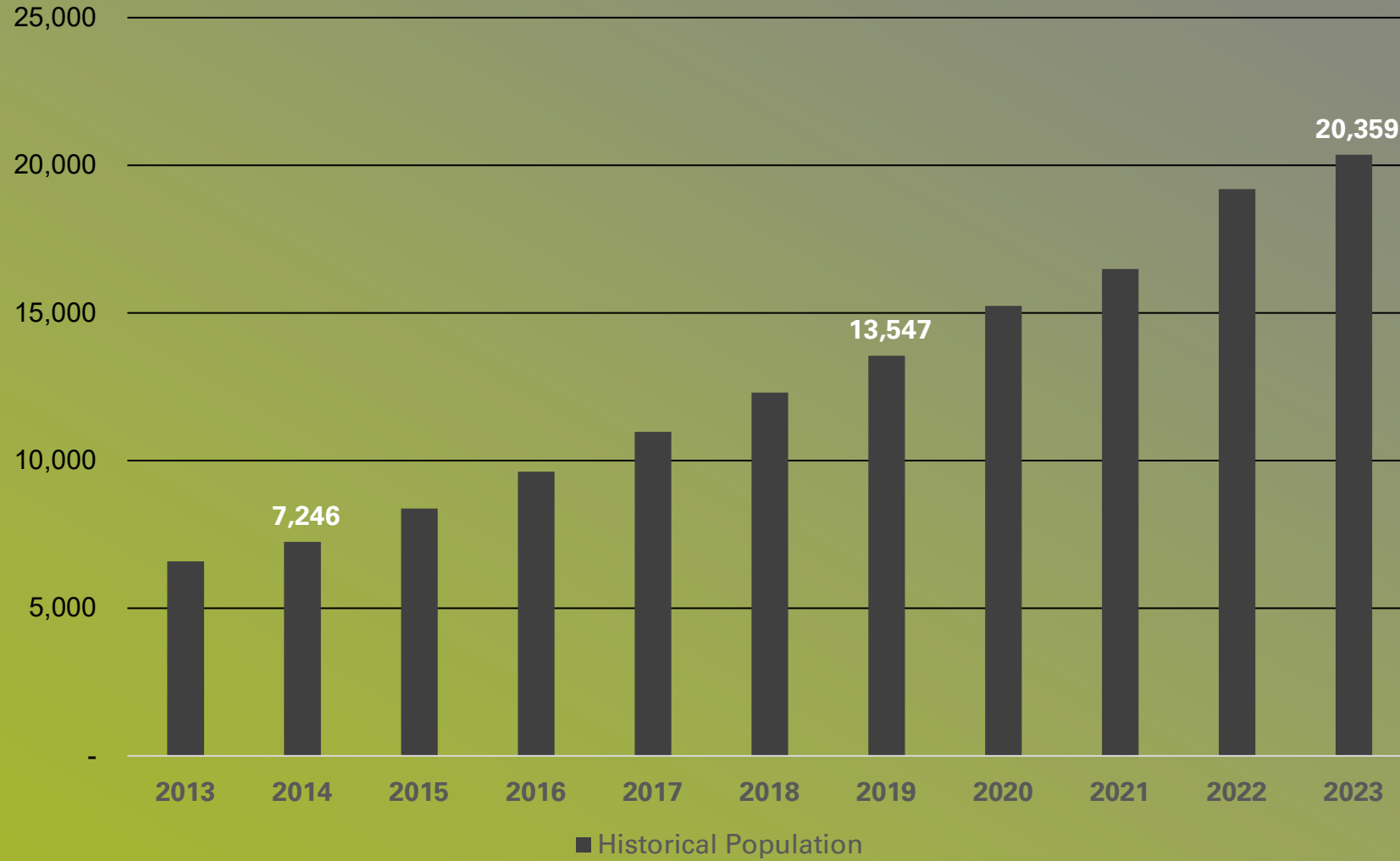
Wastewater

Cottonwood WWTP Phase III Expansion – **Working with Grant Dev Svcs on resubmittal scope for EDA Grant**

Streets

Improvements to roadways, including public safety feature improvements – **Plans approved for 1st half of project**

Historical Population

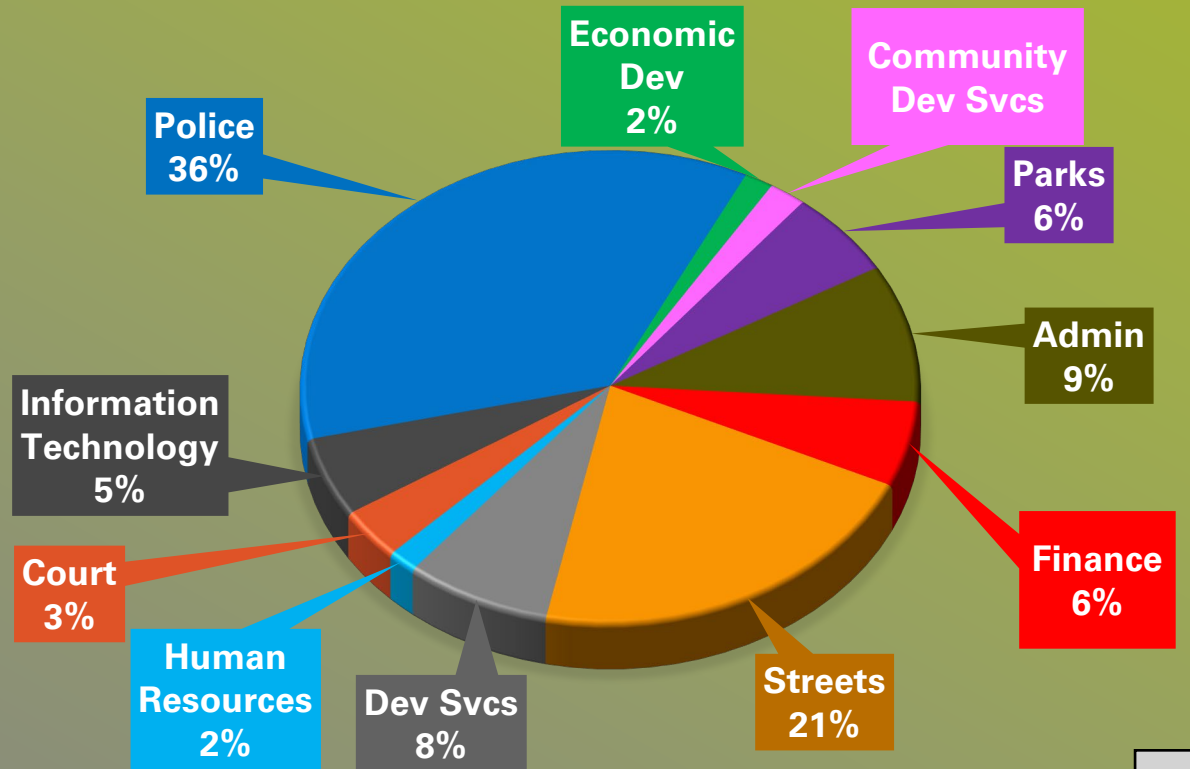


FY 2022-2023 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

General Fund Expenditures +

The General Fund is the primary operating fund of the City of Manor and is utilized to account for all costs traditionally associated with city government. The proposed FY 2023-2024 Annual Budget includes total General Fund expenditures of **\$19.7M**.

Within City of Manor operations, General Fund Expenditures are those costs associated with the provision of essential city services including, but not limited to public safety, parks, public works, mobility and asset maintenance. The primary sources of income supporting the General Fund are Property and Sales Taxes.



FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

Staffing

The proposed budget includes full-year funding for up to **one hundred eighteen (118) total city employees with only 91 filled positions**: one hundred fifteen (115) full-time, one (1) part-time position and two (2) police reserve positions. Police reserve position is not paid, the city does include workers comprehensive and auto liability insurance.

These staffing positions include changes approved by Council in the FY 2022-2023 mid-year budget amendment for both full-year funding of new positions and the deletion/reclassification of others:

- Unfunded 2 Social resource specialist positions
- Funded Emergency Management Coordinator
- Funded Crime Analyst Technician

New positions included in the proposed FY 2023-2024 Budget:

- 1 Meter Technician
- 2 Construction Inspectors
- 3 Wastewater Crewman

Employee Compensation

- The City continues to strive to provide appropriate and market – competitive compensation for all city employees in order to provide the highest possible level of services.
- The proposed *FY 2023-2024 Budget* includes the adopted pay scale study approved by City Council on August 2, 2023 with the recommended title changes.
- Cost-of-Living Adjustment (COLA) of 3% in base salaries for all full-time positions. In July 2023, the Consumer Price Index (CPI) had a 4.9% cost-of-living. as of July 2023, the CPI was **4.9%**.

FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

Administration

- Anticipated increase of 16% to the health insurance cost
- Increase of Right of Way purchases related back to **Comprehensive Plan Implementation T.3**
- Laserfische product for internal use for records management

Streets

- Anticipated increase of 16% to the health insurance cost
- The proposed FY2023-2024 Budget includes a \$700,000 investment in street maintenance and/or improvements. This amount will go towards Blake Manor Road. This will involve full-depth repair for portions of the road and mill and overlay. The work will be from the City Limits to Lexington.
- Increase of \$100,000 for street repairs related back to **Comprehensive Plan Implementation T.16**
- Increase of \$138,000 for stormwater master plan related back to **Comprehensive Plan Implementation IF.3**

Development Services

- Anticipated increase of 16% to the health insurance cost
- Land planning use fiscal analysis related back to **Comprehensive Plan Implementation LU-10**
- Increase in contracted building inspection services
- Online interactive public portal for city maps

FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

Parks

- Anticipated increase of 16% to the health insurance cost
- Increase to cemetery repairs/maintenance as approved at CCM 8/2/2023
- Increase in engineering services/contracted services Comprehensive Plan Implementation PR.9
- Design ideas for splash pad Comprehensive Plan Implementation PR.24
- Design ideas for inclusive park have met with 2 vendors as of 8/4/2023 with a meeting with a 3rd vendor Comprehensive Plan Implementation PR.22
- Grant Development Services is preparing a Parks Master Plan and grant funding Comprehensive Plan Implementation PR.9, 12,15, 42, 45

Court

- Anticipated increase of 16% to the health insurance cost

Police

- Anticipated increase of 16% to the health insurance cost
- Repairs to Police department building
- Increase of 15% for Travis County Dispatching Services
- New line-item K-9 unit
- New line item CTRS (Central TEXAS Regional SWAT)

Information Technology

- Anticipated increase of 16% to the health insurance cost

FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

Economic Development Services

- Anticipated increase of 16% to the health insurance cost
- Increase of 18% to the sales tax rebate for Greenview Development
- Increase of contracted services for downtown strategic plan, TIRZ Consulting, downtown façade grant program incentive, downtown infrastructure short-term incentive, etc related back to Comprehensive Plan Implementation ED 18, 19, 21, 22, 1 & 3

Community Development Services

- Anticipated increase of 16% to the health insurance cost

Human Resoucrs

- Anticipated increase of 16% to the health insurance cost
- New g/l for marketing material

Public Works

- Anticipated increase of 16% to the health insurance cost
- Requesting 2 new positions (Construction Inspectors)
- Increase to repair the Miller building (roof and floor repair). Repairs were originally done in June 2015

FY 2023-2024 ANNUAL BUDGET- BUDGET HIGHLIGHTS CONT.

Water Department

- Anticipated increase of 16% to the health insurance cost
- Increase in R.O.W. acquisitions for infrastructure
- Vehicles under Enterprise program
- Increase in water testing
- Increase in engineering services for water master plan Comprehensive Plan Implementation IF6
- Increase to Capital Outlay > \$5K for Water tank purchase this was approved by Council on 7/5/2023

Wastewater Department

- Anticipated increase of 16% to the health insurance cost
- Repairs to pumphouse. This is located behind the PD
- Increase in engineering services for I&I program phase 2 and WW master programs referenced in Comprehensive Plan Implementation IF19

FINANCIAL SUMMARY OF ALL FUNDS PROJECTED FY 2023-2024

	General Fund	Debt Service (I&S) Fund	Special Revenue Fund	Utility Water/Wastewater Fund	Total All Funds
Est. Revenue	19,798,134	4,188,697	228,104	7,564,758	31,779,693
Total Funds Available	19,798,134	4,188,697	228,104	7,564,758	31,779,693
Budgeted Expenditures	19,798,134	4,188,697	100,000	7,564,758	31,651,589



Article III Section 8.05 of the Manor City Charter states “the City Manager is responsible for the timely preparation and presentation of the budget”. The **General Fund** is the primary operating fund in the budget used to account for resources not required to be accounted for in other funds devoted to specific activities. It is used to account for operations of basic City functions such as public safety, public works, cultural and leisure programs, community planning/development plus direction and management of all municipal functions. Services provided by the City are classified according to activity and presented as operating departments in the Budget.

As a spending plan for the year the budget contains estimates of revenues expected to be generated in the forthcoming year as well as the cost of programs that are planned for the year. Two basic elements of all funds are revenue and expenditures, the latter of which authorize expenditures for line items that appear in each departmental breakdown. These are detailed in the budget document for each activity in each fund. The former are estimates of fiscal resources that are expected to be generated during the subject fiscal year and are intended to finance programs of “Expenditures” for that same time frame.

Total revenue estimated to be received for the 2023-24 fiscal year are \$19,798,134. Direct expenditures are proposed to be \$19,798,134. The following are general comments on sources and expected trends of revenue for the General Fund in the forthcoming fiscal year.

GENERAL FUND REVENUE SUMMARY

Revenues are generally a function of certain “rates” applied to specific quantifiable amounts such as assessed property values, volumes of water used, a percentage of gross revenues (franchise fees), etc. The chart summarizes estimated revenue for the general fund by major funding category. This is followed by a more detailed look at revenue by general category.

FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
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Item 2.

ADMINISTRATION

TAXES	12,140,315	12,140,315	11,965,026	13,927,200
MISCELLANEOUS	102,000	111,810	(138,963)	31,810
PERMITS/LICENSES	6,290	6,290	225	6,290
OTHER	50,129	50,129	1,242,714	1,242,646
TOTAL ADMINISTRATION	12,298,734	12,308,544	13,069,002	15,207,946

STREET

MISCELLANEOUS	187,474	187,474	312,885	187,474
SANITATION CHARGES	1,120,000	1,120,000	1,375,210	1,120,000
TOTAL STREET	1,307,474	1,307,474	1,688,095	1,307,474

DEVELOPMENT SERVICES

MISCELLANEOUS	48,930	48,930	47,433	54,310
PERMITS/LICENSES	3,100,850	3,100,850	2,167,087	2,374,211
TOTAL DEVELOPMENT SERVICES	3,149,780	3,149,780	2,214,520	2,428,521

COURT

MISCELLANEOUS	1,200	1,200	1,824	1,400
COURT FEES	417,098	417,098	424,727	419,037
TOTAL COURT	418,298	418,298	426,551	420,437

POLICE

MISCELLANEOUS	42,513	42,513	71,648	42,513
POLICE CHARGES/FEES	56,850	56,850	51,962	76,138
TOTAL POLICE	99,363	99,363	123,610	118,651

NON-DEPARTMENTAL

TRANSFERS	0	0	0	315,105
TOTAL NON-DEPARTMENTAL	0	0	0	315,105

TOTAL REVENUES	17,273,649	17,283,459	17,521,778	19,798,134
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GENERAL FUND EXPENDITURE SUMMARY

A summary of expenditures is included for each department. Expenditures are grouped into the following categories; these categories apply to the General Fund.

Personnel - Accounts for all funded staff salaries, benefits, overtime, all insurance, payroll taxes as well as the City's portion of retirement contribution.

Operating – Expenditures for the operations of the department; and supplies and services utilized by the department.

Repairs & Maintenance – Expenditures for the maintenance of equipment and buildings

Contracted Services – Expenditures for engineering and legal services; and document storage.

Debt Payments – The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

	FY 2022-23 ORIG. BUDGET	FY 2022-23 CURR. BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
ADMINISTRATION				
PERSONNEL	469,587	469,587	324,641	498,583
OPERATING	445,532	445,532	520,815	437,799
REPAIRS & MAINTENANCE	44,000	44,000	37,181	38,600
CONTRACTED SERVICES	288,300	288,300	751,126	539,300
TOTAL ADMINISTRATION	1,247,419	1,247,419	1,633,764	1,514,282
FINANCE				
PERSONNEL	708,012	708,012	501,666	757,499
OPERATING	237,680	237,680	222,104	237,680
REPAIRS & MAINTENANCE	2,700	2,700	8,582	3,000
CONTRACTED SERVICES	63,200	63,200	45,338	67,200
DEBT PAYMENTS	0	0	0	20,000
TOTAL FINANCE	1,011,592	1,011,592	777,690	1,085,379
STREET				
PERSONNEL	574,079	574,079	397,093	675,637
OPERATING	243,095	243,095	227,364	248,670
REPAIRS & MAINTENANCE	190,000	190,000	112,545	190,000
CONTRACTED SERVICES	2,444,000	2,444,000	1,968,079	2,782,800
DEBT PAYMENTS	235,301	235,301	702,348	235,301
CAPITAL OUTLAY < \$5K	10,000	10,000	229,497	10,000
CAPITAL OUTLAY > \$5K	10,000	10,000	3,011	10,000
TOTAL STREET	3,706,475	3,706,475	3,639,937	4,152,408

GENERAL FUND EXPENDITURE SUMMARY CON'T

A summary of expenditures is included for each department. Expenditures are grouped into the following categories; these categories apply to the General Fund.

Personnel - Accounts for all funded staff salaries, benefits, overtime, all insurance, payroll taxes as well as the City's portion of retirement contribution.

Operating – Expenditures for the operations of the department; and supplies and services utilized by the department.

Repairs & Maintenance – Expenditures for the maintenance of equipment and buildings

Contracted Services – Expenditures for engineering and legal services; and document storage.

Debt Payments – The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

DEVELOPMENT SERVICES

PERSONNEL	888,261	888,261	532,467	948,228
OPERATING	140,899	140,899	134,369	219,915
REPAIRS & MAINTENANCE	4,400	4,400	6,600	4,400
CONTRACTED SERVICES	655,000	655,000	487,077	695,000
DEBT PAYMENTS	20,000	20,000	6,458	28,500
TOTAL DEVELOPMENT SERVICES	1,708,560	1,708,560	1,166,972	1,896,043

PARKS

PERSONNEL	502,589	502,589	403,832	606,627
OPERATING	+	42,250	42,250	34,815
REPAIRS & MAINTENANCE	●	393,500	393,500	116,675
CONTRACTED SERVICES	○	4,000	4,000	15,457
DEBT PAYMENTS		41,889	41,889	6,458
GRANT EXPENDITURES		0	0	10,000
CAPITAL OUTLAY < \$5K		8,250	8,250	5,774
CAPITAL OUTLAY > \$5K		25,000	25,000	0
TOTAL PARKS		1,017,478	1,017,478	583,011

COURT

PERSONNEL	237,840	237,840	211,383	351,112
OPERATING	52,245	52,245	20,201	52,245
CONTRACTED SERVICES	291,500	291,500	125,535	181,198
CAPITAL OUTLAY < \$5K	1,620	1,620	0	1,620
CAPITAL OUTLAY > \$5K	13,307	13,307	0	13,307
TOTAL COURT	596,512	596,512	357,119	599,483

GENERAL FUND EXPENDITURE SUMMARY CON'T

A summary of expenditures is included for each department. Expenditures are grouped into the following categories; these categories apply to the General Fund.

Personnel - Accounts for all funded staff salaries, benefits, overtime, all insurance, payroll taxes as well as the City's portion of retirement contribution.

Operating – Expenditures for the operations of the department; and supplies and services utilized by the department.

Repairs & Maintenance – Expenditures for the maintenance of equipment and buildings

Contracted Services – Expenditures for engineering and legal services; and document storage.

Debt Payments – The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

POLICE

PERSONNEL	4,613,172	4,613,172	3,124,651	4,963,924
OPERATING	462,762	462,762	414,787	709,878
REPAIRS & MAINTENANCE	96,500	96,500	98,817	111,500
CONTRACTED SERVICES	346,000	346,000	323,030	393,349
DEBT PAYMENTS	565,500	565,500	422,104	565,500
CAPITAL OUTLAY < \$5K	+	1,000	1,000	1,052
CAPITAL OUTLAY > \$5K	●	126,470	126,470	97,851
TOTAL POLICE	○	6,211,404	6,211,404	4,482,292

INFORMATION TECHNOLOGY (I.T.)

PERSONNEL	267,185	267,185	207,994	310,447
OPERATING	250,600	250,600	160,256	251,600
REPAIRS & MAINTENANCE	5,000	5,000	4,022	5,000
CONTRACTED SERVICES	274,371	274,371	191,168	274,371
CAPITAL OUTLAY < \$5K	35,000	35,000	50,958	45,000
CAPITAL OUTLAY > \$5K	109,884	109,884	25,641	109,884
TOTAL INFORMATION TECHNOLOGY		942,040	942,040	640,039

GENERAL FUND EXPENDITURE SUMMARY CON'T

A summary of expenditures is included for each department. Expenditures are grouped into the following categories; these categories apply to the General Fund.

Personnel - Accounts for all funded staff salaries, benefits, overtime, all insurance, payroll taxes as well as the City's portion of retirement contribution.

Operating – Expenditures for the operations of the department; and supplies and services utilized by the department.

Repairs & Maintenance – Expenditures for the maintenance of equipment and buildings

Contracted Services – Expenditures for engineering and legal services; and document storage.

Debt Payments – The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

ECONOMIC DEV. SVCS

PERSONNEL	167,085	167,085	131,426	174,111
OPERATING	81,200	81,200	21,620	86,300
CONTRACT SERVICES	385,000	388,000	2,525	919,000
TOTAL ECONOMIC DEV SVCS	633,285	636,285	155,571	1,179,411

HUMAN RESOURCES +

PERSONNEL	224,734	224,734	148,659	230,871
OPERATING	46,100	46,100	48,639	70,600
TOTAL HUMAN RESOURCES	270,834	270,834	197,298	301,471

COMMUNITY DEV. SVCS

PERSONNEL	125,349	125,349	93,630	120,649
OPERATING	212,850	212,850	93,879	156,850
TOTAL COMMUNITY DEV	338,199	338,199	187,509	277,499
<u>TOTAL EXPENDITURES</u>	<u>17,683,799</u>	<u>17,686,799</u>	<u>13,821,202</u>	<u>20,183,134</u>

UTILITY FUND REVENUE SUMMARY

Revenues are generally a function of certain “rates” applied to specific quantifiable amounts such as volumes of water used, wastewater used and sanitation service. The chart summarizes estimated revenue for the utility fund by major funding category. This is followed by a more detailed look at revenue by general category.

	FY 2022-23 ORIG. BUDGET	FY 2022-23 CURR. BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
<u>WATER</u>				
MISCELLANEOUS	525	525	493,302	525
WATER/SEWER CHARGES	3,328,429	3,328,429	3,126,418	3,527,371
TRANSFERS	0	0	0	977,211
TOTAL WATER	3,328,954	3,328,954	3,619,719	4,505,107
<u>WASTEWATER</u>				
WATER/SEWER CHARGES	2,878,132	2,878,132	3,373,730	3,059,651
TOTAL WASTEWATER	2,878,132	2,878,132	3,373,730	3,059,651
TOTAL REVENUES	6,207,086	6,207,086	6,993,449	7,564,758

UTILITY FUND EXPENDITURE SUMMARY

A summary of expenditures is included for each department. Expenditures are grouped into the following categories; these categories apply to the Utility Fund.

Personnel - Accounts for staff salaries, benefits, overtime, all insurance, payroll taxes as well as the City's portion of retirement contribution.

Operating – Expenditures for the operations of the department; and supplies and services utilized by the department.

Repairs & Maintenance – Expenditures for the maintenance of equipment and buildings

Contracted Services – Expenditures for engineering and legal services; and document storage.

Debt Payments – The City's obligation to pay the principal and interest of all leases and other debt instruments according to a pre-determined payment schedule.

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
PUBLIC WORKS				
PERSONNEL	413,704	413,704	420,012	619,396
OPERATING	28,450	28,450	15,187	29,702
REPAIRS & MAINTENANCE	11,500	11,500	10,130	41,500
CONTRACTED SERVICES	31,045	31,045	73,480	31,445
TOTAL PUBLIC WORKS	494,199	494,199	522,022	731,543
WATER				
PERSONNEL	487,951	487,951	219,712	603,164
OPERATING	296,219	296,219	460,522	438,039
REPAIRS & MAINTENANCE +	66,500	66,500	72,185	102,500
WATER/WASTEWATER ●	2,267,750	2,267,750	1,732,973	2,267,750
CONTRACTED SERVICES	138,300	138,300	77,253	138,300
DEBT PAYMENTS ○	129,308	129,308	54,236	129,308
CAPITAL OUTLAY < \$5K	8,000	8,000	8,319	8,000
CAPITAL OUTLAY > \$5K	253,840	253,840	331,944	848,058
TOTAL WATER	3,647,868	3,647,868	2,957,142	4,535,119
WASTEWATER				
PERSONNEL	203,733	203,733	157,353	468,982
OPERATING	585,357	585,357	361,720	533,412
REPAIRS & MAINTENANCE	71,500	71,500	182,973	92,000
WATER/WASTEWATER	68,000	68,000	59,701	80,500
CONTRACTED SERVICES	804,000	804,000	690,770	835,248
DEBT PAYMENTS	9,210	9,210	0	20,000
CAPITAL OUTLAY < \$5K	5,000	5,000	0	5,000
CAPITAL OUTLAY > \$5K	30,000	30,000	0	262,955
TOTAL WASTEWATER	1,776,800	1,776,800	1,452,518	2,298,097
TOTAL EXPENDITURES	5,918,867	5,918,867	4,931,683	7,564,759
REVENUES OVER/(UNDER) EXPENDITURES	288,219	288,219	2,061,767	0

DEBT SERVICE FUND SUMMARY

Debt Service – The City’s obligation to pay the principal and interest of all bonds according to a pre-determined payment schedule.

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
<u>NON-DEPARTMENTAL</u>				
TAXES	4,176,588	4,176,588	4,181,544	4,176,588.00
OTHER	12,109	12,109	10,675	12,109.00
TRANSFERS	0	0	0	-
TOTAL NON-DEPARTMENTAL	+	4,188,697	4,188,697	4,192,220
		●	4,192,220	4,188,697.00
<u>TOTAL REVENUES</u>		<u>4,188,697</u>	<u>4,188,697</u>	<u>4,192,220</u>

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2022-23 BUDGET
<u>NON-DEPARTMENTAL</u>				
OPERATING	150	150	300	150.00
DEBT PAYMENTS	4,176,438	4,176,438	4,177,614	4,177,373.50
TRANSFERS	0	0	0	-
TOTAL NON-DEPARTMENTAL	4,176,588	4,176,588	4,177,914	4,177,523.50
<u>TOTAL EXPENDITURES</u>	<u>4,176,588</u>	<u>4,176,588</u>	<u>4,177,914</u>	<u>4,177,523.50</u>
REVENUES OVER/(UNDER) EXPENDITURES	12,109	12,109	14,306	11,173.50

SPECIAL RESERVE H.O.T. AND T.I.R.Z. FUND SUMMARY

Hotel Occupancy Tax Fund (H.O.T.) – Funds from this source are collected from lodging establishments located in the City and its ETJ, that offer rooms for rent daily. Revenue from this source is to be used for advertising and promotional programs to attract tourist; historical restoration and preservation; directional signage to public sights and attractions frequently visited by tourist; the construction, maintenance and operation of a convention or visitor center; certain transportation systems serving tourist and hotel guest; encouragement and promotion of the arts; facilities and personnel for the registration of convention delegates.

Tax Increment Reinvestment Zone - Are special zones created by City Council to attract new investment in an area. These zones help finance costs of redevelopment and promote growth in areas that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (tax increments) are set-aside in a fund to finance public improvements within the boundaries of the zone.

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
<u>ADMINISTRATION</u>				
TAXES	66,610	66,610	208,215	212,652
OTHER	25	25	0	15,452
TOTAL ADMINISTRATION	66,635	66,635	208,215	228,104
+				
TOTAL REVENUES	<u>66,635</u>	<u>66,635</u>	<u>208,215</u>	<u>228,104</u>

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2022-23 BUDGET
<u>ADMINISTRATION</u>				
OPERATING	100,000	100,000	66,626	100,000
TOTAL ADMINISTRATION	100,000	100,000	66,626	100,000
TOTAL EXPENDITURES	<u>100,000</u>	<u>100,000</u>	<u>66,626</u>	<u>100,000</u>
REVENUES OVER/(UNDER) EXPENDITURES	(33,365)	(33,365)	141,589	128,104

SPECIAL RESERVE IMPACT FUND SUMMARY

Impact Fee Funds: Impact fees are mechanisms authorized by the Local Government Code and used by City’s to build up reserves for future costs of extending water and wastewater facilities to new development and provide for the expansion of treatment facilities that are needed because of the addition of new users.

	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
WATER				
OTHER	630,434	630,434	527,570	656,444
TOTAL WATER OTHER	630,434	630,434	527,570	656,444
WASTEWATER				
OTHER	1,682,352	1,682,352	1,581,928	1,682,352
TOTAL WASTEWATER OTHER	1,682,352	1,682,352	1,581,928	1,682,352
			+	
TOTAL REVENUES	2,312,786	2,312,786	2,109,498	2,338,796
			○	
	FY 2022-23 ORIGINAL BUDGET	FY 2022-23 CURRENT BUDGET	Y-T-D ACTUAL AS OF 8/11/2023	REQUESTED 2023-24 BUDGET
WATER				
REPAIRS & MAINTENANCE	1,100,000	1,100,000	1,106,523	454,544
CONTRACTED SERVICES	6,500	6,500	0	6,500
TOTAL WATER	1,106,500	1,106,500	1,106,523	461,044
WASTEWATER				
REPAIRS & MAINTENANCE	5,702,752	5,702,752	1,817,090	1,852,752
CONTRACTED SERVICES	25,000	25,000	0	25,000
TOTAL WASTEWATER	5,727,752	5,727,752	1,817,090	1,877,752
TOTAL EXPENDITURES	6,834,252	6,834,252	2,069,086	2,338,796
REVENUES OVER/(UNDER) EXPENDITURES	(4,521,466)	(4,521,466)	40,411	(0)

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City Sponsored Events for FY 2023-2024

- o OctoberManor Night at the Park
- o NovemberArbor Day
- o DecemberHolidays in the Park
- o JanuaryMartin Luther King Day
- o FebruaryBlack History Luncheon
- o AprilEaster Egg Dash
- o JuneJuneteenth
- o July4th of July Fireworks Show
- o September.....Hispanic Heritage Month

City Partnered Events for FY 2023-2024

- o MayManorPalooza
- o NovemberVeteran’s Day Service



PROPOSED FY 2023-2024 ANNUAL BUDGET

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THANK YOU

City of Manor

Website: www.manortx.gov



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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes.

- August 16, 2023, City Council Regular Meeting; and
- August 28, 2023, City Council Called Special Session

BACKGROUND/SUMMARY:

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

- August 16, 2023, City Council Regular Meeting Minutes
- August 28, 2023, City Council Called Special Session

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the City Council Minutes of the August 16, 2023, City Council Regular Meeting and August 28, 2023, City Council Called Special Session.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
AUGUST 16, 2023**

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

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

- Emily Hill, Mayor Pro Tem, Place 1
- Anne Weir, Place 2
- Maria Amezcua, Place 3
- Sonia Wallace, Place 4
- Aaron Moreno, Place 5
- Deja Hill, Place 6

CITY STAFF:

- Scott Moore, City Manager
- Lluvia T. Almaraz, City Secretary
- Scott Dunlop, Development Services Director
- Lydia Collins, Finance Director
- Denver Collins, Assistant Chief of Police
- Scott Jones, Economic Development Director
- Matthew Woodard, Public Works Director
- Sarah Fribert, Court Administrator
- Tracey Vasquez, HR Director
- Chasem Creed, IT Technician
- Phil Green, IT Director
- Veronica Rivera, Assistant City Attorney
- Gregory Miller, Bond Counsel

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:02 p.m. on Wednesday, August 16, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Councilwoman Deja Hill gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the process for Public Hearings, the Comprehensive Plan, and the historic district area. He also opposed to Agenda Item No. 12.

Jere Dowell-Davis, 12406 Stoneridge Gap Lane, Manor, Texas, submitted a speaker card and spoke in regard to bringing awareness to animal services within the city. She requested for the city to assist in bringing a new plan to control the animals. Ms. Dowell-Davis suggested bringing organizations to the community by offering free animal services to the community.

No one else appeared at this time.

PUBLIC HEARING

1. Conduct a Public Hearing on the FY2023-2024 Proposed Property Tax Rate of the City of Manor, Texas.

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Finance Director Collins discussed the proposed property Tax Rate of the City of Manor, Texas.

Mayor Harvey expressed his concerns regarding the decrease in the proposed Tax Rate.

A discussion was held regarding the decrease of the tax rate and how it could affect future staffing and programs for the city for new proposed facilities.

A discussion was held regarding a possible incremental tax increase throughout the years.

A discussion was held regarding additional projects that the city needs and tax revenue that would be needed to complete future projects.

City Manager Moore discussed the reasons for the proposed decrease in the Tax Rate.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

- 2. Conduct a public hearing on an ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.**

Applicant: Marcus Equity; Owner: Cottonwood Holdings Limited, LLC

The city staff recommended that the City Council open the public hearing and postponed it until the September 6th meeting due to additional information that was received and hadn't been reviewed.

Mayor Harvey opened the Public Hearing.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to open the Public Hearing and postpone until the September 6, 2023, Regular City Council meeting.

There was no further discussion.

Motion to postpone carried 7-0

- 3. Conduct a public hearing on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).** *Applicant: Jiwon Jung; Owner: Build Block*

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to the rezoning request.

Development Services Director Dunlop discussed the proposed rezoning request.

Councilwoman Hill inquired if any residents had reached out to the city regarding concerns about the proposed development. Director Dunlop stated that he hadn't received any concerns from the public.

A discussion was held regarding the Planning and Zoning Commission recommendation.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to open the Public Hearing and postpone it until the September 20, 2023, Regular City Council meeting.

There was no further discussion.

Motion to postpone carried 7-0

- 4. Conduct a public hearing on an ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB). Applicant: Marcos Chavez; Owner: Marcos Chavez**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to the rezoning request.

Development Services Director Dunlop discussed the proposed rezoning request and confirmed that no residents had reached out with concerns regarding the proposed development.

A discussion was held regarding the proposed salon development and code regulations.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

At the direction of Mayor Harvey, Item No. 5 was pulled and not considered.

- ~~**5. Conduct a public hearing on an ordinance rezoning 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**~~

- 6. Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1. Applicant: Saavy ATX Realty LLC; Owner: Wenkai Chen**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to the proposed plat request.

Development Services Director Dunlop discussed the proposed plat request.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

Councilwoman Hill inquired about the clarification of the Planning and Zoning Commission recommendation.

There was no further discussion.

Motion to close carried 7-0

- 7. Conduct a public hearing on a Subdivision Short Form Final Plat for the Las Entradas North Subdivision, two (2) lots on 0.769 acres, more or less, and located at 13301 E US Hwy 290, Manor, TX and being filed with a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(6) and (7) relating to lot shape.**
Applicant: Estacado Interests; Owner: Llano Las Entradas I, LLC

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the proposed plat request.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

- 8. Conduct a public hearing on a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.**
Applicant: StreetLevel Investments; Owner: SL Manor 290 LP

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the proposed permit request.

Mayor Harvey discussed the purpose of the proposed development.

Director Dunlop clarified that there were no concerns received from the surrounding businesses.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

9. Consideration, discussion, and possible action to approve the City Council Minutes.

- August 2, 2023, City Council Regular Meeting; and
- August 8, 2023, City Council Budget Workshop

10. Consideration, discussion, and possible action on the acceptance of the July 2023 Departmental Reports.

- Finance – Lydia Collins, Director of Finance
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Ryan Smith, Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Matt Woodard, Director of Public Works
- Manor Cemetery – Nora Sanchez, MC Manager
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

11. Consideration, discussion, and possible action on a Joint Agreement with Travis County for the November 7, 2023, Special Election.

12. Second and Final Reading: Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to accept and approve the Consent Agenda as read.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

13. Consideration, discussion, and possible action on proposed bond propositions.

The city staff recommended that the City Council approve the proposed Bond Propositions A through C as proposed.

Bond Counsel Gregory Miller discussed the attached bond propositions. He requested for the word “New” to be added to the ballot language of Proposition C before the word City Hall. The council concurred on the revision.

Mayor Harvey gave a brief description of the proposed propositions.

Mr. Miller advised that his services would be available to the council and the city to move forward after the election was called on the guidance of communication. He advised that objective facts should only be given regarding the bonds.

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill, to approve the proposed Bond Propositions A through C as proposed with the revision of adding the word “New” on Proposition C ballot language.

There was no further discussion.

Motion to approve carried 7-0

14. Consideration, discussion, and possible action on an ordinance Calling a Special Bond Election for November 7, 2023; Making Provisions for Conducting the Election; and Ordering Other Matters Incident and Related to such election.

The city staff recommended that the City Council approve Ordinance No. 715 Calling a Bond Election for November 7, 2023; Making Provisions for Conducting the Election; and Ordering Other Matters incident and related to such election.

Ordinance No. 715: An Ordinance of The City of Manor, Texas, Calling a Special Bond Election for November 7, 2023; Making Provisions for Conducting the Election; and Ordering Other Matters Incident and Related to Such Election.

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill, to approve Ordinance No. 715 Calling a Bond Election for November 7, 2023; Making Provisions for Conducting the Election; and Ordering Other Matters incident and related to such election and amending Proposition C ballot language to add the word “New” before City Hall/Public Library Facility.

There was no further discussion.

Motion to approve carried 7-0

15. Consideration, discussion, and possible action on a resolution approving the acquisition of an accessible voting system in compliance with state and federal laws through a service agreement with Travis County.

The city staff recommended that the City Council approve Resolution No. 2023-30 approving the acquisition of an accessible voting system in compliance with state and federal laws through a service agreement with Travis County and authorize the mayor to execute the Election Agreement.

Resolution No. 2023-30: A Resolution of the City Council of the City of Manor, Texas, Authorizing the Acquisition of an Accessible Voting System in Compliance with State and Federal Laws Through a Service Agreement with Travis County for Elections Held After August 1, 2023.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2023-30 approving the acquisition of an accessible voting system in compliance with state and federal laws through a service agreement with Travis County and authorize the mayor to execute the Election Agreement.

There was no further discussion.

Motion to approve carried 7-0

16. Consideration, discussion, and possible action on an ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

The city staff recommended that the City Council approve Ordinance No. 716 for FY 2023-2024 Property Tax Rate “I move that the property tax rate be decreased by the adoption of a tax rate of \$0.6789 on each \$100.00 valuation of property, which is effectively a 10.03% decrease in the tax rate.”

Director of Finance Collins clarified that a 5% increase was put in place as recommended by the Finance Consultant for the operations and maintenance growth.

A discussion was held regarding the clarification of the house value tax increase rate of \$41.22.

A discussion was held regarding tabling the item to the end of the meeting.

Ordinance No. 716: An Ordinance of The City of Manor, Texas, Levying Ad Valorem Taxes for the Use and Support of the Municipal Government of the City for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Providing for Apportioning Each Levy for Specific Purposes; and Establishing When Taxes Shall Become Due and Same Shall Become Delinquent, if Not Paid.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve Ordinance No. 716 for FY 2023-2024 Property Tax Rate “ I move that the property tax rate be decreased by the adoption of a tax rate of \$0.6789 on each \$100.00 valuation of property, which is effectively a 10.03% decrease in the tax rate.”

There was no further discussion.

**Motion failed 4-3 due to a majority vote needed
(Mayor Harvey, Mayor Pro Tem Hill, and Council Member Deja Hill voted against)**

17. First Reading: Consideration, discussion, and possible action on an ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX. Applicant: Marcus Equity; Owner: Cottonwood Holdings Limited, LLC

The city staff recommended that the City Council postpone the first reading to the September 6th regular council meeting.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to postpone the first reading to the September 6th, regular council meeting.

There was no further discussion.

Motion to postpone carried 7-0

18. First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block

The city staff recommended that the City Council postpone the first reading to the September 20th regular council meeting.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to postpone the first reading to the September 20th, regular council meeting.

There was no further discussion.

Motion to postpone carried 7-0

19. First Reading: Consideration, discussion, and possible action on an ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Applicant: Marcos Chavez; Owner: Marcos Chavez

The city staff recommended that the City Council approve the first reading ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Neighborhood Business (NB); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the first reading ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

There was no further discussion.

Motion to approve carried 7-0

At the direction of Mayor Harvey, Item No. 20 was pulled and not considered.

~~**20. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 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*~~

21. Consideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1. *Applicant: Saavy ATX Realty LLC; Owner: Wenkai Chen*

The city staff recommended that the City Council approve a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

Development Services Director Dunlop discussed the proposed plat request and clarified that a majority vote of 5 would be needed to approve due to the Planning and Zoning action of denial.

MOTION: Upon a motion made by Council Member Wallace to approve a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

The motion was not seconded, and the motion failed.

Mayor Harvey asked if there was another motion on the floor.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill, to deny a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

Council Member Deja Hill explained her reasons for the denial.

A discussion was held regarding the size of lots.

There was no further discussion.

Motion to deny carried 5-2 (Mayor Harvey and Council Member Wallace voted against)

22. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Las Entradas North Subdivision, two (2) lots on 0.769 acres, more or less, and located at 13301 E US Hwy 290, Manor, TX and being filed with a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(6) and (7) relating to lot shape. Applicant: Estacado Interests; Owner: Llano Las Entradas I, LLC

The city staff recommended that the City Council approve a Subdivision Short Form Final Plat for the Las Entradas North Subdivision, two (2) lots on 0.769 acres, more or less, and located at 13301 E US Hwy 290, Manor, TX and being filed with a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(6) and (7) relating to lot shape.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve a Subdivision Short Form Final Plat for the Las Entradas North Subdivision, two (2) lots on 0.769 acres, more or less, and located at 13301 E US Hwy 290, Manor, TX and being filed with a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(6) and (7) relating to lot shape.

There was no further discussion.

Motion to approve carried 7-0

23. First Reading: Consideration, discussion, and possible action on a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX. Applicant: StreetLevel Investments; Owner: SL Manor 290 LP

The city staff recommended that the City Council approve the first reading of a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to approve the first reading of a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

24. Consideration, discussion, and possible action awarding a bid for Plan Review and Inspection Services.

The city staff recommended that the City Council award a Plan Review and Inspections Services bid to SAFEBuilt and for the City Manager to execute the contract for services after legal review.

Development Services Director Dunlop discussed the proposed contract for inspection services.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve and award a Plan Review and Inspections Services bid to SAFEBuilt and for the City Manager to execute the contract for services after legal review.

There was no further discussion.

Motion to approve carried 7-0

25. Consideration, discussion, and possible action to authorize the Manor Police Department to enter into an agreement with American Signal Corporation for the purchase and deployment of a storm warning siren system.

The city staff recommended that the City Council approve and authorize the Manor Police Department to enter into an agreement with American Signal Corporation for the purchase and deployment of a storm warning siren system in an amount not to exceed \$196,638.84.

Assistant Chief Collins discussed the proposed agreement for the purchase and deployment of a storm warning siren system.

A discussion was held regarding the installation completion date.

A discussion was held regarding the proximity of the siren's locations.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve and authorize the Manor Police Department to enter into an agreement with American Signal Corporation for the purchase and deployment of a storm warning siren system in an amount not to exceed \$196,638.84; and authorize the mayor to sign the agreement after legal review.

A discussion was held regarding the clarification of the siren's locations and the possibility of the resident's concerns about the noise.

There was no further discussion.

Motion to approve carried 7-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:01 p.m. on Wednesday, August 16, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID; Section 551.074 Personnel Matters to deliberate the duties and performance of the City Manager; Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Council member stipends; and Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property.* at 9:01 p.m. on Wednesday, August 16, 2023.

The Executive Session was adjourned at 9:43 p.m. on Wednesday, August 16, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 9:43 p.m. on Wednesday, August 16, 2023.

There was no action taken.

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 9:43 p.m. on Wednesday, August 16, 2023.

These minutes were approved by the Manor City Council on the 6th day of September 2023.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes

CITY OF MANOR
BOND PROPOSITIONS FOR
NOVEMBER 7, 2023, SPECIAL BOND ELECTION

City of Manor Proposition A

SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$15,000,000 to provide funds for promoting economic development throughout the City, through (i) planning, designing, constructing, improving, extending and expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefore, (ii) the City's programs for economic development, including the acquisition of improved and unimproved properties and the demolition of existing structures, and (iii) making grants and loans of bond proceeds for private commercial, industrial, retail, and health care projects and facilities, workforce development programs, residential and mixed-use development, neighborhood revitalization projects, and mixed income development; such bonds of each series or issue, respectively, to mature serially or otherwise over a period not to exceed forty (40) years from their date, and to be issued in such installments and sold at such price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and to provide for the payment of the principal of and interest on said bonds by levying and collecting annual ad valorem taxes upon all taxable property within the City in an amount sufficient to pay the annual interest on said bonds and to provide a sinking fund sufficient to pay said bonds as they become due?

City of Manor Proposition B

SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$61,695,000 to provide funds for City parks and recreation purposes within the City through (i) planning, designing, renovating, constructing, developing, improving, expanding, furnishing, maintaining, and equipping a single new facility that will serve as a Recreation Center, and the acquisition of land therefore; and (ii) planning, designing, renovating, constructing, developing, improving, expanding, furnishing, maintaining, upgrading, and equipping parks, park facilities, and open spaces, including the acquisition of land therefore; such bonds of each series or issue, respectively, to mature serially or otherwise over a period not to exceed forty (40) years from their date, and to be issued in such installments and sold at such price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and to provide for the payment of the principal of and interest on said bonds by levying and collecting annual ad valorem taxes upon all taxable property within the City in an amount sufficient to pay the annual interest on said bonds and to provide a sinking fund sufficient to pay said bonds as they become due?

CITY OF MANOR
BOND PROPOSITIONS FOR
NOVEMBER 7, 2023, SPECIAL BOND ELECTION
City of Manor Proposition C

SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$90,105,000 to provide funds for designing, planning, constructing, improving, upgrading, maintaining, and equipping a single new facility that will serve as a new City Hall and Public Library, and the acquisition of land therefore; such bonds of each series or issue, respectively, to mature serially or otherwise over a period not to exceed forty (40) years from their date, and to be issued in such installments and sold at such price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and to provide for the payment of the principal of and interest on said bonds by levying and collecting annual ad valorem taxes upon all taxable property within the City in an amount sufficient to pay the annual interest on said bonds and to provide a sinking fund sufficient to pay said bonds as they become due?

CITY OF MANOR PROPOSITION A

FOR

THE ISSUANCE OF \$15,000,000 OF CITY OF MANOR, TEXAS GENERAL OBLIGATION BONDS FOR ECONOMIC DEVELOPMENT PROJECTS WITHIN THE CITY, AND THE LEVY OF A TAX IN PAYMENT THEREOF.

AGAINST

CITY OF MANOR PROPOSITION B

FOR

THE ISSUANCE \$61,695,000 OF CITY OF MANOR, TEXAS GENERAL OBLIGATION BONDS FOR PARKS, TRAILS, AND RECREATIONAL FACILITIES INCLUDING A NEW RECREATION CENTER, AND THE LEVY OF A TAX IN PAYMENT THEREOF.

AGAINST

CITY OF MANOR PROPOSITION C

FOR

THE ISSUANCE OF \$90,105,000 CITY OF MANOR, TEXAS GENERAL OBLIGATION BONDS FOR A NEW CITY HALL/PUBLIC LIBRARY FACILITY, AND THE LEVY OF A TAX IN PAYMENT THEREOF.

AGAINST



**CITY COUNCIL
CALLED SPECIAL SESSION MINUTES
AUGUST 28, 2023**

PRESENT:

Dr. Christopher Harvey, Mayor (Absent)

COUNCIL MEMBERS:

- Emily Hill, Mayor Pro Tem, Place 1
- Anne Weir, Place 2
- Maria Amezcua, Place 3
- Sonia Wallace, Place 4
- Aaron Moreno, Place 5
- Deja Hill, Place 6

CITY STAFF:

- Scott Moore, City Manager
- Lluvia T. Almaraz, City Secretary
- Scott Dunlop, Development Services Director
- Scott Jones, Economic Development Director
- Lydia Collins, Finance Director
- Tracey Vasquez, HR Director
- Pauline Gray, P.E., City Engineer
- Matthew Woodard, Public Works Director
- Phil Green, IT Director
- Christina M. Lane, Finance Advisor
- Veronica Rivera, Assistant City Attorney
- Paige Saenz, City Attorney

SPECIAL SESSION – 5:00 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Pro Tem Emily Hill at 5:03 p.m. on Monday, August 28, 2023, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Mayor Pro Tem Emily Hill asked for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Emily Hill led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the Historic District of Manor, Comprehensive Plan, Manor Cemetery, and opposition to Agenda Items Nos 1 and 2.

No one else appeared at this time.

REGULAR AGENDA

1. Discussion on potential Capital Projects priorities for the proposed FY23-24 Annual Budget.

City Manager Moore discussed the tax rate that was presented at the August 16, 2023, regular council meeting. City Manager Moore is requesting direction from the City Council on additional Capital Projects priorities that had not been discussed or projected within the proposed FY23-24 Annual Budget.

Director of Finance Collins discussed the attached Ad Valorem Rate/Revenue Comparison Chart that had been provided to the Council at the August 16, 2023, regular council meeting.

The discussion was held regarding samples of debts of capital projects that could be issued.

The discussion was held regarding the bond propositions that were being presented to the voters in November.

The discussion was held regarding proposed city projects that had been discussed at the August 16, 2023, regular council meeting.

The discussion was held regarding the FY23-24 Annual Budget that will be presented at the September 6, 2023, regular council meeting.

The discussion was held regarding the proposed capital projects for Downtown Manor.

Council Member Wallace made a statement regarding the proposed capital improvement projects for the City of Manor residents.

The discussion was held regarding clarification on the proposed Tax Rate of .6789.

The discussion was held regarding clarification on the Maintenance and Operations (M&O) and Debt Services (I&S) amounts.

City Attorney Saenz clarified that staff was seeking direction from the City Council on whether or not to move forward with the bid process on taking bids of the proposed tax notes to fund Capital Projects for FY23-24.

Financial Advisor Lane expressed the process and timeline for the bid process. She discussed the proposed tax rate that had been presented to the City Council at the August 16, 2023, regular council meeting.

City Attorney Saenz discussed the process that would be needed if the Council decided to reconsider the Tax Rate that was previously presented at the August 16, 2023, regular council meeting.

The discussion was held regarding clarification of the tax rate that did not pass due to the 60% vote requirement for adoption.

There was no further discussion or action taken.

2. Consideration, discussion, and possible action on directing Bond Counsel and Financial Advisor to take bids on proposed tax notes to fund Capital Projects for FY 23/24.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to not direct Bond Counsel and Financial Advisor to take bids on proposed tax notes to fund Capital Projects for FY23/24 at this time.

There was no further discussion.

Motion to approve denial carried 6-0

3. Discussion on the Legislative Update.

Assistant City Attorney Rivera discussed the attached draft summary of the 88th Legislative Session - Planning-related Bills of Note.

There was no further discussion or action taken.

ADJOURNMENT

The Special Session of the Manor City Council Adjourned at 6:29 p.m. on Monday, August 28, 2023.

These minutes were approved by the Manor City Council on the 6th day of September 2023.

**City Council Called Special Session Minutes
August 28, 2023**

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes

Ad Valorem Rate/Revenue Comparisons

2023	
Taxable Value	2,101,439,419
Projected Debt Service	4,177,524

PROPOSED RATE FY 2023-24

	0.7470 2022 (current) Ad Valorem Tax Rate		0.6763 2023 AV Rate to... NNR Rate		0.6711 2023 AV Rate to... Voter Approval Tax Rate		0.6789 2023 AV Rate to... De Minimis Rate		0.6552 2023 No New Rev M&O Rate		0.6711 2023 Unused Increment Rate	
Taxable Property Value		1,763,624,291		2,101,439,419		2,101,439,419		2,101,439,419		2,101,439,419		2,101,439,419
Debt Service (I&S)	0.2380	2,186,096		4,177,524	0.1987	4,177,524	0.1987	4,177,524	0.1987	4,177,524	0.1987	4,177,524
Operations (O&M)	0.5090	8,976,848		10,036,475	0.4776	9,927,200	0.4724	10,091,112	0.4802	9,593,071	0.4565	9,927,200
Total AV Revenues		11,162,944		14,213,998		14,104,723		14,268,636		13,770,594		14,104,723
Total AV Tax Rate	0.7470			0.6763		0.6711		0.6789		0.6552		0.6711
Change in O&M Revenues				1,059,627.02		950,352		1,114,264		616,223		950,352
Change in AV Tax Rate				-0.0707		-0.0759		-0.0681		-0.0918		-0.0759
Tax on average residence @ last year's value		242,618 1,812.36										
Tax on average residence @ this year's value				273,027 1,846.48		273,027 1,832.28		273,027 1,853.58		273,027 1,788.87		273,027 1,832.28
Difference				34.13		19.93		41.22		(23.48)		19.93

88th Legislative Session – Planning-Related Bills of Note

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 14	09/01/2023	Determine if the City wishes to employ a third party inspector. Ensure contract includes deadlines for performing review. Update ordinances if needed.	NA	Local Government Code Chapter 247
Subject: Allowing for Third Party Inspections and Review of Development Applications				
<p>Summary: Provides (1) for a third-party review of certain development documents, permits, and inspections if a city fails to approve, conditionally approve, or disapprove the documents or conduct the inspection by the 15th day following the time prescribed by law for the review or inspection; (2) that a third-party document review may be performed by certain qualified persons, including: (a) a licensed engineer; or (b) a reviewer employed by the city or any other political subdivision, if the city approves the person; (3) that a third-party inspection may be performed by certain qualified persons, including: (a) a certified building inspector; (b) a licensed engineer; or (c) an inspector employed by the city or any other political subdivision, if the city approves the person; (4) that the city cannot collect an additional fee for the third-party review or inspection; (5) that the person performing the review or inspection must satisfy all applicable regulations and provide notice to the regulatory authority within 15 days of completion; and (6) that a person may appeal to the governing body of a political subdivision a decision to conditionally approve or disapprove a development document made by the regulatory authority for the political subdivision or a third party reviewer or inspector.</p>				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 73	09/01/2023	Informational.	NA	Civil Practice and Remedies Code § 75.006
Subject: Landowner Liability				
<p>Summary: Provides that a landowner or lessee is not liable for damages arising from any incident or accident involving their livestock due to an act or omission of a firefighter or a peace officer who has entered</p>				

the landowner's property with or without the permission of the landowner, regardless of where the damage occurs.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
<u>H.B. 783</u>	09/01/2023	Informational. Ordinance is prepared after a request is received.	NA	Health & Safety Code §711.008
<p>Subject: Designed to provide a mechanism for establishing or using cemeteries within municipalities and counties while ensuring that public health, safety, and welfare are not compromised. It also sets out clear guidelines for applicants, making it easier to navigate the process of establishing or using a cemetery.</p>				
<p>Summary: Provides that in a city in a county with a population of more than 750,000 or a city in a county adjacent to a county with a population of more than 750,000: (1) an individual, corporation, partnership, firm, trust, or association may file a written application with the city council to establish or use a cemetery located inside the city limits; and (2) the city council by ordinance shall prescribe the information to be included in the application in (1), above, and may authorize the establishment or use of the cemetery if the city council determines and states in the ordinance that the establishment or use of the cemetery does not adversely affect public health, safety, and welfare.</p>				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
<u>H.B. 586</u>	Immediately	Informational. Update annexation procedure for annexation of roadway. Understand that ETJ is not expanded by annexation of ROW.	NA	<u>Local Government Code § 43.1055</u>
<p>Subject: Annexation of Roadways</p>				
<p>Summary: (1) a city may annex a road right-of-way (ROW) that: (a) is contiguous to the city's boundary or to an area being simultaneously annexed by the city; (b) is either: (i) parallel to the boundary of the city</p>				

or to an area being simultaneously annexed by the city; or (ii) connects the boundary of the city to an area being simultaneously annexed by the city or to another point on the city’s boundary; and (c) does not result in the city’s boundaries surrounding any area that was not already in the city’s extraterritorial jurisdiction (ETJ) immediately before the annexation of the ROW; (2) a city may annex a ROW under (1), above, only if: (a) the owner of the ROW or the governing body of the political subdivision that maintains the ROW requests the annexation of the ROW in writing; or (b) both: (i) the city provides written notice of the annexation to the owner of the ROW or the governing body of the political subdivision that maintains the ROW not later than the 61st day before the date of the proposed annexation; and (ii) the owner or the governing body of the political subdivision that maintains the ROW does not submit a written objection to the city before the date of the proposed annexation; and (3) an annexation of ROW described by (1)(b)(ii), above, does not expand the city’s ETJ.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
<u>H.B. 1381</u>	09/01/2023	Update zoning ordinance if needed and desired.	NA	<u>Local Government Code § 211.007(b)</u>
Subject: Zoning Hearing Procedural Requirements for Planning Commission – Clarifies that only one public hearing on a preliminary report on the zoning recommendation is required before submitting the final report to City Council.				
Summary: Requires zoning commission to hold at least one public hearing on a preliminary report related to a proposed change in zoning classification before submitting a final report to the city’s governing body.				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
<u>H.B. 1707</u>	09/01/2023	Update ordinances as applicable	09/01/23 and After	
Subject: Regulation of Open Enrollment Charter Schools				
Summary: Provides, among other things, that: (1) to be considered a school district by a city for the purposes below, the governing body of an open-enrollment charter school must certify in writing to the city				

that no administrator, officer, or employee the school and no member of the governing body of the charter school or its charter holder derives any personal financial benefit from a real estate transaction with the charter school; (2) a city shall consider an open-enrollment charter school that qualifies under (1), above, a school district for purposes of, among other things, zoning, permitting, platting, subdivision, construction and site development, land development regulation, application processing and timelines, regulation of architectural features, business licensing, franchises, utility services, signage, the requirements for posting bonds or securities, contract requirements, and fees and assessments; (3) a city may not consider an open enrollment charter school a school district for the purpose of collection of impact fees; (4) a city may not take any action that prohibits an open-enrollment charter school from operating a public school campus, educational support facility, athletic facility, or administrative office that it could not take against a school district; (5) the provisions above apply to property owned or leased by the charter school; and (6) charter schools are treated the same as school districts with regard to development agreements between a city and a school located in an area annexed for limited purposes.

Bill No.	Effective Date	Recommended Action	Deadlines/Applies to	Statutes Affected
H.B. 1750	09/01/2023	Review existing and future ordinances for compliance. If existing ordinances regulate the agricultural operations that may continue to be regulated under HB 1750, determine if the City wishes to continue the regulations, and if so, follow the required procedure to adopt them.	09/01/2023 and after; Applies to existing and future ordinances.	Agriculture Code Chapter 251

Subject: Imposes Certain Requirements the City Must Meet to Regulate Certain Agricultural Operation; Imposes Some Limitations on City Regulation of Certain Agricultural Operations

Summary: 1. expands the definition of “agricultural operation” to include: (a) producing crops or growing vegetation for human food, animal feed, livestock forage, forage for wildlife management, plantings seed or fiber; and (b) the raising or keeping livestock or poultry, including veterinary services; 2. provides that a city may not impose a governmental requirement that applies to agricultural operations located in the corporate boundaries of the city unless: (a) the city council makes a finding by resolution, based on a report described in Number 3, below, that there is clear and convincing evidence that the purposes of the requirement cannot be addressed through less restrictive means and that the requirement is necessary to protect persons who reside in the immediate vicinity or persons on public property in the immediate vicinity of the agricultural operation from the danger of: (i) the likelihood of an explosion; (ii) flooding; (iii) an infestation of vermin or insects; (iv) physical injury; (v) the spread of an identified disease that is directly attributable to the agricultural operation; (vi) the removal of lateral or subjacent support; (vii) an identified

source of contamination of water supplies; (viii) radiation; (ix) improper storage of toxic materials; (x) crops planted or vegetation grown in a manner that will cause traffic hazards; or (xi) discharge of firearms or other weapons subject to local restrictions; (b) the governing body of the city makes a finding by resolution, based on the report described in Number 3, below, that the requirement is necessary to protect public health; and (c) the requirement is not otherwise prohibited by the statute governing limitations on city governmental requirements applicable within corporate boundaries; 3. provides that before making a finding described in Number 2, above, the city council must obtain and review a report prepared by the city health officer or a consultant that: (a) identifies evidence of the health hazards related to agricultural operations; (b) determines the necessity of regulation and the manner in which agricultural operation should be regulated; (c) states whether each manner of regulation under (3)(b), above, will restrict or prohibit a generally accepted agricultural practice; and (d) if applicable, includes an explanation why the report recommends a manner of regulation that will restrict the use of a generally accepted agricultural practice; 4. prohibits a city from imposing a governmental requirement that directly or indirectly: (a) prohibits the use of generally accepted agricultural practices listed in a manual prepared by the Texas A&M AgriLife Extension Service; (b) prohibits or restricts the growing or harvesting of vegetation for animal feed, livestock forage, or forage for wildlife management except as provided by Number 5, below; (c) prohibits the use of pesticides or other measures to control vermin or disease-bearing insects to the extent necessary to prevent an infestation; or (d) requires an agricultural operation be designated for an agricultural use or farm, ranch, wildlife management, or timber production under the Texas Constitution; 5. provides that a city may impose a maximum height for vegetation that applies to agricultural operations only if: (a) the maximum vegetation height is at least 12 inches; and (b) the requirement applies only to portions of an agricultural operation located no more than 10 feet from a property boundary that is adjacent to: (i) a public sidewalk, street, or highway, or (ii) a property that is owned by a person other than the owner of the agricultural operation and has a structure that is inhabited; and 6. provides that a governmental requirement of a city relating to the restraint of a dog that would apply to an agricultural operation does not apply to a dog used to protect livestock on property controlled by the property owner; and 7. provides that a city may require a person to provide a written management plan that meets certain specifications to establish that activities constitute an agricultural operation on the basis of being wildlife management activities.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2308	09/01/2023	Informational. Review compliance before bringing any nuisance/enforcement action against agricultural operations.	Affects nuisance lawsuits	Agriculture Code § 251.001
Subject: Prohibition of Restraining Certain Agricultural Operations; Remedies for the Landowner Expanded				
Summary: Provides that: (1) the definition of “agricultural operation” includes producing crops or growing vegetation for human food, animal feed, livestock forage, forage for wildlife management, planting seed, or fiber; and (b) raising or keeping livestock or poultry, including veterinary services; (2) the date an				

agricultural operation is established is the date on which an agricultural operation commenced; (3) a “substantial change” to an agricultural operation means a material alteration to the operation of or type of production at an agricultural operation that is substantially inconsistent with the operational practices since the established date of operation; (4) **no action to restrain an agricultural operation may be brought against an operation that has been in operation and substantially unchanged for at least one year;** (5) **remedies for an agricultural operator against whom an action is brought are expanded to include any damages found by the trier of fact;** (6) **an occupant of any land on which agricultural operations exist or take place is not liable to the state or a governmental unit for the construction or maintenance on the land of an agricultural improvement if the construction is not expressly prohibited by state statute in effect at the time the improvement is constructed;** and (7) any other law is preempted to the extent of a conflict with the law governing governmental requirements on agricultural operations.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2371	09/01/2023	Update City ordinances/policies to implement this statute, if desired.	NA	Health and Safety Code § 713.009
Subject: Cemeteries – Circumstances for Making Additional Burial Spaces Available				
Summary: Provides: (1) that a city may make additional burial spaces available in a city cemetery if: (a) the city has had possession and control of the cemetery for at least 25 years; (b) the city holds a public hearing; (c) the cemetery has been consistently maintained in accordance with other law; and (d) selling of additional spaces will not endanger public health, safety, comfort, and welfare; and (2) for a process to determine whether a burial plot has been abandoned.				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2947	Immediately	Informational. See HB 1750 and 2308 for recommended action.	09/01/2023 and after	Agriculture Code § 215.002
Subject: Definition of Agricultural Operation Expanded				
Summary: Expands the definition of “agricultural operation” to include the commercial sale of poultry, livestock, and other domestic and wild animals for purposes of preempting certain nuisance actions and governmental requirements on preexisting agricultural operations.				

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Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 3526	09/01/2023	Informational. Determine if ordinance amendments are required to remove regulations.	09/01/2023 and after	Local Government Code § 214.221
Subject: Prohibition Against Regulating Solar Pergolas				
Summary: Prohibits a city from applying a local building code to the construction of a solar pergola.				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 3699	09/01/2023	Update subdivision regulations, processes, and forms. Additional action items are highlighted in green below. Determine whether plat/plan approvals will be delegated to staff.	09/01/2023 and after for ordinance amendments. <u>By 01/01/2024:</u> Adopt and make available to the public the written docs and information required to be submitted with an application. HB 3699 applies to applications submitted after 9/1/2023.	Local Government Code § 212.001 (2) and (3)
Subject: Amendments to the Platting Shot Clock Regulations				

Summary: Provides that:

1. subdivision development plans, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan are no longer subject to the 30-day review and approval shot clock;
2. the state statute governing city regulation of subdivisions may not be construed to restrict a city from establishing a submittal calendar to be used by an applicant to facilitate compliance with the shot clock for plat review;
3. **a city council, by ordinance and after notice is published in a newspaper of general circulation in the city, may: (a) adopt reasonable specifications relating to the construction of each street or road based on the amount and kind of travel over each street or road in a subdivision; and (b) adopt reasonable specifications to provide adequate drainage for each street or road in a subdivision in accordance with standard engineering practices; [Note: Future amendments to transportation and drainage specifications must comply with this process.]**
4. a landowner subdividing property must prepare a plat when the owner intends parts of the subdivided tract to be dedicated to public use;
5. **a plat is considered filed on the date the applicant submits the plat, along with a completed plat application and the application fees and other requirements to the city council or the municipal authority responsible for approving plats; [Action Item: Update review procedures to comply. Completeness check is tied to the list of required application materials that must be published.]**
6. **the city council or the municipal authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly allowed by state law;**
7. the city authority responsible for approving plats must approve a plat or replat that is required to be prepared pursuant to Subchapter A, Chapter 212 of the Local Government Code, and that subchapter may not be construed to convey any authority to a city regarding the completeness of an application or the approval of a plat or replat that is not explicitly granted by the subchapter;
8. **a city council or city planning commission may delegate the ability to approve, approve with conditions, or disapprove a plat to municipal officers or employees; [Note: Determine if the city wishes to authorize this delegation of authority.]**
9. an applicant has the right to appeal a delegated plat application disapproval decision under Number 8, above, to the city council or the city planning commission;
10. **by January 1, 2024, a city shall adopt and make available to the public a complete, written list of all documentation and other information that the city requires to be submitted with a plat application;**
11. an application submitted to the city that contains all documents and other information on the list provided by Number 10, above, is considered complete;
12. **a city that operates a website must publish and continuously maintain the list described by Number 10, above, on the website not later than the 30th day after the date the city adopts or amends the list;**
13. **a city that does not operate a website must publish the list described by Number 10, above, in a newspaper of general circulation in the city and a public place in the location in which the city council meets;**
14. the statutory approval timeframes may be extended for multiple 30-day periods under certain circumstances;
15. **the city authority responsible for approving plats may not require dedication of land within a subdivision for a future street or alley that is not: (a) intended by the owner of the tract; and (b) included, funded, and approved in the city's capital improvement plan; [Action Item: Update City ordinances as needed; make sure roads the City desires to be dedicated are included in the City's CIP]**

16. a city authority responsible for approving plats may not refuse to review a plat or to approve a plate for recordation for failure to identify a roadway corridor unless the corridor is part of an agreement between the Texas Department of Transportation and a county in which the city is located; and
 17. if a city authority responsible for approving plats fails or refuses to approve a complying plat application, the owner of the tract may bring an action in district court for: (a) a writ of mandamus to compel the city to approve the plat; and (b) reasonable attorney fees and costs.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.J.R. 126	11/07/2023 (Effective if approved at the election on November 7, 2023)	Informational.	NA	Article I, Texas Constitution
Subject: Right to farming, Ranching and Wildlife Management				
Summary: Amends the Texas Constitution to, among other things: (1) protect the right of individuals in Texas to engage in farming, ranching, timber production, horticulture and wildlife management practices on their property; and (2) allow cities to regulate these activities if there is clear and convincing evidence that regulation is necessary to protect public health and safety from imminent danger.				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
S.B. 543	Immediately	Informational. Useful Tool.	NA	Local Government Code § 253.0125
Subject: Addresses Conveyance of Real Property for Economic Development Purposes; Establishes Procedures for Conveyance				
Summary: (1) provides that a city that has entered into an economic development agreement authorized by Chapter 380 of the Local Government Code with an entity may transfer to the entity real property or an interest in real property for consideration if: (a) the agreement requires the entity to use the property in a manner that primarily promotes a public purpose relating to economic development; and (b) the agreement				

includes provisions under which the city is granted sufficient control to ensure that the public purpose is accomplished and the city receives the return benefit; (2) prohibits the city from transferring for consideration real property or an interest in real property the city owns, holds, or claims as a public square or park; (3) provides that before a city may transfer real property or an interest in real property under an agreement as provided by the bill, the city must provide notice to the public published in a newspaper of general circulation in the county in which the property is located or, if there is no such newspaper, by any means for the city to provide public notice authorized by statute or by ordinance of the city; (4) provides that the notice in (3), above, must: (a) include a description of the property, including its location; (b) be provided within 10 days before the date the property or an interest in the property is transferred; and (c) be published for two separate days within the period prescribed by (4)(b), above, if the notice is published in a newspaper; and (5) prohibits the city from transferring real property for consideration if the property was acquired by the city from the previous owner by the exercise of eminent domain authority or the threat of the exercise of eminent domain authority.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
S.B. 580	09/01/2023	Informational.	NA	Local Government Code § 232.0085(a)
Subject: County Cancellation of Plats				
Summary: Extends a county’s power to cancel a subdivision plat filed and approved before September 1, 1989 for undeveloped property to subdivisions located in a city’s ETJ if the city is not authorized to regulate plats and approve related permits in that area of the ETJ through an applicable agreement with the county.				

Bill No.	Effective Date	Recommended Action	Deadlines/Effective	Statutes Affected
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S.B. 929	Immediately	Establish Process to Determine when this Law is Applicable to a Zoning Amendment. Update Procedures and Notices Accordingly.	Immediately	Local Government Code § 211.006
Subject: Addressing Required Notice for Zoning Changes that Create a Nonconforming Use and Requiring Compensation				
<p>Summary: Provides (1) that in addition to other notices, a city shall provide written notice containing certain language of any public hearing regarding any proposed zoning change that could result in the creation of a nonconforming use; (2) that the notice required in (1), above, must: (a) be sent by mail to certain addresses; (b) contain the time and place of the hearing; and (c) include specific notice language; (3) a person using property in a manner considered to be a nonconforming use as a result of a change in an applicable zoning regulation may continue that nonconforming use unless required to stop by the city; (4) that a requirement to stop a nonconforming use includes: (a) an official action by the city; or (b) a determination by the city that the nonconforming use has an adverse effect or another necessary determination that the city must make prior to imposing a requirement to stop a nonconforming use; (5) that if a nonconforming use is required by a city to cease operation, the owner or the lessee of the property is entitled to receive a certain, calculated payment for damages associated with closing the operation or additional time to engage in the nonconforming use; and (6) for a process to appeal determinations to the board of adjustment, along with a process to seek judicial review of the final decision of the board of adjustment.</p>				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
S.B. 2038	09/01/2023	Informational.	09/01/2023	Local Government Code Chapter 42
Subject: Allowing Landowners to Petition for Release from Cities' ETJ's; Establishing Exceptions and Procedures.				
<p>Summary: 1. the ability to pursue release from city's extraterritorial jurisdiction (ETJ) by petition or election, as described below, does not apply to an area located: (a) within five miles of the boundary of a military base at which an active training program is conducted; (b) in an area that was voluntarily annexed into the ETJ that is located in a specific county; (c) within the portion of the ETJ of a specific city that is within 15 miles of the boundary of a military base; (d) in an area designated as an industrial district; or (d) in an area subject to a strategic partnership agreement;</p> <p>2. the owner or owners of the majority in value of an area consisting of one or more parcels of land in a city's extraterritorial jurisdiction may file a written petition with the city to be released from the ETJ;</p>				

3. a petition requesting release must be signed by: (a) more than 50 percent of the registered voters of the area described by the petition as of the date of the preceding uniform election date; or (b) a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district;
4. a person filing a petition must satisfy the signature requirement in Number 3, above, not later than the 180th day after the date the first signature for the petition is obtained;
5. a petition under Number 3, above, must include a map of the land to be released and describe the boundaries of the land to be released by metes and bounds or lot and block number, if there is a recorded map or plat;
6. a petition requesting removal from the ETJ shall be verified by the city secretary or other person responsible for verifying signatures;
7. a city shall notify the residents and landowners of the area described by the petition of the results of the petition;
8. if a resident or landowner obtains the number of signatures on the petition required by Number 3, above, to release the area from the city's ETJ, the city shall immediately release the area from the ETJ;
9. if a city fails to take action to release the area from the ETJ under Number 7, above, by the later of the 45th day after the date the city receives the petition or the next meeting of the city council that occurs after the 30th day after the date the city receives the petition, the area is released by operation of law;
10. an area released from a city's ETJ by petition may not be included in the ETJ or the corporate boundaries of a city, unless the owner or owners of the area subsequently request that the area be included in the city's ETJ or corporate boundaries;
11. a resident of an area in a city's ETJ may request the city to hold an election to vote on the question of whether to release the area from the city's ETJ by filing with the city a petition that includes the signatures of at least five percent of the registered voters residing in the area as of the date of the preceding uniform election date; 12. a resident may not request another election on the question of releasing the same or substantially same area from the city's ETJ before the second anniversary of the date the city receives a petition under Number 11, above;
13. a petition under Number 11, above, must include a map of the land to be released and describe the boundaries of the land to be released by metes and bounds or lot and block number, if there is a recorded map or plat;
14. a city shall order an election on the question of whether to release an area from the city's ETJ to be held on the first uniform election date that falls on or after the 90th day after the date the city receives a petition under Number 11, above;
15. the city shall hold an election described by Number 14, above, in the area described by the petition at which the qualified voters of the area described by the petition may vote on the question of the release;
16. not later than 48 hours after the canvass of an election held under Number 14, above, the city shall notify the residents of the area proposed to be released from the city's ETJ of the results of the election;
17. if a majority of qualified voters of the area to be released from the ETJ approve the proposed release at the election held under Number 14, above, the city shall immediately release the area from the ETJ;
18. if a city fails to take action to release the area from the ETJ under Number 17, above, by the later of the next meeting of the city council or the 15th day after the canvass date for the election, the area is released by operation of law;
19. an area released from a city's ETJ by election may not be included in the ETJ or the corporate boundaries of a city, unless the owner or owners of the area subsequently request that the area be included in the city's ETJ or corporate boundaries;
20. instead of holding an election under Number 14, above, a city may voluntarily release an area for which the election is to be held from the city's ETJ before the date on which the election would have been held;
21. an annexation commenced after January 1, 2023 does not automatically expand a city's ETJ unless contemporaneously with the annexation the owner or owners of the area that would be included in the city's ETJ as a result of the annexation request that the area be included in the city's ETJ;

22. cities must take action to release any ETJ acquired from an annexation commenced after January 1, 2023, as necessary to comply with Number 21, above; and
 23. if an area subject to an agreement reached between a city and a county authorizing the city to regulate subdivisions in the ETJ is removed from a city’s ETJ, the agreement is terminated as to the area and the county is the political subdivision authorized to regulate subdivisions in the removed area.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
S.B. 2440	01/01/2024	Update Subdivision Ordinances and Application List to Incorporate This Requirement	01/01/2024	Local Government Code § 212.0101
Subject: Certification of Groundwater Supply Required for Certain Plats				
Summary: (1) requires certain plats for the subdivision of land to include proof of groundwater supply; and (2) allows a city to waive the requirement from (1), above, if: (a) the entire tract will be supplied with groundwater from certain aquifers; or (b) the tract is being subdivided into not more than 10 parts.				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2071	Immediately	Informational.	NA	Local Government Code § 303.021
Subject: Public Facility Corporation Exemptions				
Summary: A PFC or a sponsor may: 1. Only finance, own, or operate a multifamily residential development located in the area of operation or jurisdictional boundaries of the sponsor; 2. To receive beneficial tax treatment for a multifamily development located in a city, a PFC must meet certain minimum thresholds related to affordable housing availability, give certain notice to affected city,				

obtain consent of the city in certain circumstances and provide feasibility and other financial analyses related to the project;

3. Certain protections are extended to tenants living in multifamily developments owned by PFCs;
4. All materials used to improve real property of a PFC are exempt from sales and use taxes;
5. PFCs must make annual reports to the TDHCA and chief appraiser and make certain information publicly available on their websites; and
6. Legislative Budget Board must conduct a study to assess long-term effect the exemptions for qualifying multifamily development projects have on state’s revenue.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2334	09/01/2023	Update Ordinances as Needed.	09/01/2023 and After	Texas Occupations Code § 1301.059
Subject: Creates Additional Exceptions to the Plumbing Licensing Law				
<p>Summary: Provides that: (1) a person is not required to be licensed under the plumbing licensing law to perform plumbing work consisting of installing, servicing, or repairing service mains or service lines that provide water, sewer, or storm drainage services on private property in an area that extends from a public right-of-way or public easement to not less than five feet from a building or structure; and (2) the exemption to licensure in (1), above, does not apply to plumbing work performed on private property designated for use as a one-family or two-family dwelling.</p>				

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
<u>H.B. 1922</u>	01/01/2024	Determine when fees need to be reauthorized. Establish and track a schedule for doing so. Consider making this part of the annual budget process.	01/01/2024	<u>Government Code § 1231.064</u>
Subject: Reauthorization of Building Permit Fees				

Summary: Would abolish a city fee charged as a condition to constructing, renovating, or remodeling a structure on the 10th anniversary after date fee is adopted or most recently authorized unless city holds a public hearing and reauthorizes the fee by a vote.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 3492	09/01/2023	Update fee schedule to comply with this section as part of the 2023/24 budget process	09/01/2023	Government Code § 212.096

Subject: Value-Based Fees Prohibited

Summary: Cities may not consider the cost of constructing or improving public infrastructure for a subdivision, lot, or related property development in determining amount of a fee subject to this section. City must determine the fee by considering the actual cost to, as applicable, review and process the engineering or construction plan or to inspect the public infrastructure improvement.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 3727 S.B. 1420	Immediately	Informational.	Immediately	Tax Code § 351.001(2)

Subject: Hotel Occupancy Tax

Summary: Amends definition of “convention center facilities” to include parking facilities only if located within 1,500 feet of the convention center; defines “tourist” to include an individual who travels for business; adds definition of “multiuse facility”; changes due date to report to March 1st and adds additional reporting requirements.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 2127	09/01/2023	Informational. Discuss with Executive Staff/Council Options Related to this Law. Monitor caselaw development.	09/01/2023	Multiple

[Subject: Preemption of City and County Regulatory Authority In Certain Fields of Preemption](#)

Summary: Unless expressly authorized by another statute, a municipality or county may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of this code.

1. may not be construed to prohibit: (a) a city from building or maintaining a road, imposing a tax, or carrying out any authority expressly authorized by statute; or (b) a home-rule city from providing the same services and imposing the same regulations that a general-law city is authorized to provide or impose;
2. does not affect the authority of a city to: (a) adopt, enforce, or maintain an ordinance or rule that relates to the control, care, management welfare, or health and safety of animals, except as expressly provided by the bill; (b) conduct a public awareness campaign; (c) enter into or negotiate terms of a collective bargaining agreement with its employees or adopt a policy related to its employees; and (d) repeal or amend an existing ordinance, order, or rule that violates provisions of the bill for the limited purpose of bringing that ordinance, order, or rule in compliance with the bill;
3. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Agriculture Code;
4. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Business and Commerce Code;
5. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Finance Code, except that a city may enforce or maintain an ordinance regulating a credit services organization or a credit access business if the city adopted the ordinance before January 1, 2023 and the ordinance would have been valid under the law as it existed before the enactment of the bill;
6. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Insurance Code;

7. provides that: (a) unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Labor Code; and (b) a field occupied by a provision of the Labor Code includes employment leave, hiring practices, breaks, employment benefits, scheduling practices, and any other terms of employment that exceed or conflict with federal or state law for employers other than a city;
8. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Natural Resources Code;
9. provides that, unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Occupations Code, though city authority to regulate a massage establishment is not preempted;
10. provides that: (a) unless expressly authorized by another statute, a city may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision of the Property Code; and (b) a field occupied by a provision of the Property Code includes an ordinance regulating evictions or otherwise prohibiting, restricting, or delaying delivery of notice to vacate or filing a suit to recover possession of the premises;
11. provides that an ordinance, order, or rule that violates Numbers 3 through 10, above, is void, unenforceable, and inconsistent with the specified code;
12. prohibits a city from adopting, enforcing, or maintaining an ordinance or rule that restricts, regulates, limits, or otherwise impedes: (a) a business involving the breeding, care, treatment, or sale of animals or animal products, including a veterinary practice, or the business's transactions if the person operating the business holds a license for the business that is issued by the federal government or a state; or (b) the retail sale of dogs or cats, except that a city may enforce or maintain an ordinance or rule adopted before April 1, 2023, that restricts, regulates, limits, or otherwise impedes the retail sale of dogs or cats until the state adopts statewide regulations for the retail sale of dogs or cats, as applicable;
13. provides that a city council may adopt, enforce, or maintain an ordinance or rule only if the ordinance or rule is consistent with the laws of the state;
14. provides that any person or trade association representing a person who has sustained an injury in fact, actual or threatened, from a city ordinance, order, or rule adopted in violation of Numbers 3 through 12, above, may bring an action against the city, and governmental immunity to suit and from liability is waived to the extent of any liability;
15. provides that a claimant is entitled to recover declaratory and injunctive relief and costs and reasonable attorney's fees in an action brought under Number 14, above;
16. provides that a city is entitled to recover costs and reasonable attorney's fees in an action brought under Number 14, above, if the court finds the action to be frivolous;

- 17. entitles a city to receive notice of a claim against it under Number 14, above, not later than three months before the date a claimant files an action, and the notice must reasonably describe the injury claimed and the ordinance, order, or rule that is the cause of the injury;
- 18. provides that a claimant may bring an action against a city under Number 14, above, in the county in which all or a substantial part of the events giving rise to the cause of action occurred or in a county in which the city is located; and
- 19. prohibits an action from being transferred to a different venue without the written consent of all parties.

Bill No.	Effective Date	Recommended Action	Deadlines	Statutes Affected
H.B. 3579	09/01/2023	Informational. Update ordinances and processes as necessary	09/01/2023	Occupations Code 455.055

Subject: Massage Establishments

Summary

- 1. the statutes governing massage therapy do not affect a local regulation that relates to: (a) zoning requirements, including conditional use permits; (b) hours of operation; or (c) other similar regulations for massage establishments;
- 2. except as provided for in state law governing city and county authority to regulate sexually oriented business, a political subdivision may not adopt a regulation of the type described by Number 1, above, that is more restrictive for massage therapists than for other health care professionals;
- 3. a political subdivision may not adopt a regulation of the type described by Number 1, above, that is more restrictive for massage establishments than for other health care establishments, except that a more restrictive regulation may be adopted: (a) as provided by state law governing city and county authority to regulate sexually oriented business; or (b) if the regulation relates to the location, ownership, hours of operation, or operation of a massage establishment: (i) where three or more arrests have occurred or citations in lieu of arrest have been issued for certain offenses that were committed at the massage establishment; (ii) where certain offenses were committed that resulted in a conviction; (iii) that is operating at a location where another massage establishment against which a sanction was imposed for a violation of this chapter previously operated; or (iv) that is operating at a location where another massage establishment owned or operated by an individual

against whom a sanction was imposed for a violation of this chapter previously operated;

4. the owner or operator of a massage establishment that is operating at a location where another massage establishment against which a sanction was imposed previously operated subject may submit a request to the applicable political subdivision for an exemption from the regulation;
5. the governing body of a political subdivision that receives a request under Number 4, above, shall:
 - (a) consider, but is not required to approve, the requested exemption at the governing body's next regularly scheduled meeting to be held on a date after the date on which the request is received and that allows sufficient time to comply with the Open Meetings Act in certain circumstances; or
 - (b) approve the requested exemption as soon as practicable after the date on which the request is received in certain circumstances; and
6. the executive director of the Texas Department of Licensing and Regulation (TDLR) shall issue an emergency order halting the operation of a massage establishment if: (a) a law enforcement agency gives notice to TDLR or TDLR otherwise learns that the law enforcement agency is investigating the massage establishment for an offense for trafficking of persons; or (b) TDLR has reasonable cause to believe that an offense of trafficking of persons is being committed at the massage establishment.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a 1.019 acre Drainage Easement for Transpak Manor Facility, LLC.

BACKGROUND/SUMMARY:

This drainage easement will be granted to the city for the conveyance of stormwater to and through the Transpak property to the drainage facilities and floodplain south of the property. The property owner (Transpak) is responsible for maintenance, repair, replacement, and restoration of the easement.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Easement

STAFF RECOMMENDATION:

Staff recommends that the City Council approve a 1.019 acre Drainage Easement for Transpak Manor Facility, LLC.

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DRAINAGE EASEMENT

DATE: August 14, 2023

GRANTOR: TRANSPAK MANOR FACILITY LLC
a Texas Limited Liability Company

GRANTOR'S ADDRESS (including county):

Transpak Manor Facility LLC
20415 Corsair Boulevard
Hayward, California 94545
Alameda County

GRANTEE: THE CITY OF MANOR, TEXAS
a Texas home rule municipal corporation

GRANTEE'S ADDRESS (including county):

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653
Travis County

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY:

A 1.019 acre drainage easement located in Travis County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein as if fully set forth herein.

See "Sketch" attached hereto and made a part of Exhibit "A" for all intents and purposes hereunto and in any wise pertaining, showing such Easement Property.

EASEMENT PURPOSE: The easement expressly granted herein is for the purposes of: (a)

operation, use, inspection of any drainage and detention facilities, including without limitation underground drainage pipes, swales, berms, ponds and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the Easement Property (collectively, the "Facilities"), together with a right of ingress and egress to and from same, in, over, under, through and across the Easement Property; and (b) drainage and detention of natural storm water in, over, under, through and across the Easement Property.

GRANT OF EASEMENT: GRANTOR for the Consideration paid to GRANTOR, does hereby GRANTS, SELLS AND CONVEYS and by these presents does GRANT, SELL AND CONVEY unto GRANTEE and GRANTEE'S successors and assigns an exclusive, perpetual drainage easement in, over, under, through and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (the "Easement").

COVENANTS AND CONDITIONS: The Easement granted is subject to the following covenants and conditions:

1. GRANTOR reserves the right to use the Easement Property for all purposes that do not unreasonably interfere with or prevent GRANTEE'S use of the Easement Property as provided herein. Specifically, and without limiting the generality of the forgoing, GRANTOR has the right to place, construct, operate, repair, replace and maintain roadways, driveways, drainage, landscaping and signage on, in, under, over and across the Easement Property, so long as such use does not unreasonably interfere with or prevent GRANTEE'S use of the Easement Property as provided herein. But, GRANTOR may not construct any buildings or similar improvements on the Easement Property. GRANTOR shall be responsible for the cost of replacing such improvements in the event the GRANTEE removes or alters the improvement to exercise GRANTEE'S rights hereunder.
2. GRANTOR shall be responsible for maintenance, repair, replacement, and restoration of the Facilities. If GRANTOR fails to maintain the Facilities, GRANTEE may, but shall not be required to, maintain the Facilities with reimbursement of GRANTEE's costs to maintain the Facilities by GRANTOR.
3. This Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations and royalty reservations, if any, relating to the Easement Property to the extent and only to the extent, that the same may still be in force and effect, and either shown of record in the Office of the County Clerk of Travis County, Texas, or apparent on the ground.
4. The Easement and the rights of GRANTEE hereunder may be assigned only to a political subdivision of the State of Texas or other Texas governmental entity. Any such assignment of the Easement and the rights of GRANTEE hereunder must include an express assumption by the assignee of the obligations set forth herein.
5. Any amendment or modification of this instrument must be in writing and duly executed and delivered by GRANTOR and GRANTEE, or their respective successors and assigns.

The covenants, terms and conditions of this Easement are covenants running with the land, and inure to the benefit of, and are binding upon, GRANTOR, GRANTEE, and their respective heirs, executors, administrators, legal representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto **GRANTEE**, and **GRANTEE's** successors and assigns forever; and **GRANTOR** does hereby binds itself, its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement herein granted, unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the easement or any part thereof, subject to the exceptions set forth above.

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

[SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

IN WITNESS WHEREOF, this instrument is executed on the date first provided above.

GRANTOR:

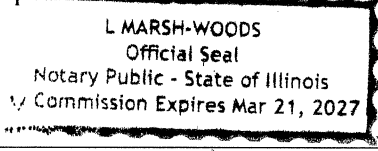
TransPak Manor Facility LLC
a Texas Limited Liability Company

By: Robert Inch Jr
Name: Robert "Bert" Inch, Jr
Title: Managing Member

THE STATE OF ~~CALIFORNIA~~ ^{Illinois} §
~~COUNTY OF ALAMEDA~~ ^{COOK} §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 14th day of August, 2023 personally appeared Robert Inch Jr Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

(SEAL)



Notary Public-State of COOK

ACCEPTED:

GRANTEE: City of Manor, a Texas Municipal corporation

By: _____
Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS §
 §
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 Dr. Christopher Harvey, Mayor, on behalf of the City of Manor, as Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public - State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

EXHIBIT "A"
Easement Property

Metes and Bound Description
of a
1.019 Acre Tract
James Manor Survey No. 40, Abstract Number 546
Travis County, Texas

Drainage Easement

A metes and bounds description of a 1.019 acre parcel or tract of land lying and being situated in the James Manor Survey No. 40, Abstract 546, Travis County, Texas, and being a portion of Lots 1 and 2, TransPak Final Plat recorded in Document No. 202300160 of the Official Public Records of Travis County, Texas; Said 1.019 acre tract being more particularly described as follow:

BEGINNING at a calculated point in the proposed south right-of-way of Hill Lane, same being the north line of the said Lot 1 and the northeast corner of the herein described tract, from which a found ½” rebar with “Sure Shott Boundary” cap bears S63°06’29”E, at a distance of 35.17 feet for an angle point in said Hill Lane and Lot 1;

THENCE: leaving the south right-of-way line of Hill Lane and the north line of Lot 1 for the following courses and distances:

- S27°02’30”W, at a distance of 20.00 feet, to a calculated point;
- N63°06’29”W, for a distance of 394.03 feet to a calculated point;
- S27°28’10”W, passing at 584.20 feet the south line of Lot 1 and the north line of said Lot 2 and continuing for a total distance of 1158.08 feet to a calculated point, for the south east corner of the herein described tract and the north line of the remainder of a 104.825 acre tract, as described in Document No. 2007002485 of the Official Public Records of Travis County, Texas , from which from which a found ½” rebar with “Sure Shott Boundary” cap bears S62°17’48”E, for a distance of 701.59 feet for the southeast corner of Lot 2;
- N62°17’48”W, for a distance of 31.00 feet to a found ½” rebar with “Sure Shott Boundary” cap being the southwest corner of Lot 2, also being a point in the east line of Lot 1, The Final Plat of Hill Industrial, a plat recorded in the Official Public Records of Travis County, Texas;

THENCE N27°28’10”E, leaving the north line of said remainder of 104.825 acre tract, with the east line of Lot 1, Final Plat of Hill Industrial and the west line of Lot 2, passing at a distance of 573.52 feet the north line of Lot 2 and the south line of Lot 1 and continuing for a total distance of 1177.64 feet to a found ½” rebar with “Sure Shott Boundary” cap for the northwest corner of Lot 1, same being the south right-of-way line of Hill lane;


THENCE: S63°06’29”E, at a distance of 424.89 feet to the POINT OF BEGINNING and containing 1.019 acres of land, more or less.;

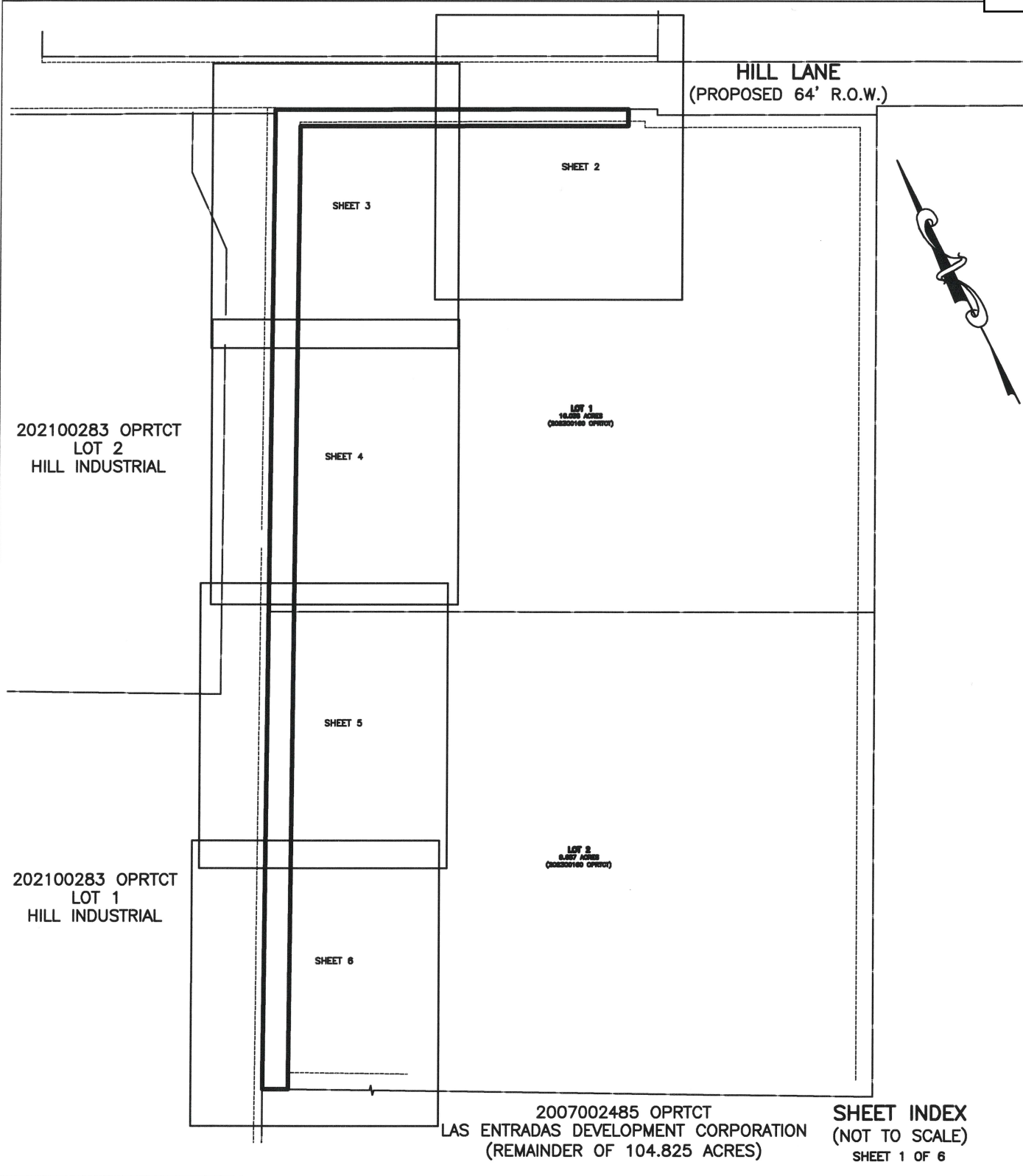
The bearings in this description are from GPS Observations based on Texas State Plane Coordinate System - Texas Central NAD83 (2011) Epoch 2010.0 and are grid bearings.

Conveyance of property by metes and bounds description may violate State, County, or Local government regulations, and the purchaser may not be able to obtain a building permit if desired.

August 2023



Surveyed By: 
Mark R. Paulson
Registered Professional
Land Surveyor No. 2099



ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,
BEING A PORTION OF LOTS 1 AND 2, TRANPAK
MANOR FINAL PLAT, RECORDED IN DOCUMENT
NO. 202300160 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.**

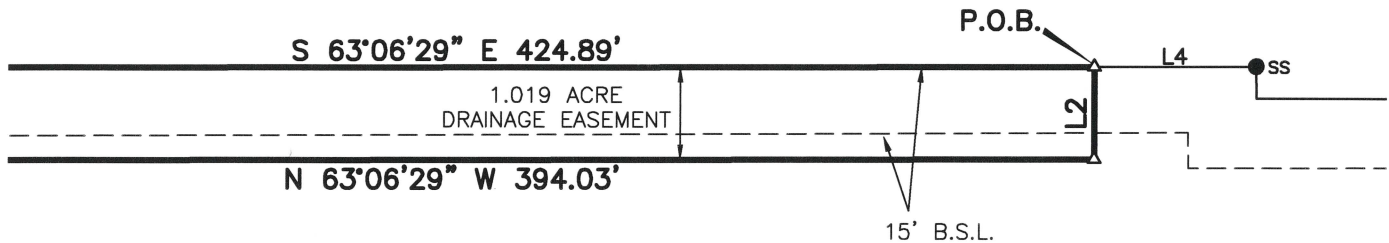
**TRAVIS COUNTY,
TEXAS**



P.O. Box 767 McQueeney, Texas 78123
(512) 563-4030 www.sureshott.com

202100224 OPRTCT
 LOT 1
 BLOCK A
 ST. JOSEPH SUBDIVISION

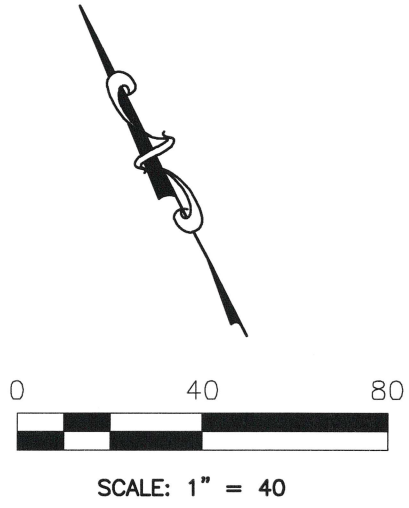
HILL LANE
 (PROPOSED 64' R.O.W.)



LOT 1
 10.038 ACRES
 (202300160 OPRTCT)

LEGEND	
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
● ^{SS}	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
△	CALCULATED POINT
B.S.L.	BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	S 26°15'47" W	7.01'
L2	S 27°02'30" W	20.00'
L3	N 62°17'48" W	31.00'
L4	S 63°06'29" E	35.17'



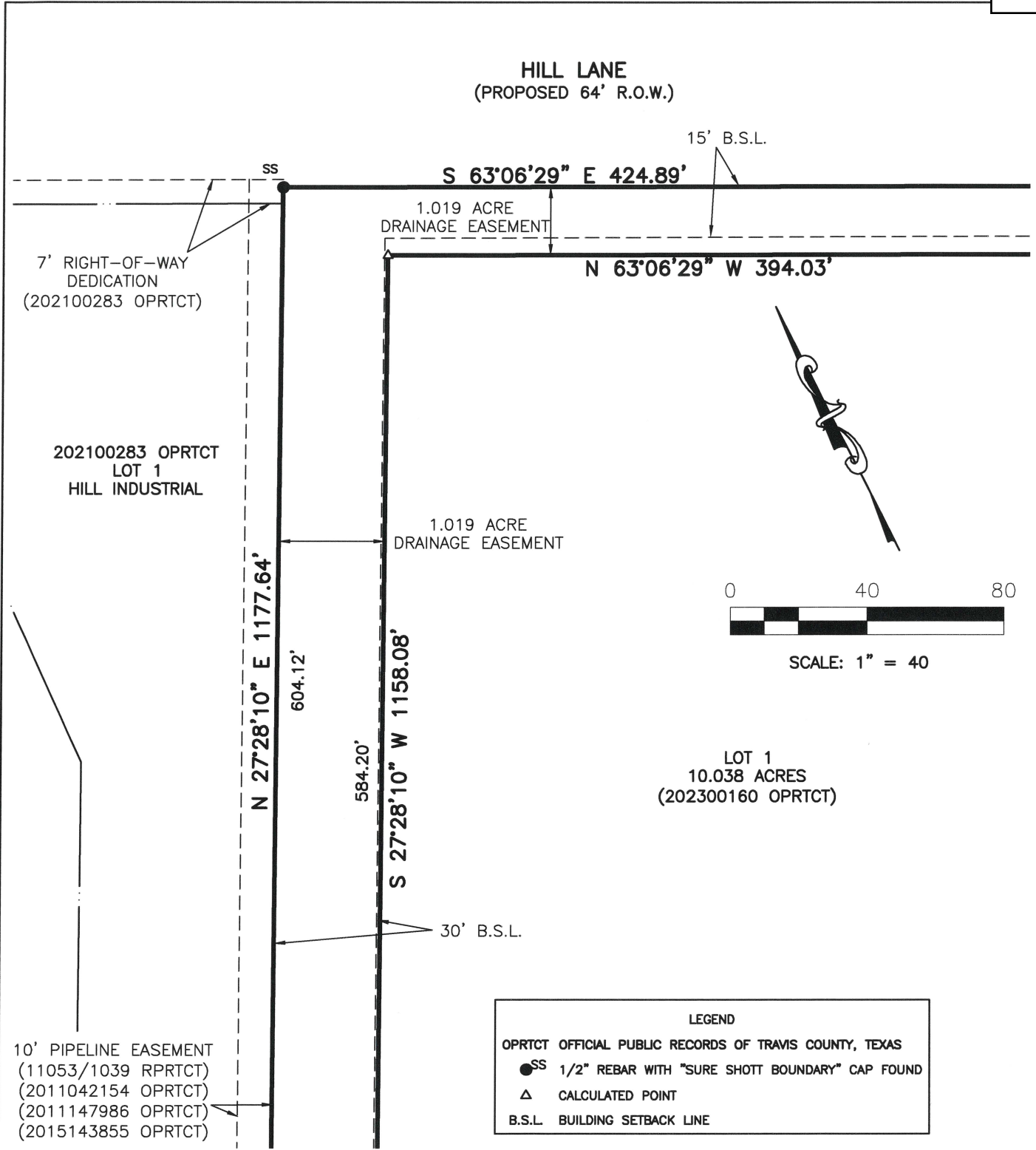
SHEET 2 OF 6

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,
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 MANOR FINAL PLAT, RECORDED IN DOCUMENT
 NO. 202300160 OF THE OFFICIAL PUBLIC
 RECORDS OF TRAVIS COUNTY, TEXAS.**

**TRAVIS COUNTY,
 TEXAS**

P.O. Box 767 McQueeney, Texas 78123
 (512) 563-4030 www.sureshott.com



LEGEND	
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
●SS	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
△	CALCULATED POINT
B.S.L.	BUILDING SETBACK LINE

SHEET 3 OF 8

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT, BEING A PORTION OF LOTS 1 AND 2, TRANPAK MANOR FINAL PLAT, RECORDED IN DOCUMENT NO. 202300160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY, TEXAS

P.O. Box 767 McQueeney, Texas 78123
(512) 563-4030 www.sureshott.com

10' PIPELINE EASEMENT
(11053/1039 RPRTCT)
(2011042154 OPRTCT)
(2011147986 OPRTCT)
(2015143855 OPRTCT)

N 27°28'10" E 1177.64'

604.12'

584.20'

S 27°28'10" W 1158.08'

30' B.S.L.

1.019 ACRE
DRAINAGE EASEMENT

LOT 1
10.038 ACRES
(202300160 OPRTCT)

202100283 OPRTCT
LOT 1
HILL INDUSTRIAL



SCALE: 1" = 40


LEGEND	
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
● ^{SS}	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND
△	CALCULATED POINT
B.S.L.	BUILDING SETBACK LINE

SHEET 4 OF 6

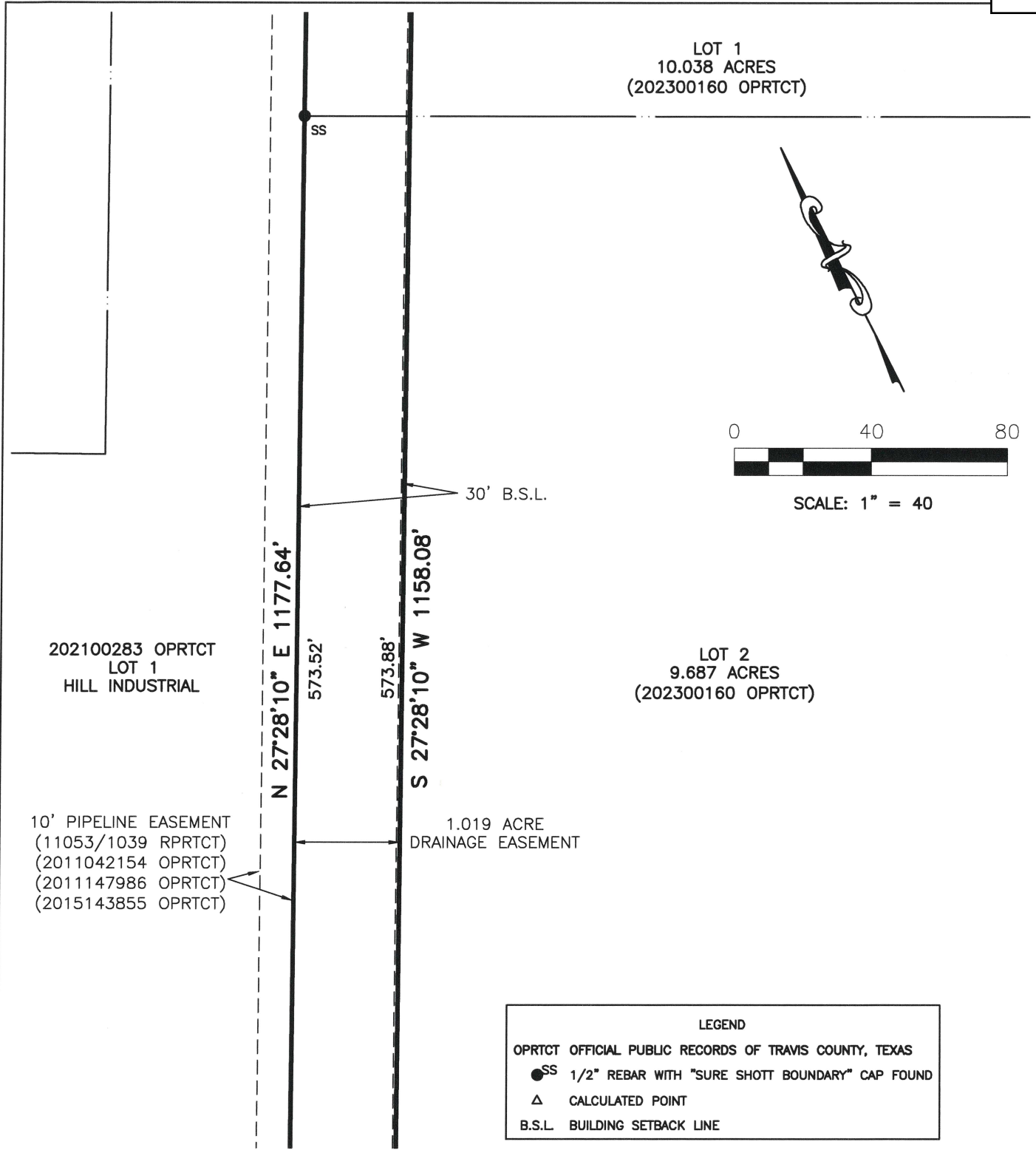
ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,
BEING A PORTION OF LOTS 1 AND 2, TRANPAK
MANOR FINAL PLAT, RECORDED IN DOCUMENT
NO. 202300160 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.**

**TRAVIS COUNTY,
TEXAS**



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(512) 563-4030 www.sureshott.com



LEGEND

OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

●^{SS} 1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP FOUND

△ CALCULATED POINT

B.S.L. BUILDING SETBACK LINE

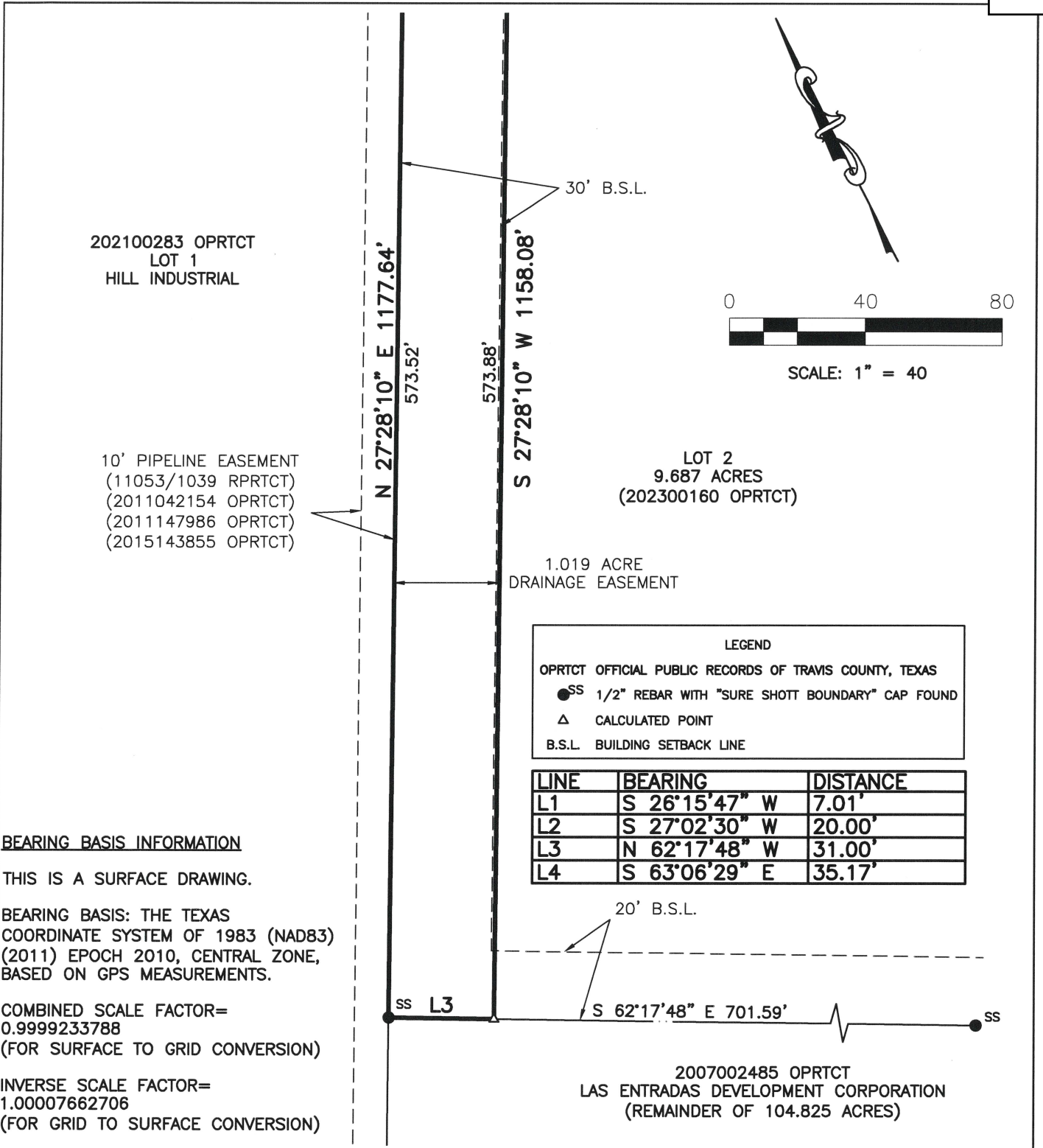
SHEET 5 OF 6

ADDRESS: HILL LANE
JOB NUMBER: 1107-008-DE
CLIENT: ARCO MURRAY
DATE: 08/17/2023
FIELD CREW: MULTI
OFFICE: IAS
FB/PG: MULTI

**A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT,
BEING A PORTION OF LOTS 1 AND 2, TRANPAK
MANOR FINAL PLAT, RECORDED IN DOCUMENT
NO. 202300160 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.**

TRAVIS COUNTY,
TEXAS

P.O. Box 767 McQueeney, Texas 78123
(512) 563-4030 www.sureshott.com



SHEET 6 OF 6

ADDRESS: HILL LANE

JOB NUMBER: 1107-008-DE

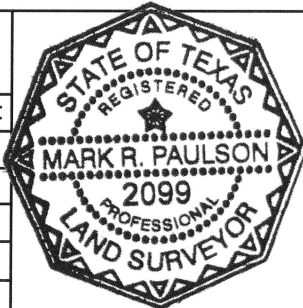
CLIENT: ARCO MURRAY

DATE: 08/17/2023

FIELD CREW: MULTI

OFFICE: IAS

FB/PG: MULTI



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 05/16/2023; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Mark R. Paulson

MARK R. PAULSON, R.P.L.S. NO. 2099
FIRM NO. 10194784

A 1.019 ACRE DRAINAGE EASEMENT EXHIBIT, BEING A PORTION OF LOTS 1 AND 2, TRANPAK MANOR FINAL PLAT, RECORDED IN DOCUMENT NO. 202300160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SURE SHOTT
SITE SOLUTIONS

P.O. Box 767 McQueeney, Texas 78123
(512) 563-4030 www.sureshott.com



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Sidewalk Escrow Agreement with Transpak Manor Facility, LLC.

BACKGROUND/SUMMARY:

This agreement posts in an escrow fund \$24,525.00 for the construction of a sidewalk on Hill Lane in-lieu of the developer constructing the sidewalk. The city has funded and is currently designing an expansion to Hill Lane which will widen the existing roadway to 3 lanes with curb and gutter, streetlights, and sidewalks. Due to this construction the location of existing sidewalks may need to be modified so rather than Transpak installing a sidewalk that may need to shift shortly after installation, they are depositing funds equal to the amount of the sidewalk with the city so the city may use those funds to construct the sidewalk as part of the Hill Lane expansion project.

LEGAL REVIEW: Yes, Deron Henry, Associate Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Agreement

STAFF RECOMMENDATION:

Staff recommends that the City Council approve a Sidewalk Escrow Agreement with Transpak Manor Facility, LLC.

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

COUNTY OF TRAVIS)
)
CITY OF MANOR) **SIDEWALK ESCROW AGREEMENT**

THIS AGREEMENT (the, "Agreement"), entered into this 14th day of AUGUST, 2023, by and between **The City of Manor Texas**, a Texas municipal corporation (the, "City"), and **Transpak, Inc.**, a California corporation (the, "Developer"), for the purpose of establishing the terms and conditions under which the Developer will make a cash deposit with the City to be held in escrow to secure the performance and duties of the Developer in regards to the Project Obligations, as defined hereinbelow. The City and the Developer are at times referred to as the, "Parties," in this Agreement.

RECITALS

WHEREAS, Section 15.01.001(c)(9) of Chapter 15 of the Code of Ordinances of the City of Manor, Texas, requires of all site development plans a sidewalk along all public right-of-way frontages; and

WHEREAS, the Developer has requested to pay to the City funds in sufficient amount to cover the cost of the construction of the required sidewalk instead of constructing the sidewalk with the provided site plans; and

WHEREAS, the City has agreed to this arrangement, subject to the terms and conditions recited hereinbelow.

NOW THEREFORE, the Parties, for in good and valuable consideration, the receipt and sufficiency thereof is hereby acknowledged, contract, covenant, and agree as follows:

1. The Developer is the owner of the 19.81 acre parcel of land out of the James Manor Survey Number 40, Abstract Number 546, Travis County, Texas, said parcel of land being a portion of a called 104.825 acre tract of land conveyed to Las Entradas Development Corporation, as recorded in document number 2007002485 of the Official Public Records of Travis County, Texas, located in the City of Manor, Texas, as described in that certain deed recorded document number 2022046107 in the Official Public Records of Travis County, Texas (the, "Property").
2. The site plan 2022-P-1502-SP TransPak Manor Site Plan (the, "Site Plan") indicates the sidewalk that the Developer is making payment to the City in lieu of construction of the sidewalk (the, "Sidewalk"). This Agreement absolves the Developer from the construction of the indicated sidewalk and does not relieve the Developer from any duties imposed upon the Developer by any other agreements, ordinances, regulations, or laws in relation to the Property or the aforementioned site plan.
3. The Developer hereby deposits Twenty Four Thousand Five Hundred Twenty Five dollars (\$24,525.00) (the, "Cash Deposit") with the City in lieu of constructing the sidewalk as required by city ordinance. The Cash Deposit absolves the Developer from the responsibility of the design, installation, completion, or final acceptance of the construction of the Sidewalk.
4. This Agreement may be executed in several counterparts, each of which so executed shall be an original. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof. This Agreement embodies the entire agreement among the Parties, supersedes all prior agreements and understandings, if any, relating

to the subject matter hereof, and may be amended only by an instrument in writing executed collectively by each of the Parties hereto. The laws of the State of Texas shall govern the rights and duties of the Parties hereto and the validity, construction, enforcement and interpretation hereof; and the Parties hereto hereby irrevocably agree that in the event of any dispute involving this Agreement, venue for such dispute shall lie in any court of competent jurisdiction in Travis County, Texas. The Parties agree that time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by our duly authorized representatives as of the 14th day of AUGUST, 2023.

The City of Manor Texas
a Texas municipal corporation

By: _____

Name: _____

Title: _____

Attest:

By: _____

Name: _____

Title: _____

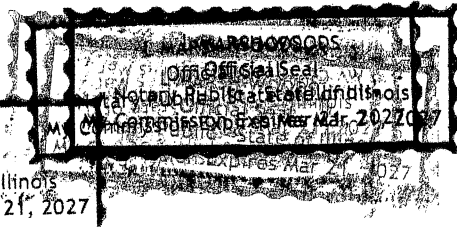
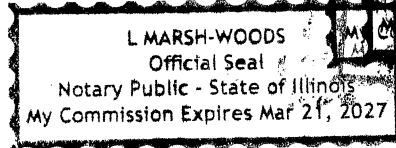
Developer:

Transpak Manor Facility LLC
a Texas Limited Liability Company

By: Robert M L

Name: Robert "Bert" Inch, Jr.

Title: Managing Member



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois
County of Cook } ss.

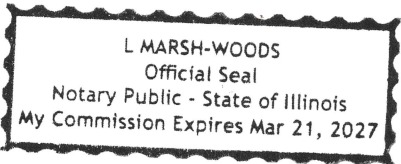
On this the 14TH day of August, 2023, before me,
Day Month Year

L Marsh-Woods, the undersigned Notary Public,
Name of Notary Public

personally appeared Robert Fuchs
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.
L Marsh-Woods
Signature of Notary Public

L Marsh-Woods
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Escrow (Sidewalk) Agreement

Document Date: 08/14/2023 Number of Pages: 1

Signer(s) Other Than Named Above: NO OTHER SIGNER



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

Applicant: StreetLevel Investments

Owner: SL Manor 290 LP

BACKGROUND/SUMMARY:

This property is zoned C-1 Light Commercial which permits office and medical uses with the approval of a Specific Use Permit. The proposed user would like to construct a Medical Clinic that offers 24-hour emergency care and has also proposed partnering with Travis County EMS to include a facility for their use. Their proposed site plan is for a 10,840 sf Medical Clinic, 990 sf EMS station, and 60 parking spaces. Access is proposed to be taken from the existing roadways of Gregg Manor Road (two access points) and Threshold Lane (one access point). No driveways on US 290 are proposed.

Planning and Zoning Commission voted approval 6-0

The first reading was approved by the City Council on August 16, 2023, regular meeting.

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

- Letter of Intent
- Site Plan
- Aerial Image
- Notice
- Labels

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the second and final reading of a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		



Manor Texas Specific Use Permit Narrative

Dear City of Manor Staff,

I respectfully am submitting this application for a Specific Use Permit for the property located at the southwest corner of US 290 and Greg Manor Rd. The subject site is shown below on **Exhibit A**.

StreetLevel Investments goals are to provide exceptional development and acquisition services benefiting our retailer, restaurant and medical user relationships, appropriate risk-adjusted returns to our capital partners, and deliver high quality developments and experiences for the communities they serve. StreetLevel Investments provides an investment perspective it describes as its Knowledge Advantage developed through its principals' 70+ combined years of development and investment experience. The StreetLevel principals previously held executive positions with Endeavor Real Estate Group and Staubach Retail and have participated in hundreds of transactions with a combined value in excess of \$1 Billion.

The current site is zoned C-1, and we are requesting an SUP for a Medical Clinic. The Medical Clinic use requires an SUP in all commercial districts within the City of Manor. The proposed Medical Clinic will be operated by St. David's and utilized as a Free-Standing Emergency Department. With a use like emergency departments, access is a critical component in site selection. The subject site is a perfect fit for this type of user, given the signalized intersection, accessibility is ideal for this user.

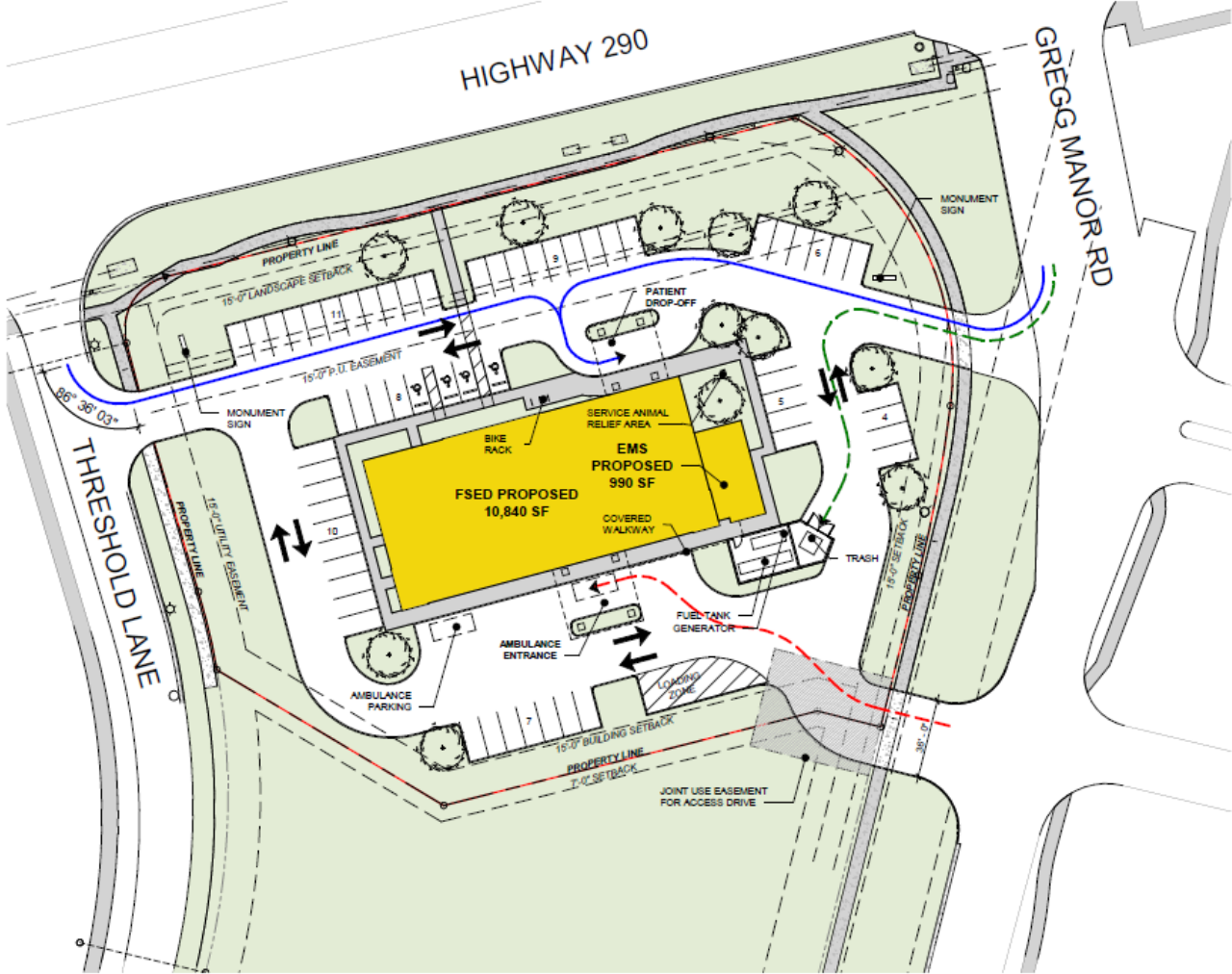
Free-Standing Emergency Departments also prefer sites with optimum visibility. Due to these requirements, this site makes obvious sense for this use, given the adjacent retail users like Auto Zone, Chevron, Texaco, Starbucks, Taco Bell, and Frontier Bank. We strongly believe this will be a quality development and user for the City of Manor and look forward to working with the City of Manor and St. David's on this excellent development.

EXHIBIT A



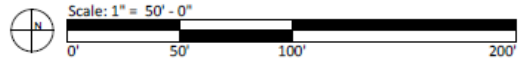
STREET LEVEL

EXHIBIT B

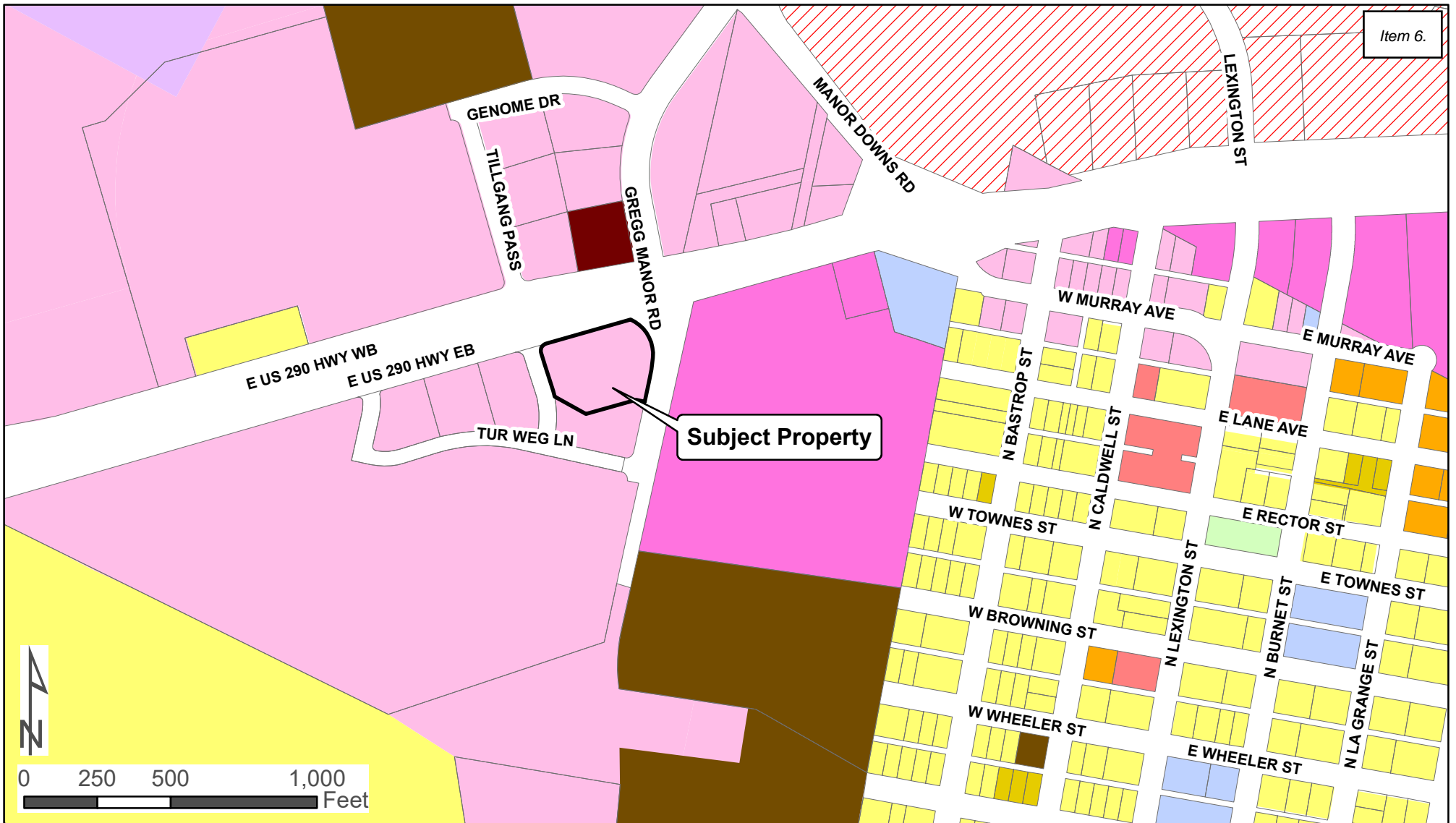


SITE INFORMATION	
ADDRESS	HWY 290 & GREGG MANOR RD MANOR, TEXAS 78853
ZONING	C-1 (NON-PERMITTED USE)
PLANNED USE	MEDICAL CLINIC
BUILDING INFORMATION	
BUILDING	10,840 G.S.F.
EMS BUILDING	990 G.S.F.
CANOPY/COVERED WALK	3,025 S.F.
TOTAL	14,855 G.S.F.
PARKING CALCULATION	
MINIMUM REQUIRED 1/200 SF	60 STALLS
TOTAL REQUIRED	60 STALLS
TOTAL PROVIDED	60 STALLS
ADA PROVIDED	4 STALLS
TOTAL LOT SIZE:	2.05 ACRES

SITE INFORMATION	
	VISITOR / PATIENT
	TRASH SERVICE
	AMBULANCE



SITE 2 TEST FIT - OPTION 2 UPDATED



Zoning: Light Commercial (C-1)

Specific Use Permit: Medical Clinic

Zone	
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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

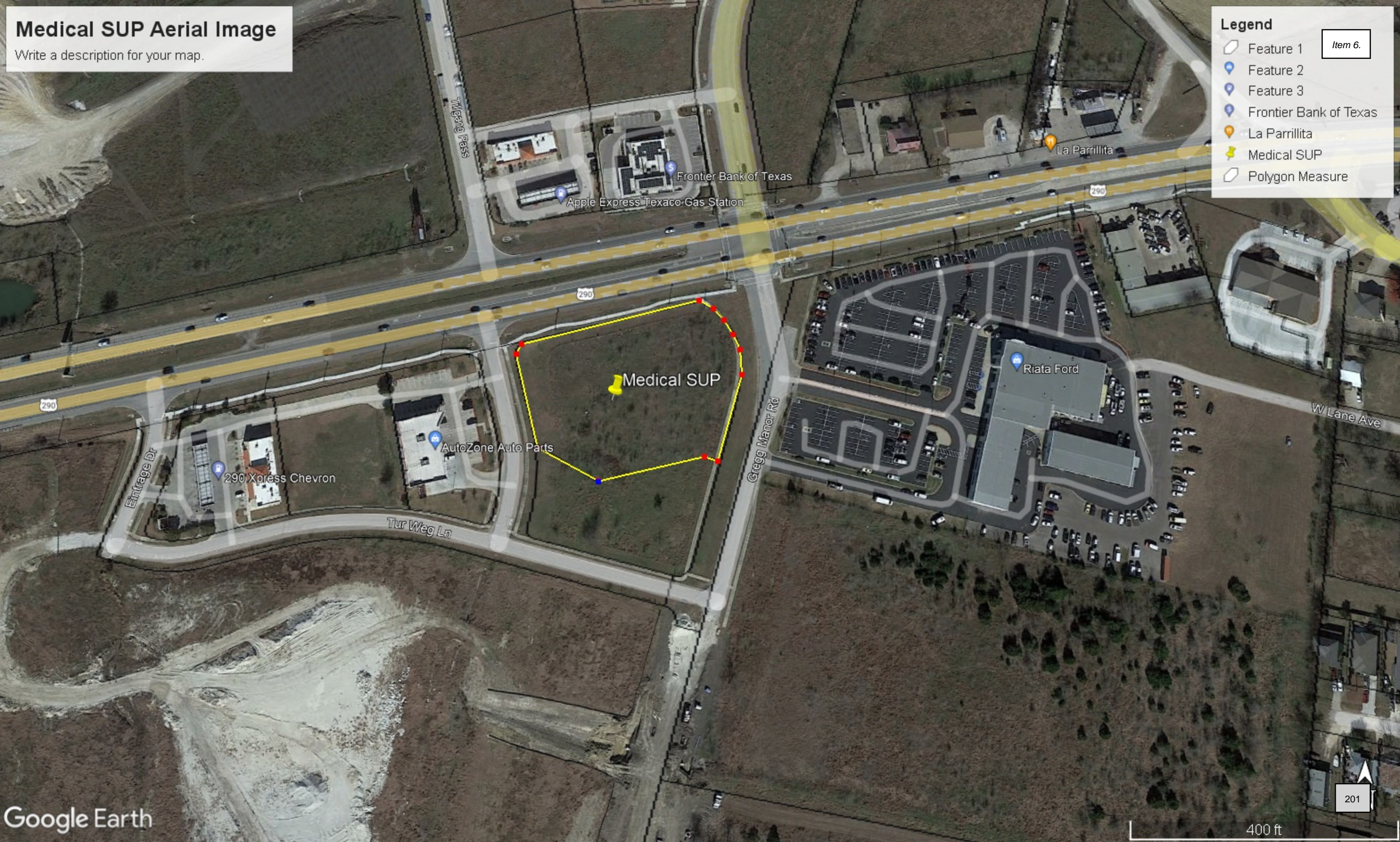
Medical SUP Aerial Image

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Feature 3
- Frontier Bank of Texas
- La Parrillita
- Medical SUP
- Polygon Measure

Item 6.





7/26/2023

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Medical Clinic Specific Use permit - Las Entradas South
 Case Number: 2023-P-1559-CU
 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 Specific Use Permit for the Las Entradas Subdivision located at the southwest corner of 290 and Greg Manor Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for the Las Entradas Subdivision located at the southwest corner of 290 and Greg Manor Road, Manor, TX.

Applicant: StreetLevel Investments
Owner: SL Manor 290 LP

The Planning and Zoning Commission will meet at 6:30PM on August 9, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on August 16, 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 Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Las Entradas Development Corporation
9900 US HIGHWAY 290 E
MANOR TX, 78653

AUTOZONE TEXAS LP
123 S FRONT ST
MEMPHIS TN, 38103

RANDOLPH-BROOKS FEDERAL
UNION ATTN: ACCOUNTING
P.O. Box 2097
UNIVERSAL CITY TX, 78148

Item 6.

RIVER CITY PARTNERS LTD
501 E KOENIG LN
AUSTIN TX, 78751

FRONTIER BANK OF TEXAS
PO BOX 551
ELGIN TX, 78621

GABS INC
407 TALLEETNA LN
CEDAR PARK TX, 78613



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Applicant: Marcos Chavez

Owner: Marcos Chavez

BACKGROUND/SUMMARY:

This property was previously requested to be rezoned C-1 Light Commercial back in 2018. It came before the Planning and Zoning Commission on 10/3/18 and recommended for denial then it went to the City Council on 11/7/18. The item was postponed at City Council to the 12/5/18 meeting, where it was denied. Parking concerns were the reason for the denials.

This application is to rezone the property to Neighborhood Business (NB), which is our most restrictive commercial zoning category and has similar lot development standards as Single Family – maximum building height is 35’ and the maximum lot coverage for the building is 40%. NB zoning is intended to be directly adjacent to and/or surrounded by single family and other residential uses. NB is a low-density commercial zoning that allows for office, retail, restaurant, and personal service uses. The applicant is proposing a hair salon use. Parking and other site development regulations like landscaping, drainage, and outdoor lighting would follow city code as no variances are requested at this time. Personal Services require 1 parking space per 200 sf of gross floor area. The current building on the property is approximately 900 sf so 5 parking spaces would be required.

This property in the Comprehensive Plan’s Future Land Use Map is within a block designated as Downtown Mixed-Use but it is on the border with the Neighborhood Mixed-Use designation that extends north along Lexington Street. The properties directly south on the other side of the alley are zoned Downtown Business (DB), as well as the ones south of Boyce Street. North of this property exists other Neighborhood Business zoned properties including 409 N. Lexington, 709 N. Lexington, and 810 N. Lexington. Neighborhood Business (NB) zoning is more consistent with the Neighborhood Mixed-Use designation which allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Adaptive reuse of residential structures for commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Planning and Zoning Commission voted to approve 6-0. The first reading was approved at the August 16, 2023, Regular Council Meeting.

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

- Ordinance No. 717
- Rezoning Map
- Aerial Image
- FLUM
- Downtown Mixed-Use Dashboard
- Neighborhood Mixed-Use Dashboard
- Notice and Mailing Labels

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the second and final reading of Ordinance No. 717 rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. 717

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO NEIGHBORHOOD BUSINESS (NB); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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 Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Suburban (SF-1) to zoning district Neighborhood Business (NB). The Property is accordingly hereby rezoned to Neighborhood Business (NB).

Section 4. Open Meetings. That 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, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO. 717

Page 2

PASSED AND APPROVED FIRST READING on this the 16th day of August 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the ___ day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

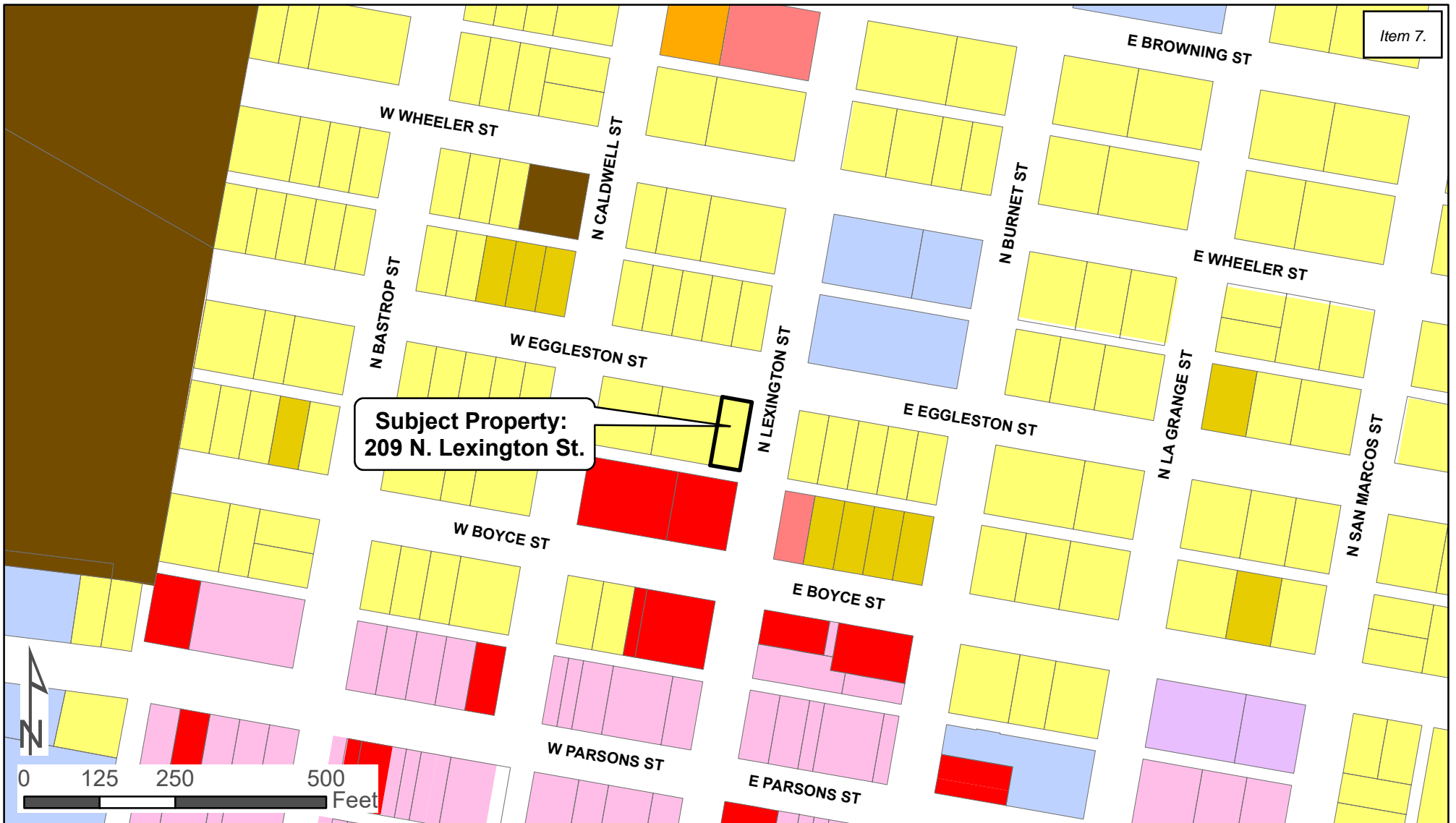
Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT “A”

Property Address:
209 North Lexington Street, Manor, TX 78653

Property Legal Description:

Lot 6, Block 43, Town of Manor, and Addition in Travis County, Texas, according to the map or plat thereof recorded in Volume V, Page 796, of the Deed Records, Travis County, Texas



Subject Property:
209 N. Lexington St.

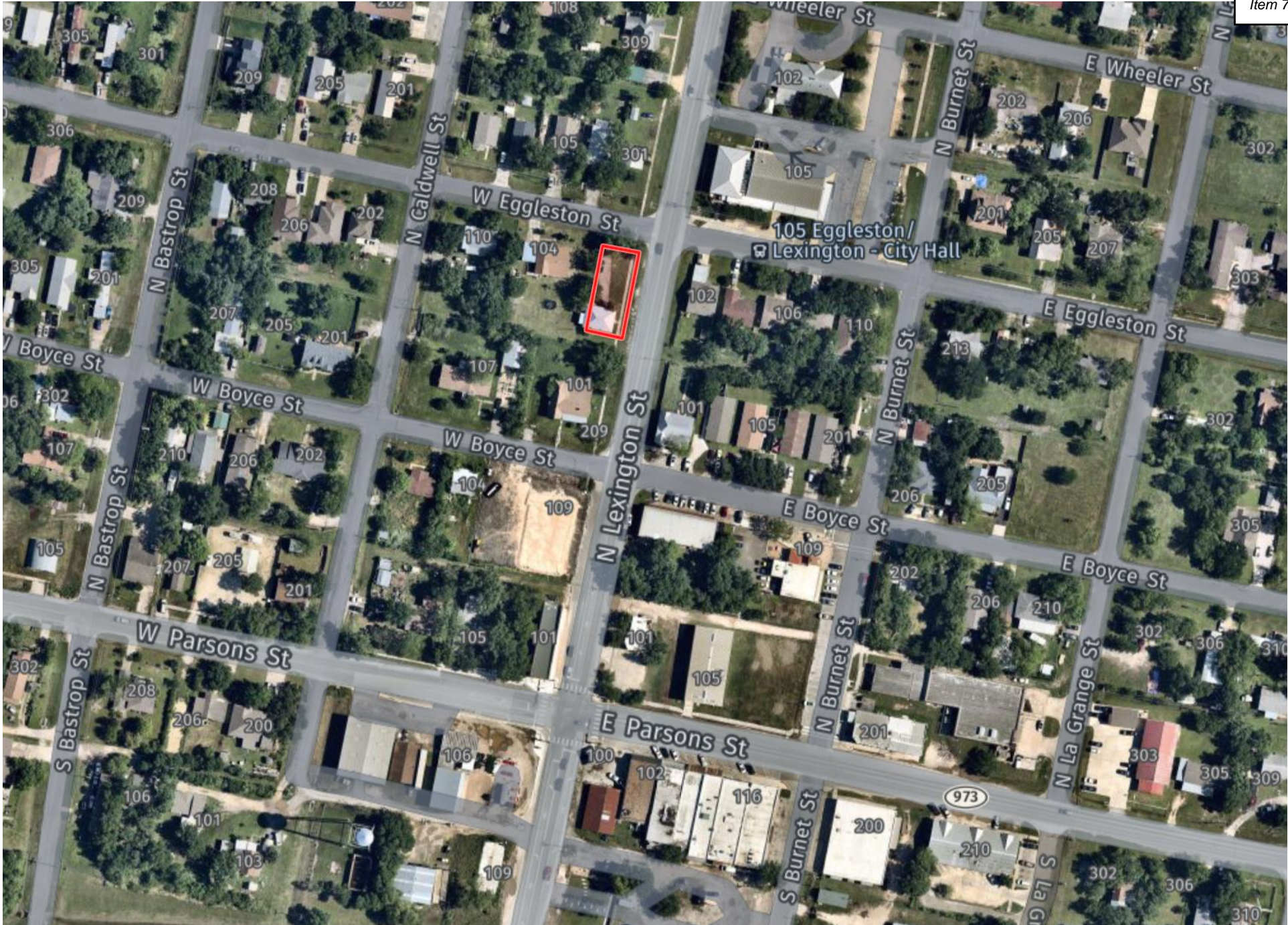


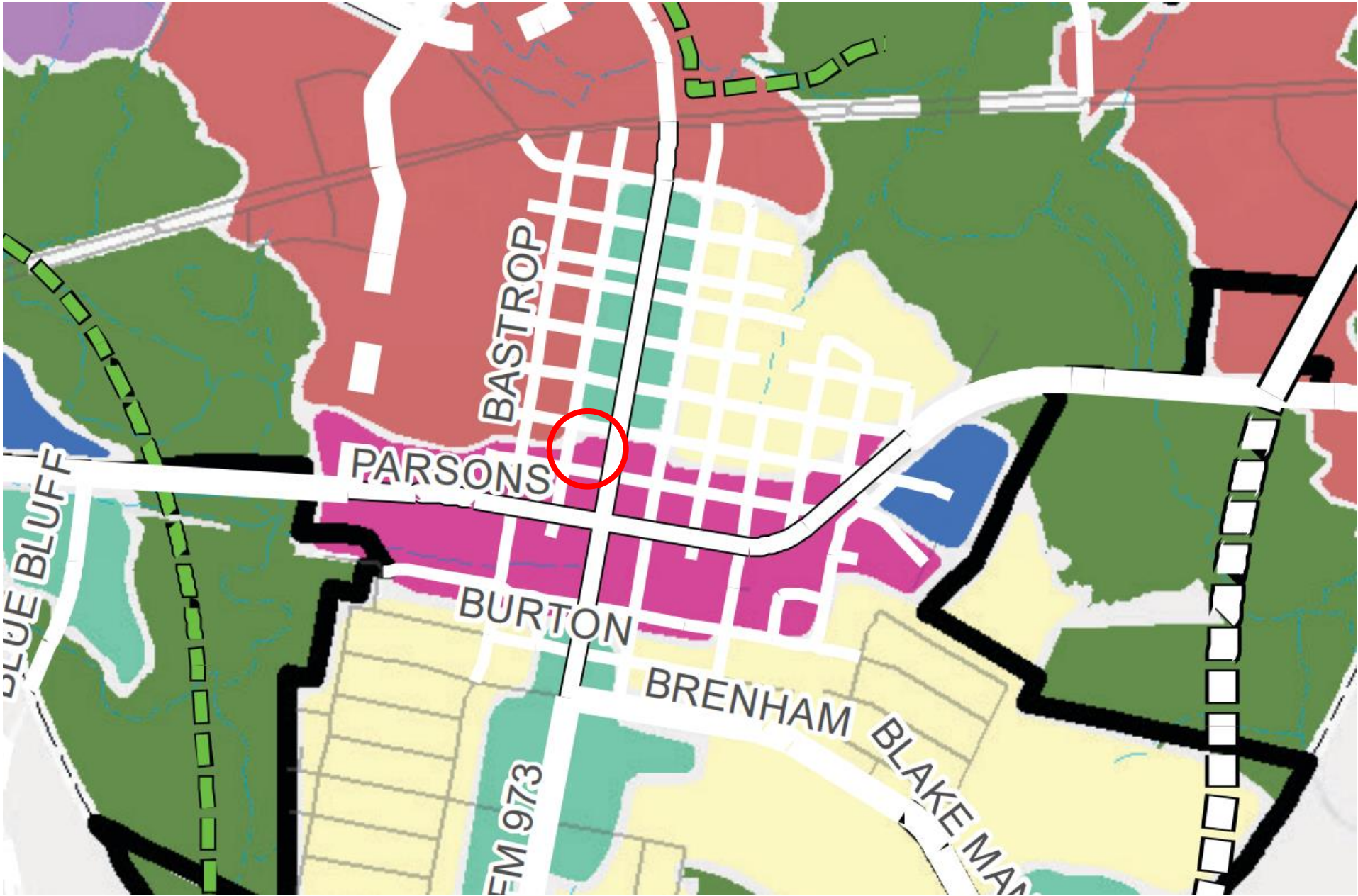
Current:
Single Family Suburban (SF-1)

Proposed:
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











FUTURE LAND USE MAP


The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.


- 


Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
- 


Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
- 


Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
- 

Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
- 

Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
- 

Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
- 

Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
- 

Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
- 

Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

DOWNTOWN MIXED-USE

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

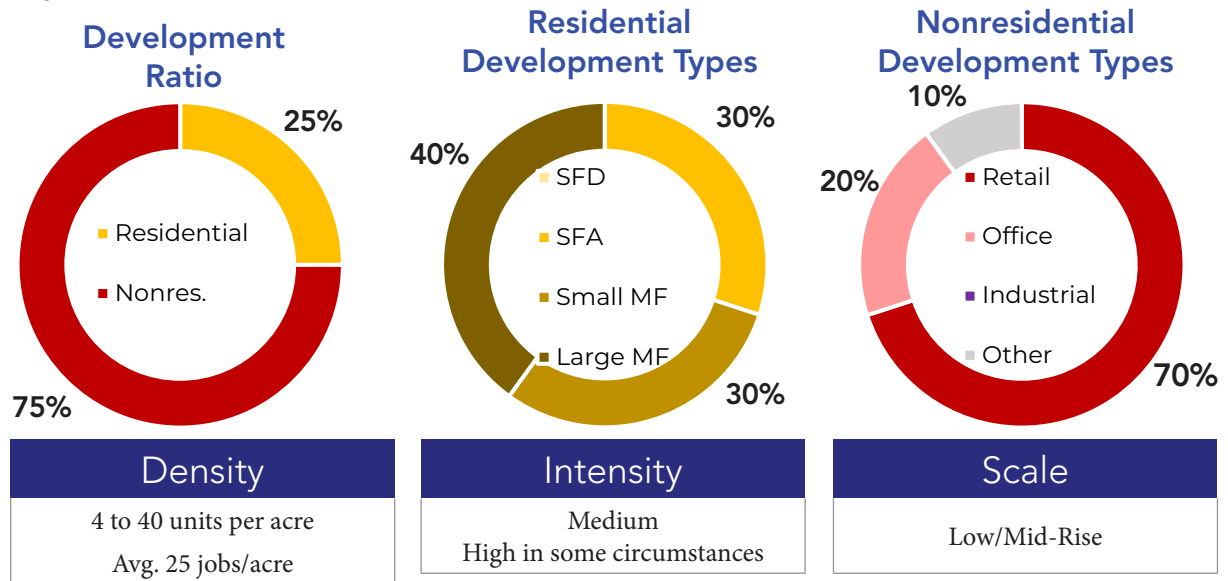
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail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

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

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

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

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



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

NEIGHBORHOOD MIXED-USE

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

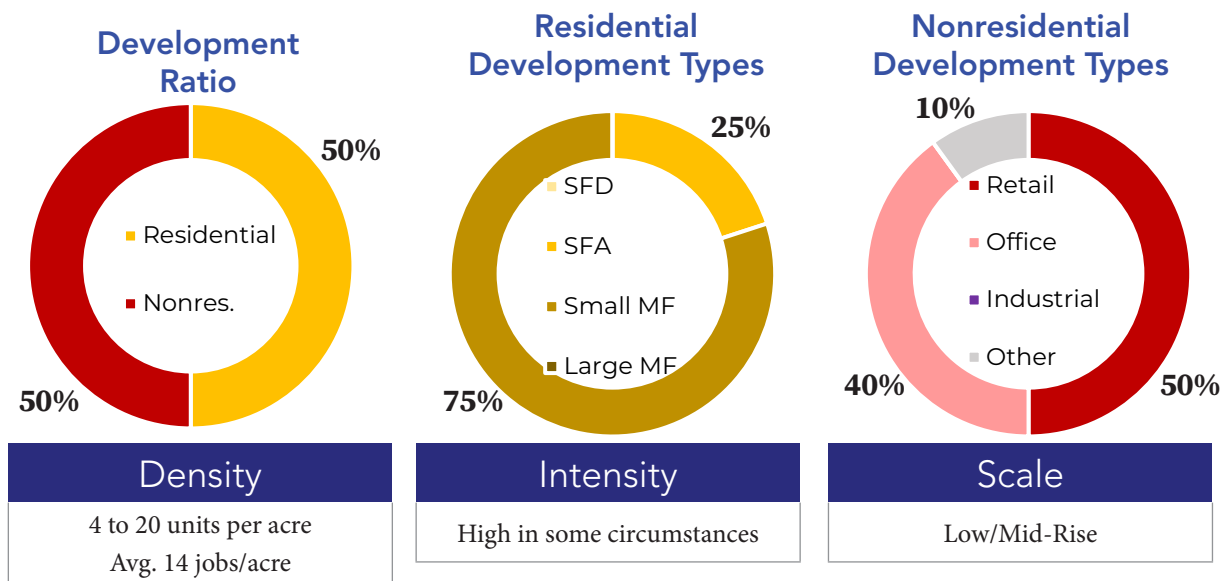
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

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

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

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

Figure 3.8. Neighborhood Mixed-Use Land Use Mix Dashboard



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



6/28/2023

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 209 N Lexington Rezoning from SF-1 to NB
 Case Number: 2023-P-1546-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 209 N Lexington, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .132 acres, more or less, at 209 N Lexington, Manor, TX from Single Family (SF-1) to Neighborhood Business (NB).

Applicant: Chavez Welding & Fencing LLC
Owner: MARCOS CHAVEZ

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

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

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

CASTILLO MONICA ANN (442097)
PO BOX 1097
MANOR TX 78653-1097

SANCHEZ NORA L & JOSE A JR (373442)
PO BOX 232
MANOR TX 78653-0232

BUILD BLOCK INC (1907925)
2700 E 2nd St
Los Angeles CA 90033-4102

DAVIS CAPITAL INVESTMENTS LLC
(1850555)
P.O. BOX 248
MANOR TX 78653

120 EAST BOYCE STREET LLC (1754550)
1004 MERIDEN LN
AUSTIN TX 78703-3823

TANCOR LLC (1278159)
9009 FAIRWAY HILL DR
AUSTIN TX 78750-3023

BAHRAMI BEHZAD (212733)
PO BOX 82653
AUSTIN TX 78708-2653

ALVARADO MIGUEL ANGEL & GLORIA
(215770)
PO BOX 294
MANOR TX 78653-0294

ACOSTA MOSES (1574304)
PO BOX 645
MANOR TX 78653

MENDEZ JUAN OJEDA (215768)
104 E EGGLESTON ST
MANOR TX 78653-3407

PAIZ RAMON E JR (1372820)
PO BOX 280
MANOR TX 78653-0280

LUTZ JAMES T & ALEXANDRA CARRILLO
(1323195)
14812 FM 973 N
MANOR TX 78653-3540

MCDONNELL COLE FOSTER & STEPHEN
SNYDER MCDONNELL (1939832)
103 W Eggleston St
Manor TX 78653-3371

RODRIGUEZ ROSALINDA (1829444)
105 W EGGLESTON
MANOR TX 78653-3371

NUNN LILLIE M (215593)
PO BOX 207
MANOR TX 78653-0207

NUNN ROSS ETUX (215594)
PO BOX 207
MANOR TX 78653-0207

YOUNG CLAUDIE G & SAMMIE M
(215610)
PO BOX 145
MANOR TX 78653-0145

VASQUEZ JUAN JR & DIANA E GERL
(215609)
PO BOX 499
MANOR TX 78653-0499

JUNG JIWON (1897485)
2700 E 2ND ST
LOS ANGELES CA 90033-4102

JUNG JIWON (1899139)
101 W BOYCE ST
MANOR TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Reconsideration of the vote on an ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

BACKGROUND/SUMMARY:

A public hearing was conducted on August 16, 2023, at City Hall Chambers located at 105 E Eggleston St. Manor, TX 78653 at 7 p.m. Council voted 4 to 3 in favor of the adoption of the Ordinance. Adoption of a tax rate that exceeds the no new revenue tax rate (which is .6763) requires approval by 60% of the Council, which is 5 members. Therefore, Ordinance No. 716 was not adopted at the August 16th meeting. On Monday, August 28, the Council held a workshop on the question of issuing tax notes for FY 23/24. The Council decided against the issuance of the tax notes and voted to continue with the process to consider the adoption of the proposed tax rate described below.

The proposed Tax rate for FY 2023-2024:

Operation & Maintenance (O&M)	.4802
Debt Service	<u>.1987</u>
Total Tax Rate	.6789

This agenda item is being brought back for reconsideration by Mayor Pro Tem Hill and Council Member Amezcua.

If the Council approves the reconsideration of Ordinance Number 716, the Ordinance will be placed on the September 20th meeting for a public hearing consideration and action. A notice of the public hearing and meeting at which Ordinance Number 716 will be considered for adoption will be published in the newspaper.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. 716
- Form 50-856

STAFF RECOMMENDATION:

Staff recommends that the Council vote to approve reconsideration of Ordinance No. 716 for FY 2023-2024 Property Tax Rate

"I move to reconsider Ordinance Number 716, An ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024."

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

ORDINANCE NO. 716

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND ESTABLISHING WHEN TAXES SHALL BECOME DUE AND SAME SHALL BECOME DELINQUENT, IF NOT PAID.

WHEREAS, the City Council of the City of Manor, Texas approved the annual budget for the municipality's fiscal year beginning October 1, 2023, and ending September 30, 2024; and

WHEREAS, it is necessary that an Ordinance be passed levying an ad valorem tax on all property, real and personal, within the corporate limits of the City of Manor, Texas in accordance with such annual budget and the Texas Tax Code; and

WHEREAS, the City Council conducted one public hearing to discuss a proposal to increase total tax revenues on August 16, 2023, as provided by law;

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

Section 1. There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Manor, Texas (herein the "City") and to provide an Interest and Sinking Fund for the fiscal year 2023-2024, upon all property, real, and personal, and mixed, within the corporate limits of said City on January 1, 2024 subject to taxation, a tax of **\$0.6789** on each \$100.00 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- A.** For the maintenance and operations of the municipal government (General Fund), **\$0.4802** on each \$100.00 valuation of property; and
- B.** For the debt service of the municipality (Interest and Sinking Fund), **\$0.1987** on each \$100.00 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE DECREASED BY 10.03% PERCENT. AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$273,027 HOME BY APPROXIMATELY \$41.22.

Section 2. Taxes levied under this Ordinance shall be due October 1, 2023 and, if not paid on or before February 1, 2024, shall immediately become delinquent.

Section 3. All taxes shall become a lien upon the property against which assessed, and the Travis County Tax Assessor-Collector, as the assessor and collector for the City, is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and Laws of the State of Texas and Ordinances of the City, and shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the penalty and interest collected from such delinquent taxes shall be apportioned to the General Fund of the City. All delinquent taxes shall bear interest at the rate prescribed by State law.

Section 4. This Ordinance shall take effect and be in full force from and after its passage.

PASSED, ADOPTED, AND APPROVED on this ____ day of ____ 2023.

The motion to adopt was made by Councilmember _____, with the following language: "I move that the property tax rate be decreased by the adoption of a tax rate of \$0.6789 on each \$100.00 valuation of property, which is effectively a **10.03%** percent decrease in the tax rate."

The motion was seconded by Councilmember _____, and the result of the vote by the Council was _____ FOR, _____ AGAINST, and _____ ABSTAINING.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

City of Manor

512-272-5555

Taxing Unit Name

Phone (area code and number)

105 E Eggleston St Manor, TX 78653

www.manortx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,763,624,291
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,763,624,291
4.	2022 total adopted tax rate.	\$.7470 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2022 ARB values:	\$ 77,796,879
	B. 2022 values resulting from final court decisions:	-\$ 74,969,725
	C. 2022 value loss. Subtract B from A. ³	\$ 2,827,154
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value:	\$ 5,801,437.00
	B. 2022 disputed value:	-\$ 580,144.00
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 5,221,293
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 8,048,447

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,771,672,738
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	<p>2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2022 market value: \$ 0</p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 0</p> <p>C. Value loss. Add A and B.⁶</p>	\$ 5,060,147
11.	<p>2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: \$ 0</p> <p>B. 2023 productivity or special appraised value: - \$ 0</p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 5,060,147
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 3,574,060
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,763,038,531
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 13,184,516.33
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 14,618.50
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 13,184,516.33
18.	<p>Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values: \$ 1,874,671,097</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 1,447,735</p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 8,483,281</p> <p>E. Total 2023 value. Add A and B, then subtract C and D.</p>	\$ 1,864,740,081

⁵ Tex. Tax Code §26.012(15)
⁶ Tex. Tax Code §26.012(15)
⁷ Tex. Tax Code §26.012(15)
⁸ Tex. Tax Code §26.03(c)
⁹ Tex. Tax Code §26.012(13)
¹⁰ Tex. Tax Code §26.012(13)
¹¹ Tex. Tax Code §26.012, 26.04(c-2)
¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 236,699,338
B.	2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
C.	Total value under protest or not certified. Add A and B.	\$ 236,699,388
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 2,101,439,419
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 0
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 152,1159,241
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 152,159,241
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 1,949,280,178
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$.6763 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ 0 /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$.5090 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,771,672,738

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	9,017,814.24
31.	<p>Adjusted 2022 levy for calculating NNR M&O rate.</p> <p>A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ <u>9,960.93</u></p> <p>B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ <u>128103.75</u></p> <p>C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ <u>0</u></p> <p>D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ <u>118,142.82</u></p> <p>E. Add Line 30 to 31D.</p>	\$ <u>8,899,671.42</u>
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,949,280,178</u>
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ <u>.4565</u> /\$100
34.	<p>Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.</p> <p>A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u></p> <p>B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0</u> /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100
35.	<p>Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ <u>0</u></p> <p>B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0</u> /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100

²² [Reserved for expansion]

²³ Tex. Tax Code §26.044

²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	<p>Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0</p> <p>B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D. If not applicable, enter 0.</p>	\$ 0 /\$100
37.	<p>Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0.</p> <p>A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0</p> <p>B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p>	\$ 0 /\$100
38.	<p>Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p>A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year..... \$ 0</p> <p>B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
39.	<p>Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.</p>	\$.4565 /\$100
40.	<p>Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.</p> <p>A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent..... \$ 0</p> <p>B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>C. Add Line 40B to Line 39.</p>	\$.4565 /\$100
41.	<p>2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.</p> <p>Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p>Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>	\$.4724 /\$100

²⁵ Tex. Tax Code §26.0442

²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p>Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	<p>\$ <u>0</u> /\$100</p>
42.	<p>Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year, and</p> <p>(4) are not classified in the taxing unit’s budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸</p> <p>Enter debt amount \$ <u>4,177,523.50</u></p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ _____</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ _____</p> <p>D. Subtract amount paid from other resources - \$ _____</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ <u>4,177,523.50</u></p>	<p>\$ <u>4,177,523.50</u></p>
43.	<p>Certified 2022 excess debt collections. Enter the amount certified by the collector.²⁹</p>	<p>\$ <u>0</u></p>
44.	<p>Adjusted 2023 debt. Subtract Line 43 from Line 42E.</p>	<p>\$ <u>4,177,523.50</u></p>
45.	<p>2023 anticipated collection rate.</p> <p>A. Enter the 2023 anticipated collection rate certified by the collector.³⁰ <u>100</u> %</p> <p>B. Enter the 2022 actual collection rate. <u>100</u> %</p> <p>C. Enter the 2021 actual collection rate. <u>101</u> %</p> <p>D. Enter the 2020 actual collection rate. <u>100</u> %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹</p>	<p><u>100</u> %</p>
46.	<p>2023 debt adjusted for collections. Divide Line 44 by Line 45E.</p>	<p>\$ <u>4,177,523.50</u></p>
47.	<p>2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	<p>\$ <u>2,101,439,419</u></p>
48.	<p>2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.</p>	<p>\$ <u>.1987</u> /\$100</p>
49.	<p>2023 voter-approval tax rate. Add Lines 41 and 48.</p>	<p>\$ <u>.6711</u> /\$100</p>
D49.	<p>Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	<p>\$ <u>0</u> /\$100</p>

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §526.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ <u>0</u> /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ <u>0</u>
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ <u>0</u>
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ <u>0</u> /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>.6763</u> /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ <u>0</u> /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>.6711</u> /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ <u>.6711</u> /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ <u>0</u>
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ <u>0</u> /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ <u>.6711</u> /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.7355</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
	B. Unused increment rate (Line 66)..... \$ <u>0</u> /\$100	
	C. Subtract B from A \$ <u>.7355</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.7470</u> /\$100	
	E. Subtract D from C..... \$ <u>-.0115</u> /\$100	
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.7667</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
	B. Unused increment rate (Line 66)..... \$ <u>.0054</u> /\$100	
	C. Subtract B from A \$ <u>.7613</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.7827</u> /\$100	
	E. Subtract D from C..... \$ <u>-.0214</u> /\$100	
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.8215</u> /\$100 As applicable: Line 47, Line 50 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control)	
	B. Unused increment rate..... \$ <u>0</u> /\$100	
	C. Subtract B from A \$ <u>.8215</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.8161</u> /\$100	
	E. Subtract D from C..... \$ <u>.0054</u> /\$100	
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ <u>0</u> /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ <u>.6711</u> /\$100

³⁹ Tex. Tax Code §26.013(a)
⁴⁰ Tex. Tax Code §26.013(c)
⁴¹ Tex. Tax Code §26.0501(a) and (c)
⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022
⁴³ Tex. Tax Code §26.063(a)(1)
⁴⁴ Tex. Tax Code §26.012(8-a)
⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ <u>.4565</u> /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ <u>.0237</u> /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>.1987</u> /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ <u>.6789</u> /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u> /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ <u>0</u> /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ <u>0</u> /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ <u>0</u>
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ <u>0</u> /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

- No-new-revenue tax rate.** \$.6763 /\$100
 As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: _____
- Voter-approval tax rate.** \$.6711 /\$100
 As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
 Indicate the line number used: _____
- De minimis rate.** \$.6789 /\$100
 If applicable, enter the 2022 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

print here ▶ Lydia M. Collins

 Printed Name of Taxing Unit Representative

sign here ▶ *Lydia Collins* _____ 8/5/2023
 Taxing Unit Representative Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on setting a public hearing for the FY 2023-2024 Proposed Property Tax Rate of the City of Manor.

BACKGROUND/SUMMARY:

Hearing Dates: September 20, 2023
 Hearing Times: 7:00 p.m.
 Hearing Location: 105 E Eggleston St. Manor, TX 78653

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

- FY 2023-2024 Proposed Property Tax Rate

STAFF RECOMMENDATION:

Staff recommends that the City Council set the Public Hearing on September 20, 2023, at 7:00 p.m. for the FY 2023-2024 Proposed Property Tax Rate.

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

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

Item 9.

City of Manor

512-272-5555

Taxing Unit Name

Phone (area code and number)

105 E Eggleston St Manor, TX 78653

www.manortx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,763,624,291
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,763,624,291
4.	2022 total adopted tax rate.	\$.7470 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2022 ARB values:	\$ 77,796,879
	B. 2022 values resulting from final court decisions:	-\$ 74,969,725
	C. 2022 value loss. Subtract B from A. ³	\$ 2,827,154
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value:	\$ 5,801,437.00
	B. 2022 disputed value:	-\$ 580,144.00
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 5,221,293
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 8,048,447

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,771,672,738
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	<p>2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2022 market value: \$ 0</p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 0</p> <p>C. Value loss. Add A and B.⁶</p>	\$ 5,060,147
11.	<p>2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: \$ 0</p> <p>B. 2023 productivity or special appraised value: - \$ 0</p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 5,060,147
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 3,574,060
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,763,038,531
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 13,184,516.33
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 14,618.50
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 13,184,516.33
18.	<p>Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values: \$ 1,874,671,097</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 1,447,735</p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 8,483,281</p> <p>E. Total 2023 value. Add A and B, then subtract C and D.</p>	\$ 1,864,740,081

⁵ Tex. Tax Code §26.012(15)
⁶ Tex. Tax Code §26.012(15)
⁷ Tex. Tax Code §26.012(15)
⁸ Tex. Tax Code §26.03(c)
⁹ Tex. Tax Code §26.012(13)
¹⁰ Tex. Tax Code §26.012(13)
¹¹ Tex. Tax Code §26.012, 26.04(c-2)
¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 236,699,338
	B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
	C. Total value under protest or not certified. Add A and B.	\$ 236,699,388
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 2,101,439,419
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 0
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 152,1159,241
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 152,159,241
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 1,949,280,178
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$.6763 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ 0 /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$.5090 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,771,672,738

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	9,017,814.24
31.	<p>Adjusted 2022 levy for calculating NNR M&O rate.</p> <p>A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ <u>9,960.93</u></p> <p>B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ <u>128103.75</u></p> <p>C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ <u>0</u></p> <p>D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ <u>118,142.82</u></p> <p>E. Add Line 30 to 31D.</p>	\$ <u>8,899,671.42</u>
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,949,280,178</u>
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ <u>.4565</u> /\$100
34.	<p>Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.</p> <p>A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u></p> <p>B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0</u> /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100
35.	<p>Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ <u>0</u></p> <p>B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0</u> /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100

²² [Reserved for expansion]
²³ Tex. Tax Code §26.044
²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	<p>Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0</p> <p>B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D. If not applicable, enter 0.</p>	\$ 0 /\$100
37.	<p>Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0.</p> <p>A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0</p> <p>B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p>	\$ 0 /\$100
38.	<p>Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p>A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year..... \$ 0</p> <p>B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
39.	<p>Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.</p>	\$.4565 /\$100
40.	<p>Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.</p> <p>A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent..... \$ 0</p> <p>B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>C. Add Line 40B to Line 39.</p>	\$.4565 /\$100
41.	<p>2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.</p> <p>Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p>Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>	\$.4724 /\$100

²⁵ Tex. Tax Code §26.0442

²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p>Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	<p>\$ <u>0</u> /\$100</p>
42.	<p>Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year, and</p> <p>(4) are not classified in the taxing unit's budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸</p> <p>Enter debt amount \$ <u>4,177,523.50</u></p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ _____</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ _____</p> <p>D. Subtract amount paid from other resources - \$ _____</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ <u>4,177,523.50</u></p>	<p>\$ <u>4,177,523.50</u></p>
43.	<p>Certified 2022 excess debt collections. Enter the amount certified by the collector.²⁹</p>	<p>\$ <u>0</u></p>
44.	<p>Adjusted 2023 debt. Subtract Line 43 from Line 42E.</p>	<p>\$ <u>4,177,523.50</u></p>
45.	<p>2023 anticipated collection rate.</p> <p>A. Enter the 2023 anticipated collection rate certified by the collector.³⁰ <u>100</u> %</p> <p>B. Enter the 2022 actual collection rate. <u>100</u> %</p> <p>C. Enter the 2021 actual collection rate. <u>101</u> %</p> <p>D. Enter the 2020 actual collection rate. <u>100</u> %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹</p>	<p><u>100</u> %</p>
46.	<p>2023 debt adjusted for collections. Divide Line 44 by Line 45E.</p>	<p>\$ <u>4,177,523.50</u></p>
47.	<p>2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	<p>\$ <u>2,101,439,419</u></p>
48.	<p>2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.</p>	<p>\$ <u>.1987</u> /\$100</p>
49.	<p>2023 voter-approval tax rate. Add Lines 41 and 48.</p>	<p>\$ <u>.6711</u> /\$100</p>
D49.	<p>Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	<p>\$ <u>0</u> /\$100</p>

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §526.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ <u>0</u> /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller’s estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller’s Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ <u>0</u>
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ <u>0</u>
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ <u>0</u> /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>.6763</u> /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ <u>0</u> /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>.6711</u> /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ <u>.6711</u> /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit’s expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ <u>0</u>
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ <u>0</u> /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ <u>.6711</u> /\$100

³² Tex. Tax Code §26.041(d)
³³ Tex. Tax Code §26.041(i)
³⁴ Tex. Tax Code §26.041(d)
³⁵ Tex. Tax Code §26.04(c)
³⁶ Tex. Tax Code §26.04(c)
³⁷ Tex. Tax Code §26.045(d)
³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.7355</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
	B. Unused increment rate (Line 66)..... \$ <u>0</u> /\$100	
	C. Subtract B from A \$ <u>.7355</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.7470</u> /\$100	
	E. Subtract D from C..... \$ <u>-.0115</u> /\$100	
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.7667</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
	B. Unused increment rate (Line 66)..... \$ <u>.0054</u> /\$100	
	C. Subtract B from A \$ <u>.7613</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.7827</u> /\$100	
	E. Subtract D from C..... \$ <u>-.0214</u> /\$100	
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
	A. Voter-approval tax rate \$ <u>.8215</u> /\$100 As applicable: Line 47, Line 50 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control)	
	B. Unused increment rate..... \$ <u>0</u> /\$100	
	C. Subtract B from A \$ <u>.8215</u> /\$100	
	D. Adopted Tax Rate..... \$ <u>.8161</u> /\$100	
	E. Subtract D from C..... \$ <u>.0054</u> /\$100	
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ <u>0</u> /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ <u>.6711</u> /\$100

³⁹ Tex. Tax Code §26.013(a)
⁴⁰ Tex. Tax Code §26.013(c)
⁴¹ Tex. Tax Code §26.0501(a) and (c)
⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022
⁴³ Tex. Tax Code §26.063(a)(1)
⁴⁴ Tex. Tax Code §26.012(8-a)
⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ <u>.4565</u> /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,101,439,419</u>
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ <u>.0237</u> /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>.1987</u> /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ <u>.6789</u> /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u> /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ <u>0</u> /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ <u>0</u> /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ <u>0</u>
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ <u>0</u> /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

- No-new-revenue tax rate.** \$.6763 /\$100
 As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: _____
- Voter-approval tax rate.** \$.6711 /\$100
 As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
 Indicate the line number used: _____
- De minimis rate.** \$.6789 /\$100
 If applicable, enter the 2022 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit’s certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

print here ▶ Lydia M. Collins
 Printed Name of Taxing Unit Representative

sign here ▶ *Lydia Collins*
 Taxing Unit Representative

8/5/2023
 Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Moore, City Manager and Tracey Vasquez, HR Director
DEPARTMENT: Administration and Human Resources

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action regarding compensation and benefits for City Councilmembers.

BACKGROUND/SUMMARY:

The City of Manor is in a crucial period of incredible opportunities for economic development, education, arts, and culture. Located in the middle of the Dallas, Houston, Austin triangle, Manor is home to more than 25,000 residents and is poised to see explosive growth over the next decade leading to more active participation by our Mayor and City Councilmembers. Currently, a request for compensation consideration for the City Council is being presented with examples of other City’s current and proposed benefits along with possible avenues.

LEGAL REVIEW: Yes, Paige Saenz, City Attorney

FISCAL IMPACT: Yes

PRESENTATION: No

ATTACHMENTS: Yes

- 2022-2023 Other City Council compensation and benefits
- Taylor updates on Council compensation through ad hoc committee Pflugerville special election for Charter review

STAFF RECOMMENDATION:

Staff recommends that the City Council establishes an Ad Hoc Committee to evaluate compensation and benefits for City Councilmembers.

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

MANOR	30,195	2023	34,000,000.00	none	none	Council-Manager	none	Policy/Protocol
<u>CITY</u>	<u>POPULATION</u>	<u>STIPEND</u>	<u>BUDGET</u>	<u>MAYOR</u>	<u>COUNCIL</u>	<u>FORM</u>	<u>BENEFITS</u>	
Bastrop	10,400	monthly	44,264,703.00	\$150	\$75	Council- Manager	none	Charter--W2
Round Rock	129,141	annually	412,658,121.00	\$12,000	\$9,000	Council- Manager	Same employees- NO TMRS	Ordinance--W-2
Taylor	17,723	monthly	42,875,408.00	25- Updated\$750/ meeting	25- Updated \$500/meeting	Council- Manager	none	none**7/28/23
Pflugerville	68,763	none	286,648,510.00	none	none	Council- Manager	none	
Georgetown	102,842	monthly	483,619,258.00	\$1,800	\$1,400	Council- Manager	none	none
Hutto	37,226	meeting	43,635,754.00	\$500	\$400	Council- Manager	none	
Leander	81,371	none	213,011,619.00	none	none	Council- Manager	none	
Elgin	11,987	meeting	23,682,558.00	\$275	\$150	Council- Manager	none	Ordinance
Kyle			42,570,337.00					
New Braunfels	115,851	meeting	212,923,179.00	\$75	\$50	Council- Manager	none	none
Cedar Park	80,019		145,023,127.00					
Austin	2,228,000	annually	1,002,892,885.00	\$134,191	\$116,688			

AGENDA

CITY OF TAYLOR, TEXAS
COUNCIL COMPENSATION COMMITTEE MEETING
TAYLOR PUBLIC LIBRARY, 801 VANCE STREET

JUNE 20, 2023, 5:30 P.M.

1. Introductions
2. Appoint Chairperson
3. Citizen Communication
4. Presentation and Discussion on City Council compensation

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 5:30 p.m. on June 16, 2023, and remained posted for at least 72 hours continuously before the scheduled time of said meeting.

In compliance with the ADA the Taylor Library is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Dianna McLean Date 6-16-2023
Dianna McLean, City Clerk

Council Compensation Committee

06/20/2023 First Meeting



First Things First

- Introductions
- Appoint a Chairperson
- Meetings are livestreamed and recorded
- Maximum of 3 meetings to be held by committee, per City Council
- Goal – provide recommendation to Council for Council compensation consideration



Current Status

- Council approved creating committee to provide a recommendation on Council compensation
- Staff to provide survey data and options to help guide discussions
- Motion, second and vote approving final recommendation
- Recommendation by mid-July, consider by Council July 20th, draft budget filed August 14th



Brief History and Charter Language

- In 2006, Council set compensation at \$25 a month and paid to members with members paid every six months
- Charter Compensation 4.5 City Charter:
 - Each Council member shall receive compensation for attendance at City Council meetings established by ordinance provided Council members shall not receive compensation for more than two(2) meetings in any month...
- Recommendation from committee on what amount per meeting, and possible provision for automatic adjustments.



Mayor and Councilmember Compensation Comparison - June 2023													
City	2020 Official Population	# of Employees	Mayor's Compensation (annual)	Council Compensation (annual)	# of Regular Meetings per Month	Time Commitment of Council Members/Mayor	Council expense accounts?	Compensation Committee (or similar)?	Frequency of Review for Council Compensation	Utilities	Public Library	Airport	Notes
Angleton	19,565		\$1,800	\$1,200	2		No, but the City reimburses travel expenses for City sponsored travel	No		WW	Yes	No	Item 10.
College Station			No Response										
Lakeway	19,189	127	\$0	\$0	2		No			Trash	No	No	
Lampasas	7,500	115	\$1	\$1	2	Varies	No, budgeted travel expenses	No	NA (Charter)	Water, Wastewater, Electric	Yes	Yes	
Leander			No Response										
Liberty Hill			No Response										
New Braunfels	90,403	800	\$3,600	\$1,800	3	Avg: 15-18 hrs/mth	Yes, Council has an established budget with line items.			Trash & Recycling	Yes	Yes	Electric, water, and wastewater administered through New Braunfels Utilities which is covered by their Board of
San Marcos	68,580	844	\$20,400	\$17,400	2	avg 1-20 hrs/month	Budgeted funds for training			No	Yes	No	
Cities we compare ourselves to for Salary Survey													
City	2020 Official Population	# of Employees	Mayor's Compensation (annual)	Council Compensation (annual)	# of Regular Meetings per Month	Time Commitment of Council Members/Mayor	Council expense accounts?	Compensation Committee (or similar)?	Frequency of Review for Council Compensation	Utilities	Public Library	Airport	Notes
Bastrop	9,688	160	\$1,800	\$900	2	No Response	No	No	No Response	Yes	Yes	No	
Belton	23,054	180	\$1	\$1	2	Varies by week.	No, budgeted travel expenses	No		Water, Wastewater	Yes	No	
Buda	17,544				2						Yes	No	
Cedar Park	83,296	525	\$0	\$0	2	Unknown: Mtgs typically are 4 hours. Prep time?	No, but the City budgets for city sponsored events for Council members to attend	-	-	Water, Wastewater, Trash	Yes	No	Council is not compensated
Copperas Cove	35,307	320	\$1,200	\$600	2	Avg 8 hrs/month	Yes			Water, Wastewater, Trash	Yes	No	
Elgin	10,000		\$3,000	\$1,800	1		No, budgeted travel expenses	No	When requested	Water, Wastewater, Trash	Yes	No	
Georgetown	67,176	800	\$21,600	\$16,800	2		No	Yes	2 years	Yes	Yes	Yes	800 - includes full time and part time regular employees
Hutto	29,355	140	\$12,000	\$9,600	2		No	No	No Response	Water, Wastewater, Trash	Yes	No	
Kyle	45,697	299	\$1,300	\$1,000	2	Not reported	No, but the City budget for travel, memberships, apparel, supplies, events, computer	Not reported	Not reported	Water, Wastewater,	Yes	No	Each Council receives a \$500 stipend per month
Leander	76,900	379	0	0	2	Min:10 hrs/mon (this is just council meetings)	No, but the City budgets for city sponsored events for Council members to attend; provided a city issued cell phone	No		Water, Wastewater, Trash (contract)	Yes	No	City provides an iPad to City Council
Lockhart	13,924		\$6,000	\$3,600	2		Mayor - \$333/mon car allowance			Water, Wastewater, Trash	Yes	Yes	
Pflugerville	65,191	400	\$0	\$0	2	12-20 hours/month	Council trainings are covered in budget, council specific line item, will be reimbursed for expenses			Water, wastewater, Trash	Yes	No	251
Round Rock	119,468	1,015	\$14,400	\$11,400	2		No	No		Water, wastewater	Yes	No	
Temple	82,073	1,000	\$0	\$0	2	No Response	No			Water Only	Yes	Yes	

Summary

- Review spreadsheet
- Discuss
- Can vote on recommendation at any of the three meetings
- Need recommendation to take to Council at the July 27th meeting
- Keep on track



Questions



AGENDA

CITY OF TAYLOR, TEXAS
COUNCIL COMPENSATION COMMITTEE MEETING
TAYLOR PUBLIC LIBRARY, 801 VANCE STREET

JULY 5, 2023, 5:30 P.M.

1. Citizen Communication
2. Discuss/Consider City Council Compensation
3. Set third meeting date if needed.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 5:30 p.m. on June 30, 2023, and remained posted for at least 72 hours continuously before the scheduled time of said meeting.

In compliance with the ADA the Taylor Library is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Rocio Lopez Date 6/30/2023
Rocio Lopez, Executive Assistant

Council Compensation Committee

07/05/2023 Second Meeting



Update from First meeting

Updates:

- *Overall budget amount each city*
- *Number of employees*
- *Taylor data at the top*
- *Mayor elected independent*
- *Number of Council members*
- *Number of Meetings in last four years*

Legal:

Checked on COLA and advised due to charter would not recommend to do



Taylor Council Meetings

- *# of meetings Taylor City Council attended in (calendar year):*
- 2019 28
- 2020 30
- 2021 41
- 2022 33



Mayor and Councilmember Compensation Comparison - June 2023

City	2020 Official Population	# of Employees	Mayor's Compensation (Annual)	Council Compensation (Annual)	# of Regular Meetings per Month	Time Commitment of Council Members/Mayor	Council expense accounts?	Utilities	Public Library	Airport	Notes	Aug # of Meetings per yr, includes workshops	# of Council Members Including Mayor	Mayor	Subject
Taylor	16,267	170	\$300	\$300	2		Budgeted funds for training	W-WW	Yes	Yes		36	5	Elected by Council	\$52.8M
Angleton	19,565		\$1,800	\$1,200	2		No, but the City reimburses travel expenses for City sponsored travel	WW	Yes	No		30	6	Elected at Large	\$42.5M
Lakeway	19,189	127	\$0	\$0	2		No	Trash	No	No		32	7	Elected by Council	\$31.4M
Lampasas	7,500	115	\$1	\$1	2	Varies	No, budgeted travel expenses	Water, Wastewater, Electric	Yes	Yes		30	7	Elected at Large	\$12.8M
New Braunfels	90,403	800	\$3,600	\$1,800	3	Avg 15-18 hrs/mth	Yes, Council has an established budget with line items.	Trash & Recycling, Electric	Yes	Yes	Electric, Water, and Wastewater is administered through New Braunfels Utilities which is governed by their Board of Directors and City Council.	42	7	Elected at Large	\$315M
San Marcos	68,580	844	\$20,400	\$17,400	2	Avg 1-20 hrs/month	Budgeted funds for training	No	Yes	No		48	7	Elected at Large	\$297M

Item 10.

Cities we compare ourselves to for Salary Survey															
City	2020 Official Population	# of Employees	Mayor's Compensation (Annual)	Council Compensation (Annual)	# of Regular Meetings per Month	Time Commitment of Council Members/Mayor	Council expense accounts?	Utilities	Public Library	Airport	Notes	Column15	Column16	Column17	Column18
Rastrop	9,688	160	\$1,800	\$900	2	No Response	No	Yes	Yes	No		32	6	Elected at Large	\$34M
Belton	23,054	180	\$1	\$1	2	Varies by week.	No, budgeted travel expenses	Water, Wastewater	Yes	No		32	7	Elected by Council	\$40.8M
Buda	17,544				2				Yes	No		36	7	Elected at Large	\$102M
Cedar Park	83,296	525	\$0	\$0	2	Unknown: Mtgs typically are 4 hours. Prep time?	No, but the City budgets for city sponsored events for Council members to attend	Water, Wastewater, Trash	Yes	No	Council is not compensated	30	7	Elected at Large	\$74.8M
Copperas Cove	35,307	320	\$1,200	\$600	2	Avg 8 hrs/month	Yes	Water, Wastewater, Trash	Yes	No		36	7	Elected at Large	\$52.9M
Elgin	10,000		\$3,000	\$1,800	1		No, budgeted travel expenses	Water, Wastewater, Trash	Yes	No		36	9	Elected at Large	\$13.5M
Georgetown	67,176	800	\$21,600	\$16,800	2		No	Yes, Electric	Yes	Yes	800 - includes full time and part time regular employees	36	8	Elected at Large	\$722M
Hutto	29,355	140	\$12,000	\$9,600	2		No	Water, Wastewater, Trash	Yes	No		32	7	Elected at Large	\$28M
Kyle	45,697	299	\$1,300	\$1,000	2	Not reported	No, but the City budget for travel, memberships, apparel, supplies, events, computer	Water, Wastewater,	Yes	No	Each Council receives a \$500 stipend per month	30	7	Elected at Large	\$212M
Leander	76,900	379	\$0	\$0	2	Min: 10 hrs/mon (this is just council meetings)	No, but the City budgets for city sponsored events for Council members to attend; provided a city issued cell phone	Water, Wastewater, Trash (contract)	Yes	No	City provides an iPad to City Council	32	7	Elected at Large	\$68.5M
Lockhart	13,924		\$6,000	\$3,600	2		Mayor - \$333/mon car allowance	Water, Wastewater, Trash	Yes	Yes		32	7	Elected at Large	\$46M
Pflugerville	65,191	400	\$0	\$0	2	12-20 hours/month	Council trainings are covered in budget, council specific line item, will be reimbursed for expenses	Water, wastewater, Trash	Yes	No		30	7	Elected at Large	\$63M
Round Rock	119,468	1,015	\$14,400	\$11,400	2		No	Water, wastewater	Yes	No		36	7	Elected at Large	\$555M
Temple	82,073	1,000	\$0	\$0	2	No Response	No	Water Only	Yes	Yes		36	5	Elected at Large	\$225M

Cities about our size in population

Item 10.

City	2020 Official Population	# of Employees	Mayor's Compensation (annual)	Council Compensation (annual)	# of Regular Meetings per Month	Time Commitment of Council Members/Mayor	Council expense accounts?	Utilities	Public Library	Airport	Avg # of Meetings per yr, includes workshops	# of Council Members, Including Mayor	Mayor elected by Council or elected at-large	Budget
Taylor	16,267	170	\$ 300.00	\$ 300.00	2		Budgeted	W-WW	Yes	Yes	36	5	Elected by Council	\$52 M
Angleton	19,565		\$ 1,800.00	\$ 1,200.00	2	No Response	No, but the City reimburses travel expenses for City sponsored travel	Wastewater	Yes	No	30	6	Elected at Large	\$42.5M
Elgin	10,000		\$ 3,000.00	\$ 1,800.00	1	No Response	No, budgeted travel expenses	Water, Wastewater, Trash	Yes	No	36	9	Elected at Large	\$13.5M
Lakeway	19,189	127	\$ -	\$ -	2	No Response	No	Trash			32	7	Elected by Council	\$31.4M
Bastrop	9,688	160	\$ 1,800.00	\$ 900.00	2	No Response	No	Yes	Yes	No	32	6	Elected at Large	\$34M
Belton	23,054	180	\$ 1.00	\$ 1.00	2	Varies by week.	No, budgeted travel expenses	Water, Wastewater	Yes	No	32	7	Elected by Council	\$40.8M
Lockhart	14,379		\$ 6,000.00	\$ 3,600.00	2		No, budgeted travel expenses	Water	Yes	Yes	32	7	Elected at Large	\$46M



Possible Options

Talking points of potential options if committee recommends to modify:

- *Averaging amounts set number of cities*
- *Review certain cities and set amount for Taylor*
- *Look at median household income \$29,520 and possible determine percentage based*
- *Any other methods developed*



Last Thoughts

Talking points of potential options:

- *Lots of data and possible options*
- *Provide a Taylor Made solution that committee feels works best for Taylor*
- *Recommend on a per meeting base for Council members and an amount for Mayor*



Questions



Charter Election Resolution Exhibit D - Propositions

Each Measure shown on Exhibit C shall be placed on the ballot in the form of the corresponding Proposition number for each Measure, as shown below:

Measure A shall be placed on the ballot in the form of the following Proposition:

Proposition A : Shall the City of Pflugerville amend its Charter to provide compensation to the city council with an annual budgeted equivalent of one dollar per resident according to the most recent U.S. Census Bureau count?

Yes _____ No _____

Measure B shall be placed on the ballot in the form of the following Proposition:

Proposition B: Shall the City of Pflugerville amend its Charter to remove the position of an executive assistant to the city council?

Yes _____ No _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on amending the on-call service contract for consulting services with Raftelis.

BACKGROUND/SUMMARY:

In 2017, the City of Manor entered into an agreement with Raftelis to perform water/wastewater rate studies. Due to the city’s rapid growth over the past 5 years, Raftelis has been requested to perform additional studies to help Development Services and the Public Works Department develop the different fee schedules to fund and develop our capital improvement plans. Communities that maintain a multi-year capital improvement need to keep the fee schedules as current as possible to help manage short- and long-term capital expenditures effectively. The proposed agreement will continue to assist the Administration and the Public Works Department in identifying additional cost savings and growth and development opportunities in managing and operating a public utility.

This amendment to the service amount is an increase of

- \$30,000 for Capital Improvement Plan
- \$18,000 for the Water and Wastewater Rate Study Update

LEGAL REVIEW: No
FISCAL IMPACT: Yes
PRESENTATION: No
ATTACHMENTS: Yes

- Scope of work On-Call Services Amendment

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the City Council approve the amendment to the On-call Service contract for consulting services with Raftelis.

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

August 25, 2023

Ms. Lydia Collins
Finance Director
City of Manor
Via email: lcollins@manortx.gov

Subject: On-Call Services Amendment

Dear Lydia:

Over the past few months, Raftelis has continued to work with Manor on its water and wastewater systems. Our work has included:

- Working with GBA to refine your capital plan, which is ongoing. So far, this has included refining growth and flow assumptions, project sizing, and costs, and identifying opportunities to reduce nearly \$400 million of estimated capital investments to provide a more affordable short-term and long-term capital improvement plan for the City
- Assisted in contract negotiations with EPCOR
- Updated the financial plan considering various scenarios

Our work has allowed the City to determine the following:

- The City will not need additional water supply until mid-2027, versus GBA saying they needed it now.
- They need to discuss the water supply with EPCOR because EPCOR is not providing the supply they are supposed to but charging Manor anyway. This should result in a credit/refund to Manor from EPCOR
- Other water supplies besides EPCOR will be evaluated, including the City adding additional wells versus buying more water.
- The Cottonwood Creek WWTP expansion (\$4M) can be delayed for several years versus GBA saying they needed it now. Expansion timing will be tied to monitoring actual flows versus making design flow and future growth assumptions.
- The new WWTP (\$100M+) project will not be needed until at least 2028 (can be delayed for at least three years) and will be tied to monitoring actual flows versus making design flow and future growth assumptions.
- Master plans for future water demands and wastewater flows are being developed based on measured flows, not design flow assumptions.
- I/I removal projects will be added to the CIP because I/I is a significant problem. GBA did not have these projects in the CIP.

I hope you can see the benefit of having Raftelis on your team. Through this work, we have expended the current budget for the on-call services. This letter provides an estimate for an increase in funding.

Below are estimates for the work still left to complete:

Capital Improvement Plan - \$30,000

Brandon will continue to work with GBA on the CIP. He is estimating about 90 hours through the end of the calendar year. This includes the following:

- Complete review of Water and Wastewater basis of design memos. Provide comments to Manor staff. Work with Manor and GBA to address the comments and finalize the basis of design memos.
- Review design criteria and costs for the GBA proposed 3-year list of projects and cash flow spending plan. Provide comments to Manor staff. Work with Manor and GBA to address the comments and finalize the 3-year project list and needed funding.
- Review the Water Master Plan and Wastewater Master Plan. Review proposed projects, alternatives for water supply, schedules, and proposed costs. Provide comments to Manor staff. Work with Manor and GBA to address the comments and finalize the master plans.
- Work with Manor and GBA to develop a cost-effective and affordable 3 - 5 year projects spending plan, balancing new projects with ongoing asset management needs, that results in reasonable rates and impact fees to the City.

Rate Study Update - \$18,000

Update the rate study with the results of the Master Plan. We will run various scenarios to develop rate plans. This should result in 2 years of rates. We will complete another update in FY 2025.

Impact Fee Reconciliation

We will complete this reconciliation.

The total additional amount for the on-call services is \$48,000.

Please feel free to reach out with any questions or concerns. You can reach me at 512-790-2108 or aflores@raftelis.com.

Sincerely,



Angie Flores
Senior Manager



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on City-owned equipment and fleet to be auctioned and/or disposed of.

BACKGROUND/SUMMARY:

The city will use the qualified vendors previously approved by the City Council.

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

- Ordinance 542
- Department Surplus Forms

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the city-owned equipment and fleet to be auctioned and/or disposed of.

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

ORDINANCE NO. 542

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS BY ADDING ARTICLE 1.13, TO CHAPTER 1, GENERAL PROVISIONS, PROVIDING REQUIREMENTS AND PROCEDURES FOR DISPOSAL OF SURPLUS, SALVAGE, AND JUNK PROPERTY; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor desires to adopt a provision for the disposal of surplus, salvage and junk property; and

WHEREAS, the City Council of the City of Manor, Texas (the "City Council") has determined that the proposed provisions are reasonable and necessary to more effectively and economically manage and dispose of surplus, salvage, and junk property.

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 Ordinance. The City Council hereby amends Chapter 1, General Provisions, of the City of Manor Code of Ordinances to add a new *Article 1.13, Disposal of Surplus, Salvage and Junk Property* section to read as follows:

ARTICLE 1.13 DISPOSAL OF SURPLUS, SALVAGE AND JUNK PROPERTY

Sec. 1.13.001 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Salvage property or junk property. Personal property, other than items routinely discarded as waste, that because of use, time, accident, or any other cause is so worn, damaged, or obsolete that it has no value for the purpose for which it was originally intended and the cost of seeking competitive bids exceeds the value of the property or the property has been competitively bid without successful receipt of a response.

Surplus property. Personal property that:

- (1) Is not salvage property or items routinely discarded as waste;
- (2) Is not currently needed by the city;
- (3) Is not required for the city's foreseeable needs; and
- (4) Possesses some usefulness for the purpose for which it was intended.

Sec. 1.13.002 Applicability

This article shall apply to personal property owned by the city that is either (i) salvage property or junk property, or (ii) surplus property, both herein collectively referred to as “excess property.”

Sec. 1.13.003 Duties of department heads

Department heads shall periodically assess and determine the status of personal property within the possession and control of the department. Personal property requiring replacement shall be budgeted and scheduled for phasing out. Department heads shall account for all property in the possession and control of the department and, at least annually, provide the city manager with a list of personal property which has become excess property. The department shall maintain all property until proper authorization has been received to dispose of the excess property. Salvage property with an original value of \$25.00 or less, such as pens, disposable office supplies, pool supplies, etc., which have become worn, damaged or fully utilized may be discarded without necessity of authorization from the city manager.

Sec. 1.13.004 Authority of city manager

The city manager shall review and evaluate the appropriateness of declaring personal property excess property at the recommendation of the department head. Excess property of one department which is needed in another department or branch of the city shall be transferred to such department without being deemed excess property. All other excess property shall be considered for disposal or conveyance pursuant to the procedures of this article.

Sec. 1.13.005 Procedures

Authorization herein to dispose of excess property is authorization to use best efforts to dispose of excess property for the highest price without costing the city more to dispose of such property.

(1) During the budget process, the city manager shall identify major equipment for which a title is held in the name of the city, such as cars, which will be replaced with new equipment or otherwise liquidated, and shall include such information in the budget. Items identified for replacement in the budget shall be authorized to be disposed of as surplus or, if qualifying, salvage property without further action of the city council, in a manner set forth in this article.

(2) Salvage or junk property may be utilized as a trade-in on new property of the same general type without further action by the city council. Surplus property may be utilized as a trade-in on new property of the same general type provided that the finance director certifies that the city is receiving fair market value for the trade-in.

(3) Salvage or junk property constituting scrap, for which undertaking to sell the property under [section 1.13.006](#) would likely result in no bids or a bid price that is less than the city’s expenses required for the bid process, may be destroyed or otherwise disposed of as worthless without further action of the city council, or may be offered to a qualifying nonprofit or civic organization upon approval of the city council.

(4) Surplus property shall be offered for sale as set forth in [section 1.13.006](#) without further action of the city council, or may be offered to a qualifying nonprofit, government, or civic organization upon approval by the city council provided the organization’s services to the city are sufficient to authorize such transfer.

(5) A qualifying nonprofit, government, or civic organization receiving excess property from the city must provide the city with adequate compensation, such as relieving the city of transportation or disposal expenses related to the property.

(6) Excess property receiving no bids in an auction or competitive bids may be deemed salvage property and may be disposed of in a manner provided in this article.

(7) Property in the possession of the city police department subject to disposal standards of the Code of Criminal Procedure or other property in any department’s possession for which another statute requires specific procedures for disposal shall follow the procedures set forth therein.

Sec. 1.13.006 Method of sale; notice

Surplus property required to be disposed shall be sold either through an approved auction facility, competitive bid or approved website that provides suitable exposure to obtain fair market value for surplus item(s). The City may also dispose of electronic surplus and salvage property by contracting with a vendor who will recycle, sell, and dispose of such property on terms approved by the City Council. The city’s purchasing agent shall determine the most effective disposal method and venue. Surplus property sold through an approved website shall be offered for sale for a minimum of one week. Notice of surplus property sold through competitive bidding shall be included at least once in the official newspaper with the notice being at least fourteen days before the sale. Such notice of a bid shall include a description of the surplus property to be sold, and the date and time sealed bids will no longer be accepted.

Sec. 1.13.007 Disposition of proceeds of sale; property exchanged or traded

Any and all proceeds of the sale shall be deposited in the treasury of the city and accounted for in the financial records of the city. Any excess property exchanged or traded for value shall be added to the appropriate inventory of property of the city.

Sec. 1.13.008 Restrictions on city employees

Employees shall be strictly prohibited from purchasing surplus or salvage property from the city or benefiting from the sale or transfer of such property. Persons related in the first degree of affinity or consanguinity to an employee may not purchase or have property transferred to them, except for property sold at a competitive bid.

Section 3. Repealing all Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein are hereby amended 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 of Manor (“City”), the terms and provisions of this ordinance shall control.

Section 4. Savings Clause. This City Council of the City of Manor, Texas hereby declares that 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.

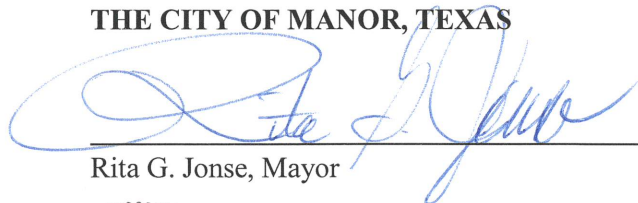
Section 5. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance was considered 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, Texas Government Code.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.


PASSED AND APPROVED THIS the 19th day of June 2019.

THE CITY OF MANOR, TEXAS



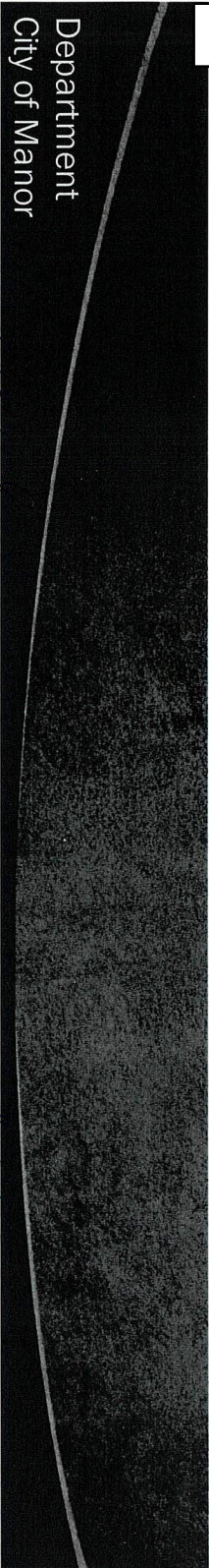
Rita G. Jonse, Mayor

ATTEST:



Luvia Tijerina TRMC, City Secretary





Department
City of Manor

Department Director Signature:

[Handwritten Signature]

City Manager Signature:

[Handwritten Signature]

Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
7311	2015	Ford	Focus	1FADP3F27FL374688		Used	33158	
		Dell	27HW3	74264-51N-0W4L	Monitor	Retired		
		Dell	27HW3	74264-51N-0W3L	Monitor	Retired		
		Dell	293M3	64180-2A-1Q7T	Monitor	Retired		
		Dell	524N3	74261-59M-6WAB	Monitor	Retired		
		Dell	524N3	74261-59M-6H1B	Monitor	Retired		
		Dell	524N3	74261-59M-4V2L	Monitor	Retired		
		Dell	524N3	74261-59M-4NAL	Monitor	Retired		
		Dell	524N3	74261-59M-091L	Monitor	Retired		
		Dell	524N3	74261-59H-0GVB	Monitor	Retired		
		Dell	524N3	74261-54H-0T1B	Monitor	Retired		
		Dell	524N3	74261-59M-4V0L	Monitor	Retired		
		Dell	B1.165ntw	GSCT6X1	Printer	Retired		
		Dell	B1260dn	DL8V3W1	Printer	Retired		
		Dell	B2375dfw	7X065V1	Printer	Retired		
		ViewSonic	CDE4302	UDE161200177	Monitor	Retired		
		Panasonic	CF-31	4CTYA94939	MDC	Retired		
		Panasonic	CF-31	706K9P2	MDC	Retired		

Department
City of Manor

Department Director Signature:



City Manager Signature:



Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Panasonic	CF-31	5CKVA19494	MDC	Retired		
		Panasonic	CF-31	5CKVA19492	MDC	Retired		
		Panasonic	CF-31	5CKVA19035	MDC	Retired		
		Panasonic	CF-31	4JTYA39813	MDC	Retired		
		Panasonic	CF-31	4JTYA39787	MDC	Retired		
		Panasonic	CF-31	4JTYA39762	MDC	Retired		
		Panasonic	CF-31	4JTYA39228	MDC	Retired		
		Panasonic	CF-31	4CTVA95169	MDC	Retired		
		Panasonic	CF-31	2JTYA03158	MDC	Retired		
		Panasonic	CF-31	4CTVA95135	MDC	Retired		
		Panasonic	CF-31	5CKVA19556	MDC	Retired		
		Panasonic	CF-31	4CTVA94922	MDC	Retired		
		Panasonic	CF-31	4CTVA94786	MDC	Retired		
		Panasonic	CF-31	4CTVA94119	MDC	Retired		
		Panasonic	CF-31	3LTYA7528	MDC	Retired		
		Panasonic	CF-31	3LTYA75089	MDC	Retired		
		Panasonic	CF-31	3KTYA70430	MDC	Retired		
		Panasonic	CF-31	2JTYA02855	MDC	Retired		
		Panasonic	CF-31	2JTYA03034	MDC	Retired		

Department
City of Manor

Department Director Signature:



City Manager Signature:



Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Panasonic	CF-31	21TYA9791	MDC	Retired		
		Panasonic	CF-31	31TYA67372	MDC	Retired		
		Panasonic	CF-31	4CTYA95139	MDC	Retired		
		Dell	E2014H	71623-188-2447	Monitor	Retired		
		Dell	E2014Hc	74264-51U-0TJL	Monitor	Retired		
		Dell	E2014Hc	64180-2B1-0XNT	Monitor	Retired		
		Dell	E2014Hc	64180-3AS-0RRI	Monitor	Retired		
		Dell	E2014Hc	64180-34P-2TYL	Monitor	Retired		
		Dell	E21014Hc	64180-34U-1G2L	Monitor	Retired		
		Dell	E2416Hb	CN-09DKC3-74261-57P-0DLU-A00	Monitor	Retired		
		Dell	E2416Hb	CN-09DKC3-74261-57P-0DMU-A00	Monitor	Retired		
		Dell	G433H	74443-SBK-AAZL	Monitor	Retired		
		HP	G60	2CE9362BTV	PC	Retired		
		Lenovo	Ideapad	EB10081782	PC	Retired		
		Xplore	ix125R1	H61K00412	MDC	Retired		
		Dell	Latitude 3540	B1T1502	PC	Retired		
		Dell	Latitude E5530 Laptop	6KJ1XW1	PC	Retired		
		Dell	Latitude E6430s	4H10NX1	PC	Retired		
		Dell	Latitude XFR	JR9CSS1	PC	Retired		

Department
City of Manor

Department Director Signature:



City Manager Signature:



Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Brother	MFC-L8900CDW	U64G4G8J263692	Printer	Retired		
		Samsung	ML-3312ND	Z64AB8GC7F00GDB	Printer	Retired		
		Dell	Optiplex 3010	GKJHX1	PC	Retired		
		Dell	Optiplex 3010	5KFK6Y1	PC	Retired		
		Dell	Optiplex 3020	4N8JN02	PC	Retired		
		Dell	Optiplex 3040	7GCHGB2	PC	Retired		
		Dell	Optiplex 3060	GD6YYQ2	PC	Retired		
		Dell	Optiplex 3060	GDMYYQ2	PC	Retired		
		Dell	Optiplex 3060	78PC8R2	PC	Retired		
		Dell	Optiplex 3060	78QD8R2	PC	Retired		
		Dell	Optiplex 3060	GC0Q0ZQ2	PC	Retired		
		Dell	Optiplex 3060	GCM1ZQ2	PC	Retired		
		Dell	Optiplex 3060	GC6YYQ2	PC	Retired		
		Dell	Optiplex 3060	GC6YYQ2	PC	Retired		
		Dell	Optiplex 3060	GCRWWQ2	PC	Retired		
		Dell	Optiplex 380	DZK8PL1	PC	Retired		
		Dell	Optiplex 380	DZK7PL1	PC	Retired		
		Dell	Optiplex 5040	8QJ6RD2	PC	Retired		
		Dell	Optiplex 5040	8QJ5RD2	PC	Retired		

Department
City of Manor

Department Director Signature: *[Signature]*

City Manager Signature: *[Signature]*

Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Dell	Optiplex 5040	8QC9RD2	PC	Retired		
		Dell	Optiplex 5040	8QDCRD2	PC	Retired		
		Dell	Optiplex 5040	8QD8RD2	PC	Retired		
		Dell	Optiplex 5040	8QC8RD2	PC	Retired		
		Dell	Optiplex 5040	8QD7RD2	PC	Retired		
		Dell	Optiplex 5040	8QD5RD2	PC	Retired		
		Dell	Optiplex 5040	8QFBRD2	PC	Retired		
		Dell	Optiplex 5040	8QD6RD2	PC	Retired		
		Dell	Optiplex 5040	8QDBRD2	PC	Retired		
		Dell	Optiplex 5040	8QG7RD2	PC	Retired		
		Dell	Optiplex 5040	8QG6RD2	PC	Retired		
		Dell	Optiplex 5040	8QGSRD2	PC	Retired		
		Dell	Optiplex 5040	8QFCRD2	PC	Retired		
		Dell	Optiplex 5040	8QF8RD2	PC	Retired		
		Dell	Optiplex 7010	HSPFFZ1	PC	Retired		
		Dell	Optiplex 7020	3QB5V62	PC	Retired		
		Dell	Optiplex 7020	5D05V62	PC	Retired		
		Dell	Optiplex 7020	20THV42	PC	Retired		
		Dell	Optiplex 7020	1TFT842	PC	Retired		

Department
City of Manor

Department Director Signature:



City Manager Signature:



Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Dell	Optiplex 7020	3JNMM42	PC	Retired		
		Dell	Optiplex 7020	4ZSHV42	PC	Retired		
		Dell	Optiplex 7020	2PZ5V62	PC	Retired		
		Dell	Optiplex 7020	2Q84V62	PC	Retired		
		Dell	Optiplex 7080	2Q68V62	PC	Retired		
		Dell	P02G	17Q7XL1	MDC	Retired		
		Dell	P02G	F9Q7XL1	MDC	Retired		
		Dell	P09E Laptop	CNHDS01	PC	Retired		
		Dell	P09E Laptop	8XX8Qs1	PC	Retired		
		Dell	P2012H1	74445-37T-BU0M	Monitor	Retired		
		Dell	P2210t	74445-9CA-AU1S	Monitor	Retired		
		Dell	P2210t	74445-9CA-AS1S	Monitor	Retired		
		Dell	P2214Hb	74261-40Q-AEEL	Monitor	Retired		
		Dell	P2217	4TF3MB2	Monitor	Retired		
		Dell	P2217H	8RF3MB2	Monitor	Retired		
		Dell	P2217Hb	FPF3MB2	Monitor	Retired		
		Dell	P2217Hb	2SF3MB2	Monitor	Retired		
		Dell	P2217Hb	6SF3mb2	Monitor	Retired		
		Dell	P2217Hb	74261-67N-3W5B-A00	Monitor	Retired		

Department
City of Manor

Department Director Signature:



City Manager Signature:



Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Dell	P2217Hb	9GSSXLB2	Monitor	Retired		
		Dell	P2217Hb	7SF3MB2	Monitor	Retired		
		Dell	P2217Hb	6RF3MB2	Monitor	Retired		
		Dell	P2217Hb	5RF3MB2	Monitor	Retired		
		Dell	P2217Hb	7RF3MB2	Monitor	Retired		
		Dell	P2219H	FPK53Q2	Monitor	Retired		
		Dell	P2219H	1SF3MB2	Monitor	Retired		
		Dell	P2219H	CFSXLB2	Monitor	Retired		
		Dell	P2219H	BL3B9P2	Monitor	Retired		
		Dell	P2219H	6M3B9P2	Monitor	Retired		
		Dell	P2219H	HVJ53Q2	Monitor	Retired		
		Dell	P2219H	5M3B9P2	Monitor	Retired		
		Dell	P2219H	JRPB9P2	Monitor	Retired		
		Dell	P2219H	JRF3MB2	Monitor	Retired		
		Dell	P2219H	1L3B9P2	Monitor	Retired		
		Dell	P2219H	DGSXLB2	Monitor	Retired		
		Dell	P2219H	7XLHV23	Monitor	Retired		
		Dell	P2219H	FGSXLB2	Monitor	Retired		
		Dell	P2219H	8L3B9P2	Monitor	Retired		

Department
City of Manor

Department Director Signature: *[Signature]*

City Manager Signature: *[Signature]*

Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
		Dell	P2219H	7H3B9P2	Monitor	Retired		
		Dell	P2219H	FL3B9P2	Monitor	Retired		
		Dell	P2219H	CSF3MB2	Monitor	Retired		
		Dell	P2414Hb	74261-53F-0UCB	Monitor	Retired		
		Dell	P31F	HFN2YZ1	PC	Retired		
		Dell	recision P10E Laptop	CGF5TW1	PC	Retired		
		Dell	S2340Lc	64180-417-0BVT	Monitor	Retired		
		Dell	S2340Lc	64180-417-164T	Monitor	Retired		
		Samsung	S27E650D	ZZGVH4ZH300147H	Monitor	Retired		
		Samsung	S27E650D	ZZGVH4ZH600362N	Monitor	Retired		
		Samsung	S27E650D	ZZGVH4ZH600752Z	Monitor	Retired		
		Samsung	S27E650D	ZZGVH4ZH600560E	Monitor	Retired		
		Samsung	S27E650d	ZZGVH4ZH600748N	Monitor	Retired		
		Dell	U2412Mb	CN-0YMYH1-74261-4BA-5KNS	Monitor	Retired		
		Dell	Vostro 220	3M1THG1	PC	Retired		
		Epson	Workforce 635	MH8Y066678	Printer	Retired		
		Dell	XPS M140	FK9MV91	PC	Retired		

Department
City of Manor

Department Director Signature: *MATT WOODARD*

City Manager Signature: *BOB WILSON*

Council Approval Date:

Unit#	Year	Make	Model	VIN/Serial Number	Equipment	Status	Mileage	Fleet Manager Initials
401	2003	FORD	PICKUP	1FDAF56P94EB03314		Age of vehicle	50057	
403	2013	FORD	PICKUP	1FTMF1CM6DKE46376		Age /Mileage	162629	
405	2013	FORD	PICKUP	1FTMF1CM4DKE46375		Age of vehicle	69146	
409	2014	FORD	PICKUP	1FTMF1CM7EKE65892		Age/Mileage	104766	
410	2014	FORD	PICKUP	1FTMF1CM5EKE65891		Age/Mileage	108748	
412	2015	FORD	PICKUP	1FTEX1C8XFKD99053		Age/Mileage	78673	
STEEL ROLLER	N/A	AR-13	ROLLER	240806		Blown Engine	N/A	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023

PREPARED BY: Tyler Shows, E.I.T.

DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a change order to the construction contract for the Bell Farms and Presidential Glenn Lift Station Expansion project.

BACKGROUND/SUMMARY:

The proposed change order includes per the city's request, a package generator set at the Presidential Glen Lift Station. When this project originally went out for bid it was not in the scope of work to replace the existing genset on site. After the bid, it became aware that the existing genset was failing and needed to be replaced.

The cancellation cost of the long lead time generator package at the Bell Farms Lift Station. Originally the lead time for the generator package at the Bell Farms Lift Station was 77 weeks. With this cancellation, an alternate generator can be acquired with a lead time of 8 weeks. Reducing the overall project schedule and getting this lift station online faster with the new genset installation, which the unit totaled \$105,145.19 not including installation.

The furnishing and installation of HVAC in the control panels. The proposed control panels will have VFDs which require HVAC to cool down the unit to prevent it from tripping and overheating in excess temperatures. This will cause the new equipment to not perform as requested under the temperatures expected. HVAC will be installed in both control panels for the Bell Farms and the Presidential Glen Lift Stations.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Yes

PRESENTATION: Yes

ATTACHMENTS: Yes

- Change Order No. 1
- Memorandum

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve Change Order No. 1 to the construction contract for the Bell Farms and Presidential Glenn Lift Station Expansion project with JM Pipeline in the amount of \$130,181.97.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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CHANGE ORDER

ORDER NO.: 1
DATE: 8/25/2023
AGREEMENT DATE: 2/15/2023

NAME OF PROJECT: Bell Farms and Presidential Glen Lift Station Expansion
OWNER: City of Manor

CONTRACTOR: JM Pipeline, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Justification:

Item No. 1– Add 1 LS Change Order Item C.O. 1-1, Generator Package at Presidential Glen - @\$105,145.19/LS = \$105,145.19

Item No. 2 – Add 1 LS Change Order Item C.O. 1-2, Furnish and Installation of HVAC in Control Panels at Bell Farms and Presidential Glen @\$18,218.39/LS = \$18,218.39

Item No. 3- Add 1 LS Change Order Item C.O. 1-3, Cancellation Cost for Cummins Generator at Bell Farms @ \$6,818.39/LS = \$6,818.39

2. Change to CONTRACT PRICE:

Original CONTRACT PRICE: \$1,731,127.00
The CONTRACT PRICE due to this CHANGE ORDER will be **INCREASED** by: \$130,181.97.
The new CONTRACT PRICE including this CHANGE ORDER will be: \$1,858,133.80.

3. There will be no change to CONTRACT TIME:

4. Approvals Required:

To be effective, this order must be signed by all parties to the Agreement if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Recommended by: Rebecca Howley, P.E. Signed: _____
Engineer

Ordered by: _____ Signed: _____
Owner City of Manor

Accepted by: _____ Signed: _____



MEMORANDUM

To: City of Manor
From: GBA
Date: 8/22/2023
Subject: Change Order No.1 for Bell Farms and Presidential Glen Lift Station Expansion

This will cover the necessary change orders that are being requested for the Bell Farms and Presidential Glen Lift Station Expansion.

Per the city's request, we requested a quote from the contractor for a package generator set at the Presidential Glen Lift Station. When this project originally went out for bid it was not in the scope of work to replace the existing genset on site. After the bid, it became aware that the existing genset was failing and was needing to be replaced. The city was interested in including this genset replacement along with the Presidential Glen Lift Station expansion. The quote we received for the additional genset package, not including the cost for installation was \$105,145.19. This is a recommended operational addition for the lift station compared to the Bells Farms Lift Station genset package, which totaled \$100,400.

A change order request is made for the furnishing and installation of HVAC in the control panels. The proposed control panels will have VFDs inside of them, based on this an AC unit is required to cool down the unit to prevent it from tripping and overheating the unit in excess temperatures. This will cause the new equipment to not perform as requested under the temperatures expected. HVAC will be installed in both the Bell Farms and the Presidential Glen Lift Stations. The quote we received was \$18,218.39.

A change order request is made for the cancellation cost of the long lead time generator package at the Bell Farms Lift Station. Originally the lead time for the generator package at the Bell Farms Lift Station was 77 weeks, with this cancellation an alternate generator can be acquired with a lead time of 8 weeks. Cutting down on the overall project schedule and getting this lift station online with the new genset installation. The cancellation fee is \$6,818.39.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on the first reading of an Ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

BACKGROUND/SUMMARY:

This is a city-initiated amendment with the purpose to make the original 1996 PUD zoning ordinance consistent with the land plan in the Shadowglen Development Agreement.

The original PUD zoning ordinance for the in-city portions of Shadowglen (the commercial on US 290, golf course, and Wilbarger Creek open space area) was approved back in 1996. The original Shadowglen Development Agreement was approved in 2001, which was amended in 2005 and 2007 and expired in 2011 when the developer defaulted. The Agreement was then revised and approved 2013 and included exhibits of the approved land uses for the in-city and out-of-city portions of Shadowglen. The exhibit for the in-city portion of the development did not follow the land uses shown on the 1996 PUD but followed the developer's land use plan from 2003. The land use plan in the development agreement was further amended in 2018.

This city-initiated PUD amendment is only to make the zoning ordinance for Shadowglen consistent with the 2018 land use plan from the development agreement and no changes are sought to the 2018 plan by this amendment. The portions of Shadowglen outside the city limits, which is all the single family residential, the Flats apartments, and the commercial around Shadowglen Trace/973 is not being changed and is regulated only by the development agreement.

Planning and Zoning Commission voted to approve 6-0 with the condition that a letter or some form of communication with the residents on the provided mailing list and HOA is sent out explaining that no changes are being made to the PUD, the map is simply being updated to reflect what currently exists.

This item was postponed by City Council until the September 6th meeting for additional information to be provided.

A second postponement is requested as an initial meeting was held to discuss projects within the Shadowglen Development, but further discussions are scheduled.

LEGAL REVIEW: Yes – Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- 2018 Land Plan – Zoning Exhibit
- Aerial Image
- 1996 PUD Zoning Ordinance
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

Staff recommends that the City Council postpone the first reading of the ordinance to the October 18, 2023, Regular Council meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 126 TO MODIFY THE PLANNED UNIT DEVELOPMENT LAND USE PLAN FOR THE SHADOWGLEN DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Manor, Texas (the “City”) has initiated that the property described hereinafter in Exhibit “A” attached hereto and incorporated herein as if fully set forth (the “Property”) be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

Whereas, Ordinance No. 126 was adopted by the City of Manor, Texas City Council (the “City Council”) on July 23, 1996;

Whereas, the City has initiated an amendment to Ordinance No. 126 in order to modify the Planned Unit Development Land Use Plan for the Shadowglen Subdivision Planned Unit Development;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

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 Ordinance. Ordinance No. 126 is hereby modified and amended by replacing Appendix “A” in its entirety and replacing with a new Appendix “A” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Shadowglen Planned Unit Development.

Section 3. Amendment of Conflicting Ordinances. Appendix “A” of the City’s Ordinance No. 126 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 4. Open Meetings. That 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, Chapt. 551, Texas Gov’t. Code.

ORDINANCE NO.

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PASSED AND APPROVED FIRST READING on this the ____ day of August 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of September 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

ORDINANCE NO.

Page 3

EXHIBIT "A"

Property Legal Description:

AREA INSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 292.7963 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, and being comprised of a 58.1610 acre tract (TRACT 1) called a 58.134 acre tract (called Second Tract of a 816.928 acre tract) in Deed to Austin Manor Investments recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR), and, a 0.3629 acre tract (TRACT 2) called a 0.36 acre tract (called Third Tract of a 203.39 acre tract) in said Deed to Austin Manor Investments recorded in Volume 8623, Page 931, TCRPR; and out of and part of that certain 758.794 acre tract (called First Tract of 816.928 acres) and out of and part of that certain 181.445 acre tract (called First Tract of 203.39 acres, both as described in Warranty Deed to Austin Manor Investments, and recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR); all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69, Travis County, Texas, all being originally out of Tracts 2, 3, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records, and being a 3.0418 acre tract situated in the JAMES MANOR SURVEY NO. 40, A-546 (called 3.055 acres), as described in Deed to Austin Manor Investments by Deed recorded in Volume 8103, Page 270, TCRPR; said 292.7963 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Northeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract;

THENCE, South $31^{\circ}25'$ West, with the East line of said 1020.318 acre tract, a distance of 654.09 feet to a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290 with the said East line of the said 1020.318 acre tract;

THENCE, crossing said U.S. Highway 290, South $31^{\circ}49'03''$ West, a distance of 258.62 feet to an iron rod found marking the Northeast corner of the herein described tract, same being the Northeast corner of said 58.5239 acre tract, same being the Northwest corner of that certain 93.787 acre tract as conveyed by Deed to Ruben H. Johnson Company, recorded in Volume 5610, Page 828, Travis County Deed Records (TCDR), same being located in the South right-of-way line of U.S. 290 East (based on 222 feet in width) and being further located South $31^{\circ}49'03''$ West, a distance of 258.62 feet from a State Department of Highways and Public Transportation (SDHPT) concrete monument;

THENCE, South $31^{\circ}28'34''$ West, with the Southeast line of the herein described tract and the Southeast line of said 58.5239 acre tract, and the Northwesterly line of an old abandoned county road, as vacated in Volume D, Page 520, TCDR, a distance of 1620.28 feet to an iron rod found for angle point and corner, same being an internal "L" corner of said 93.787 acre tract, same being located North $56^{\circ}12'18''$ West, a distance of 20.76 feet from an iron rod found marking the Northwest corner of that certain 0.23 acre tract as conveyed by Deed to Cleora McVade, recorded in Volume 7585, Page 917, TCDR;

THENCE, South $33^{\circ}05'54''$ West, with the Southeast line of the herein described tract, a distance of 106.33 feet to a 60d nail found in fence corner marking the Southeast corner of the herein described tract and the Southeast corner of said 58.5239 acre tract, same being in the Northerly line of that certain 9.997 acre tract as conveyed by Deed to A. Jo Baylor, Trustee, recorded in Volume 865, Page 277, TCRPR;

ORDINANCE NO.

THENCE, North 59°03'21" West, with the Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of said 9.997 acre tract, a distance of 356.38 feet to an iron rod found for angle point and corner;

THENCE, North 60°15'09" West, with the said Southwest line of the herein described tract and the said Northeast line of the 9.997 acre tract, passing at a distance of 43.45 feet a point marking the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Gary Warren, recorded in Volume 12187, Page 18, TCRPR, passing at a distance of 93.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Howard Richards, recorded in Volume 12269, Page 1278, TCRPR, passing at a distance of 143.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to H. Schneider, recorded in Volume 8585, Page 396, TCRPR, passing at a distance of 193.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to R. Eppright, recorded in Volume 8585, Page 393, TCRPR, passing at a distance of 243.45 feet the Southwest corner of that certain 0.115 acre tract conveyed by Deed to R. Rochner, recorded in Volume 8585, Page 390, TCRPR, and continuing a total distance of 350.91 feet to an iron rod found for angle point and corner, same being the Northwest corner of said 9.997 acre tract and the Northeast corner of the City of Manor Cemetery;

THENCE, North 59°52'02" West, with the said Southwest line of the herein described tract and the Northeast line of said City of Manor Cemetery, a distance of 366.67 feet to an iron rod found for angle point and corner, same being the Northwest corner of said Cemetery and the original Northeast corner of A. E. LANE'S ADDITION, a subdivision according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North 58°29'42" West, with the said Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of that certain tract conveyed to Anderson by Deed recorded in Volume 8702, Page 813, TCRPR, a distance of 141.14 feet to an iron rod found for angle point and corner;

THENCE, with the said Southwest line of the herein described tract and of the said 58.5239 acre tract and the Northeast line of said A. E. LANE'S ADDITION, and the Southwesterly line of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, the following five (5) courses and distances:

- (1) North 59°05'39" West, passing at a distance of 103.35 feet the Southeast corner of Lot 7 of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, a subdivision of a portion of said 58.5239 acres recorded in Volume 94, Page 393, TCPR, and continuing a total distance of 457.00 feet to an iron rod set for angle point and corner;
- (2) North 59°00'00" West-359.92 feet to an iron rod set for angle point and corner;
- (3) North 59°05'00" West-243.47 feet to an iron rod found for angle point and corner;
 -) North 58°42'33" West, passing at a distance of 81.40 feet an iron rod found marking the common North corner of Lot 1 and Lot 2, Block 11, A. E. LANE'S ADDITION, passing at a distance of 133.75 feet an iron rod found marking the common North corner of Lot 2 and Lot 3, passing at a distance of 186.33 feet an iron rod found marking the common North corner of Lot 3 and Lot 4, and continuing a total distance of 314.95 feet to an iron rod found for angle point and corner; and
- (5) North 58°51'13" West-112.14 feet to an iron rod set marking the Southwest corner of said 58.1610 acre tract, the Southeast corner of said 0.3629 acre tract and the common West corner of said T. M. RECTOR ESTATE Tract 3 and Tract 4;

THENCE, continue with the Southwest line of the herein described tract and of the said 0.3629 acre tract and the said Northeast line of A. E. LANE'S ADDITION the following two (2) courses and distances:

- (1) North 58°51'13" West-81.45 feet to an iron rod found marking the West 1/2 of Lot 8, Block 10; and
- (2) North 58°26'34" West-149.08 feet to an iron rod set for the most Westerly corner of the herein described tract and of said 0.3629 acre tract, same being located in the said South right-of-way line of U.S. 290 East (variable width), same being the most Westerly apex corner of said 58.5239 acre tract, and of said COTTONWOOD COMMERCIAL SOUTH SECTION ONE;

ORDINANCE NO.

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THENCE, crossing said U.S. Highway 290 North $59^{\circ}13'54''$ West, a distance of 0.32 feet an iron rod set for angle point and corner, same being in the original Northeast line of A. E. LANE'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North $59^{\circ}17'58''$ West, with the Southwesterly line of said 203.39 acre tract and the Northeast line of said A. E. LANE'S ADDITION, passing at a distance of 1.98 feet an iron rod found and continuing a total distance of 295.07 feet to an iron rod found marking the Northeast corner of said 3.0418 acre tract, same being the common North corner of Lot 7 and Lot 8, Block 3, said A. E. LANE'S ADDITION, same being further located South $59^{\circ}07'23''$ East, a distance of 100.33 feet from an iron pipe found marking the Northwest corner of Lot 6, Block 3, and the original Northwest corner of said A. E. LANE'S ADDITION;

THENCE, South $13^{\circ}42'48''$ West, with the East line of said 3.0418 acre tract and the East line of said Lot 7, Block 3, a distance of 178.33 feet to an iron rod set for the Southeast corner of said 3.0418 acre tract, same being located in the curving North right-of-way line of U.S. 290 East;

THENCE, in a Southwesterly direction along the arc of a curve to the left and with the said North right-of-way line of U.S. 290 East, said curve having a radius of 3836.62 feet, a chord bearing and distance of South $87^{\circ}01'47''$ West-42.27 feet to an iron rod found for angle point and corner;

THENCE, North $64^{\circ}14'41''$ West, with a Southwest line of the said 3.0418 acre tract and the Northeasterly right-of-way of Gregg-Manor Road, a distance of 347.67 feet to a SDHPT brass monument found for angle point and corner;

THENCE, with the Easterly right-of-way line of Gregg-Manor Road and the West line of said 3.0418 acre tract and said 203.39 acre tract, and the herein described tract, the following eleven (11) courses and distances:

- (1) North $34^{\circ}16'29''$ West-220.71 feet to an iron rod found for angle point and corner;
- (2) North $35^{\circ}24'43''$ West-200.14 feet to an iron rod found for angle point and corner;
- (3) North $34^{\circ}33'22''$ West-141.01 feet to an iron pipe found marking the most Westerly corner of said 3.0418 acre tract, same being in the Westerly line of said 203.39 acre tract;
- (4) North $58^{\circ}35'33''$ West-2.78 feet with the said Westerly line of the 203.39 acre tract to an iron rod set for corner and the point of curvature of a curve to the right;
- (5) In a Northwesterly direction along an arc of a curve to the right, said curve having a radius of 532.96 feet, an arc length of 322.71 feet, a chord bearing and distance of North $09^{\circ}10'09''$ West-317.80 feet to an iron rod found for point of tangency,

same being further located South $82^{\circ}01'15''$ East-79.83 feet from an iron rod found on the West right-of-way line of said Gregg-Manor Road;

- (6) North $08^{\circ}09'25''$ East-625.30 feet to a point for corner;
- (7) North $08^{\circ}09'25''$ East-207.80 feet to a point of curvature;
- (8) In a Northeasterly direction along the arc of a curve to the left, said curve having a radius of 2905.45 feet, an arc length of 451.27 feet, a chord bearing and distance of North $03^{\circ}43'55''$ East-450.31 feet;
- (9) North $00^{\circ}47'03''$ West-282.72 feet to a point of curvature;
- (10) In a Northwesterly direction along the arc of a curve to the left, said curve having a radius of 1469.50 feet, an arc length of 599.72 feet, a chord bearing and distance of North $12^{\circ}24'45''$ West-595.57 feet; and
- (11) North $24^{\circ}05'00''$ West, a distance of 275.25 feet to an iron rod set for the Northwest corner of the herein described tract, same being located in the curving said City of Manor City Limits Line;

THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

ORDINANCE NO.

THENCE, continue, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65° 02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7968 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
RMS:ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467

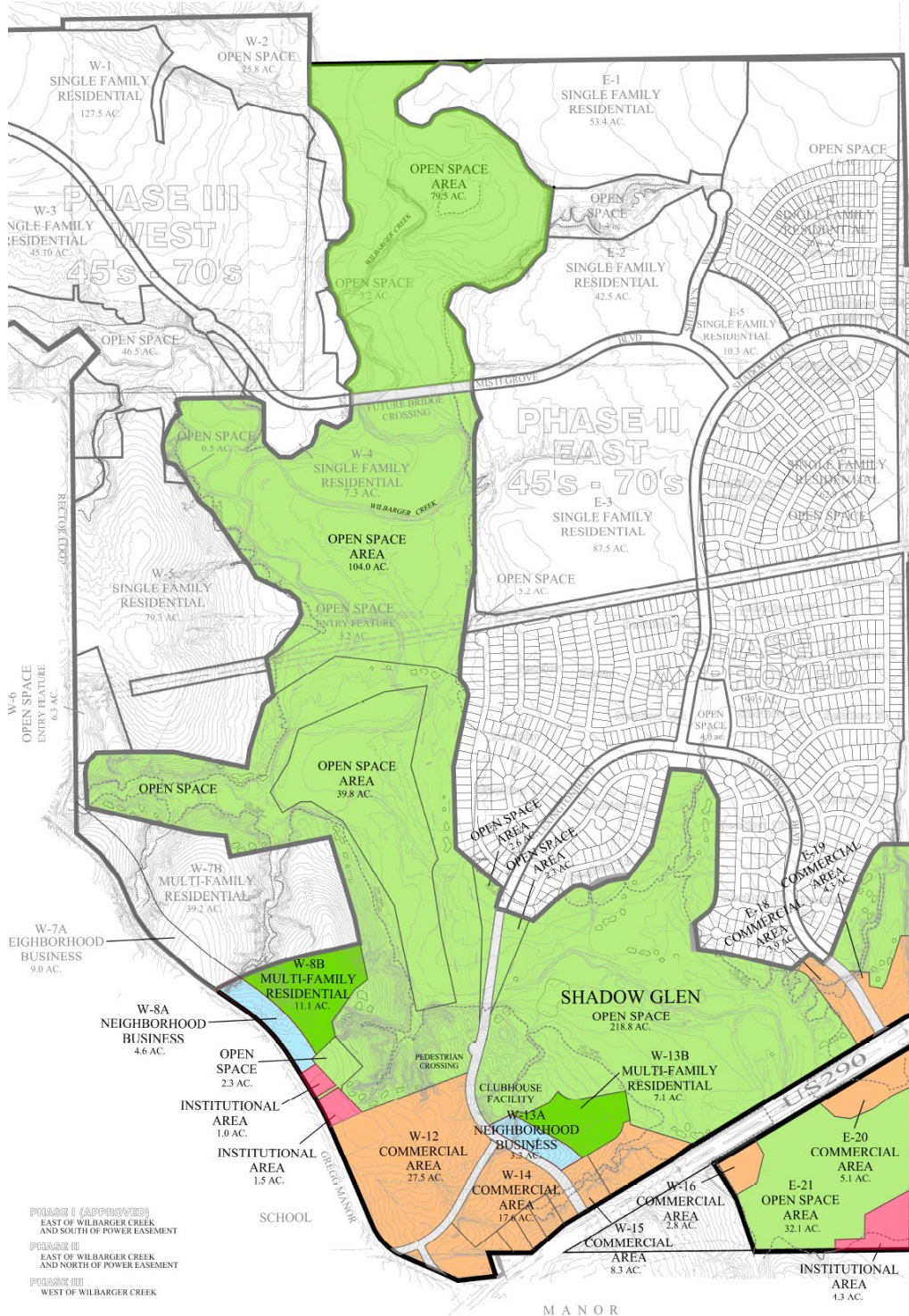


ORDINANCE NO.

Page 8

EXHIBIT "B"

Planned Unit Development Land Use Plan
[attached]



PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

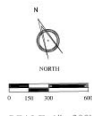
PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Average	Percentage of Total Average
COMMERCIAL	60.5	11.2%
MULTI-FAMILY RESIDENTIAL	13.3	2.6%
SINGLE-FAMILY RESIDENTIAL	77.9	14.7%
OPEN SPACE	281.3	53.3%
MAJOR ROADS	11.9	2.3%
TOTAL	395.7	100%

PLANNED UNIT DEVELOPMENT
A MENDED & REVISED
MASTER PLAN

MANOR, TEXAS
JUNE, 2023



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

DATED THIS _____ DAY OF _____, 2018.

BY: _____
HONORABLE MAYOR RITA GLENN
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____, 2018.

BY: _____
CHAIRPERSON



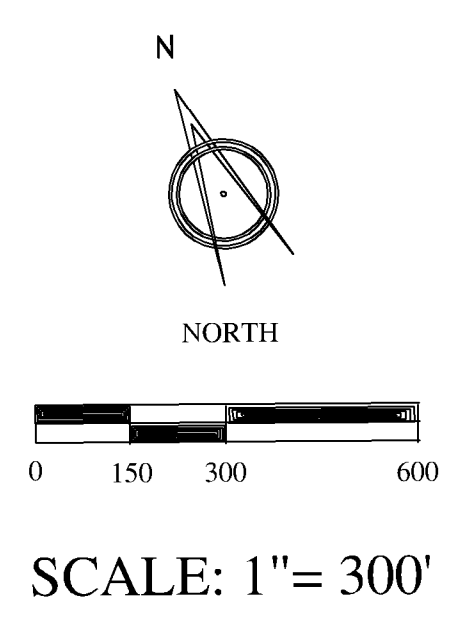
PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Acreage	Percentage of Total Acreage
COMMERCIAL (C-180.9 & C-2)	69.5	11.67
MULTI-FAMILY RESIDENTIAL	18.2	3.06
NEIGHBORHOOD BUSINESS	7.9	1.33
OPEN SPACE (OS)	481.4	80.81
INSTITUTIONAL (I)	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

PLANNED UNIT DEVELOPMENT A MENDED & REVISED MASTER PLAN



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

DATED THIS _____ DAY OF _____ 2018.

BY: _____
HONORABLE MAYOR RITA G. JENSEN
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____ 2018.

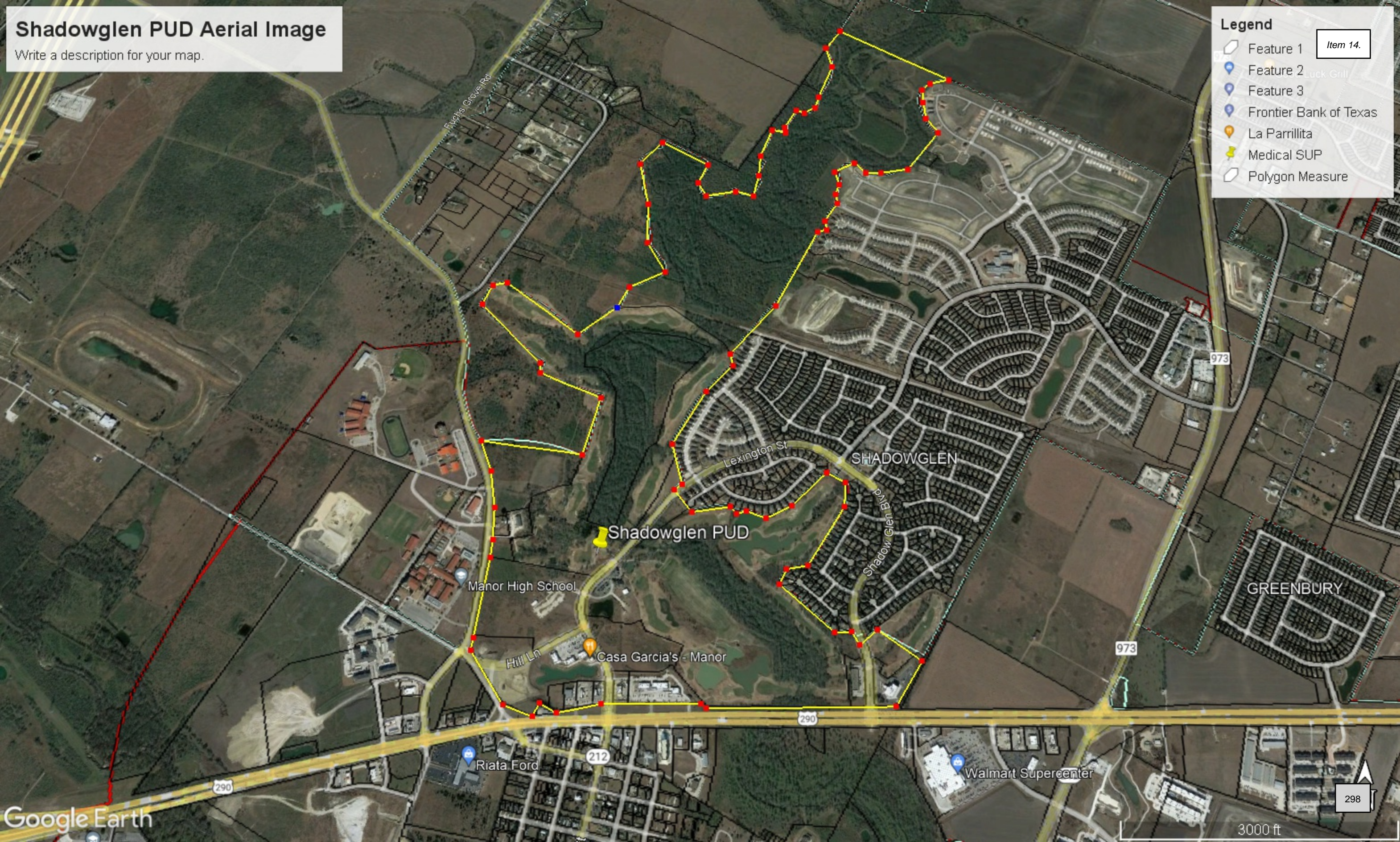
BY: _____
CHAIRPERSON

Shadowglen PUD Aerial Image

Write a description for your map.

Legend

- Feature 1 Item 14.
- Feature 2
- Feature 3
- Frontier Bank of Texas
- La Parrillita
- Medical SUP
- Polygon Measure



ORDINANCE NO. 126

AN ORDINANCE GRANTING APPROVAL OF A LAND USE PLAN IN CONNECTION WITH A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CERTAIN CONDITIONS AND DEPARTURES FROM PROVISIONS OF ORDINANCES; PROVIDING FOR SCOPE APPROVAL OF THE PROJECT; PROVIDING FOR PROCEDURES FOR FUTURE DEVELOPMENT WITHIN THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Planned Unit Development Approved.

(a) The Planned Unit Development ("PUD") and the zoning designation as such, proposed by Cottonwood Holdings, Ltd. and the Eppright family interests and the Land Use Plan submitted in connection with the PUD are hereby approved.

(b) The boundaries of the PUD district shall be as is set forth by a metes and bounds description contained in Exhibit "A-1" attached hereto and incorporated herein by reference.

(c) Approval of the Land Use Plan is subject to the following conditions:

- (1) The PUD designation is applicable only to lands located within the municipal city limits. The authorization provided herein pertains only to those lands set forth in the Land Use Plan located within the City's municipal limits as is set forth in Exhibit "A-1".
- (2) The Land Use Plan approved herein consists of those documents attached hereto and incorporated by reference as follows:

Appendix A. - A document entitled "Planned Unit Development General Land Use Plan dated June 11, 1996 setting forth a map of the PUD, notes, land account table, additional conditions and phasing approach, prepared on behalf of Cottonwood Holdings, Ltd. by Land Design Studio.

Appendix B. - A memorandum dated July 11, 1996 authored by Gary Bellomy, ASLA, which sets forth the intention of the developers of land within the PUD to develop the project in accordance with the concepts stated therein.

- (3) Additional documents relating to the PUD are on file in the office of the City Secretary, as follows:
 - i. Schematic map (entitled "Concept Plan Alternate") showing streets, parks, public areas, area uses, etc., prepared by Land Design Studio.
 - ii. Cottonwood PUD Development Report authored by Gary Bellomy.

These documents may be used as references to show the general intention for "neo-traditional" development. However, it is understood that they indicate examples of such development.

Section 2. Scope of Approval. The approval of the PUD contained herein applies on that portion of the PUD which is within the City's municipal limits at the effective date of this ordinance, subject to potential extension under Section 6 herein.

Section 3. Compliance Required. The Applicant for the PUD shall comply with the Land Use Plan approved herein and with all of the ordinances of the City of Manor and the conditions and terms set forth herein except where departures are specifically authorized in Section 5 of this ordinance or by a variance or special exception in accordance with the Zoning Ordinance No. 36-P, or the Subdivision Ordinance.

Section 4. Conditions. Approval of this subdivision plat of lands located within the PUD's boundary or proposed boundary is specifically conditioned upon the following conditions being met at the time the applications for subdivisions are submitted:

- (a) A water and wastewater plan showing which areas will be served with utility services and other information required to be shown by the Subdivision Ordinance, as amended.

- (b) The requirements for parkland dedication in the Subdivision Ordinance must be complied with, except that any previous "excess" dedications may be carried forward and applied to satisfy dedication requirements on subsequent plats in the PUD.

- (c) Proof that the width of the streets will not unduly hamper fire trucks from traversing the streets must be submitted. This may be proved with a certificate signed by the chief of the appropriate fire department to show that the street width is sufficient in the opinion of the chief, or other proof reasonably acceptable to the City reviewing officer or body.

(d) A declaration of which streets are to be public and which are to be private must be made, and there must be a showing of how and by whom the streets will be maintained in the future.

(e) The development and each phase approved shall generally adhere to the neo-traditional neighborhood concepts for all residential projects and shall generally conform to the concepts as are set forth in Section 1(c) herein, and the development goals and objectives set forth in Section 5 (j) (7 through 8) of the Zoning Ordinance as amended. If there is a substantial departure from these concepts, then when the PUD Developer submits applications required under Section 6 (c) (1-3) herein, the said applications may be processed for a development to reflect the actual applications under the conventional requirements for R-1 residential or C, or I, as indicated in the Land Use Plan without rezoning, but the departures set forth in Section 5 herein shall not be allowed for those particular applications.

(f) The FEMA 100 year floodplain data shall determine the location of the 100 year floodplain in the PUD notwithstanding any designation to the contrary.

Section 5. Departures. The developer or its successor is specifically approved to depart from requirements set forth in the City of Manor's Ordinances as follows:

- (a) Width of minor street at 24' - 26' rather than 30'.
- (b) Single family lot size at 4,500 s.f. likely rather than 7,500 (R-1) or 7,200 (R-2).
- (c) Minimum lot width of 40' rather than 60'.
- (d) Single family setbacks of 10' front, 10' rear and 5' side yard. Multifamily setbacks of 15' front, 10' side and 10' rear.
- (e) Dwelling unit density for multi-family of 20 dwelling units/acre vs. 36 dwelling units/acre in ordinance.
- (f) Others stated in or incorporated by reference herein.

Section 6. Future Build-Out of PUD.

(a) The City Council has considered the entire Land Use Plan consisting of approximately 1248.9997 acres of land and approves in concept the plans and specifications pertaining to the PUD. It will be necessary for the developer or its successor to submit applications for the PUD district zoning designation for lands which may be added in the future, but no filing fees need to be paid for PUD district zoning approvals. The application may incorporate the original application documents for this

PUD, in lieu of new documents. When and if lands located within the boundaries of the PUD proposal are annexed into the City, such lands shall be given the appropriate zoning classification in accordance with the procedures set forth in Section 13 of the Zoning Ordinance.

(b) The property description of the entire area encompassing the 1248.9997 acres of land is set forth herein as Exhibits A-1 and A-2 and incorporated by reference.

(c) The PUD developers who apply to enlarge the PUD within the City's municipal limits shall:

- (1) Petition the City for annexation of land in accordance with Chapter 43 of the Local Government Code, as amended.
- (2) Petition the City to zone the subject parcel of land as PUD.
- (3) Submit application for Preliminary and Final Plat approval to the City in accordance with the Subdivision Ordinance, as amended.

Such applications or petitions may all be interlinked and submitted together, so that all would be granted or none would be granted.

(d) Joint meetings of the City of Manor, City Council and the Planning and Zoning Commission may be held to consider the foregoing applications in accordance with Section 18 of the Zoning Ordinance.

Section 7. Severability. If any word, phase, clause, sentence, paragraph, section or other part of this ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this ordinance to any other persons or circumstances, shall be affected thereby.

Section 8. Adoption. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each hearing on the PUD and meeting at which this ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such hearing and meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 9. Effective Date. This ordinance shall become effective immediately upon adoption and signature, except as otherwise provided above.

PASSED AND APPROVED this 23rd day of July, 1996.

THE CITY OF MANOR

By:  _____
Luis Suarez, Mayor

ATTEST:

 _____
Nancy Boatright, City Secretary

Exhibit A-1

AREA INSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 292.7963 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, and being comprised of a 58.1610 acre tract (TRACT 1) called a 58.134 acre tract (called Second Tract of a 816.928 acre tract) in Deed to Austin Manor Investments recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR), and, a 0.3629 acre tract (TRACT 2) called a 0.36 acre tract (called Third Tract of a 203.39 acre tract) in said Deed to Austin Manor Investments recorded in Volume 8623, Page 931, TCRPR; and out of and part of that certain 758.794 acre tract (called First Tract of 816.928 acres) and out of and part of that certain 181.445 acre tract (called First Tract of 203.39 acres, both as described in Warranty Deed to Austin Manor Investments, and recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR); all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69, Travis County, Texas, all being originally out of Tracts 2, 3, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records, and being a 3.0418 acre tract situated in the JAMES MANOR SURVEY NO. 40, A-546 (called 3.055 acres), as described in Deed to Austin Manor Investments by Deed recorded in Volume 8103, Page 270, TCRPR; said 292.7963 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Northeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract;

THENCE, South $31^{\circ}25'$ West, with the East line of said 1020.318 acre tract, a distance of 654.09 feet to a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290 with the said East line of the said 1020.318 acre tract;

THENCE, crossing said U.S. Highway 290, South $31^{\circ}49'03''$ West, a distance of 258.62 feet to an iron rod found marking the Northeast corner of the herein described tract, same being the Northeast corner of said 58.5239 acre tract, same being the Northwest corner of that certain 93.787 acre tract as conveyed by Deed to Ruben H. Johnson Company, recorded in Volume 5610, Page 828, Travis County Deed Records (TCDR), same being located in the South right-of-way line of U.S. 290 East (based on 222 feet in width) and being further located South $31^{\circ}49'03''$ West, a distance of 258.62 feet from a State Department of Highways and Public Transportation (SDHPT) concrete monument;

THENCE, South $31^{\circ}28'34''$ West, with the Southeast line of the herein described tract and the Southeast line of said 58.5239 acre tract, and the Northwesterly line of an old abandoned county road, as vacated in Volume D, Page 520, TCDR, a distance of 1620.28 feet to an iron rod found for angle point and corner, same being an internal "L" corner of said 93.787 acre tract, same being located North $56^{\circ}12'18''$ West, a distance of 20.78 feet from an iron rod found marking the Northwest corner of that certain 0.23 acre tract as conveyed by Deed to Cleora McVade, recorded in Volume 7585, Page 917, TCDR;

THENCE, South $33^{\circ}05'54''$ West, with the Southeast line of the herein described tract, a distance of 106.33 feet to a 60d nail found in fence corner marking the Southeast corner of the herein described tract and the Southeast corner of said 58.5239 acre tract, same being in the Northerly line of that certain 9.997 acre tract as conveyed by Deed to A. Jo Baylor, Trustee, recorded in Volume 865, Page 277, TCRPR;

THENCE, North 59°03'21" West, with the Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of said 9.997 acre tract, a distance of 356.38 feet to an iron rod found for angle point and corner;

THENCE, North 60°15'09" West, with the said Southwest line of the herein described tract and the said Northeast line of the 9.997 acre tract, passing at a distance of 43.45 feet a point marking the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Gary Warren, recorded in Volume 12187, Page 18, TCRPR, passing at a distance of 93.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Howard Richards, recorded in Volume 12269, Page 1278, TCRPR, passing at a distance of 143.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to H. Schneider, recorded in Volume 8585, Page 396, TCRPR, passing at a distance of 193.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to R. Eppright, recorded in Volume 8585, Page 393, TCRPR, passing at a distance of 243.45 feet the Southwest corner of that certain 0.115 acre tract conveyed by Deed to R. Rochner, recorded in Volume 8585, Page 390, TCRPR, and continuing a total distance of 350.91 feet to an iron rod found for angle point and corner, same being the Northwest corner of said 9.997 acre tract and the Northeast corner of the City of Manor Cemetery;

THENCE, North 59°52'02" West, with the said Southwest line of the herein described tract and the Northeast line of said City of Manor Cemetery, a distance of 366.67 feet to an iron rod found for angle point and corner, same being the Northwest corner of said Cemetery and the original Northeast corner of A. E. LANE'S ADDITION, a subdivision according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North 58°29'42" West, with the said Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of that certain tract conveyed to Anderson by Deed recorded in Volume 8702, Page 813, TCRPR, a distance of 141.14 feet to an iron rod found for angle point and corner;

THENCE, with the said Southwest line of the herein described tract and of the said 58.5239 acre tract and the Northeast line of said A. E. LANE'S ADDITION, and the Southwesterly line of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, the following five (5) courses and distances:

- (1) North 59°05'39" West, passing at a distance of 103.35 feet the Southeast corner of Lot 7 of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, a subdivision of a portion of said 58.5239 acres recorded in Volume 94, Page 393, TCPR, and continuing a total distance of 457.00 feet to an iron rod set for angle point and corner;
- (2) North 59°00'00" West-359.92 feet to an iron rod set for angle point and corner;
- (3) North 59°05'00" West-243.47 feet to an iron rod found for angle point and corner;
-) North 58°42'33" West, passing at a distance of 81.40 feet an iron rod found marking the common North corner of Lot 1 and Lot 2, Block 11, A. E. LANE'S ADDITION, passing at a distance of 133.75 feet an iron rod found marking the common North corner of Lot 2 and Lot 3, passing at a distance of 186.33 feet an iron rod found marking the common North corner of Lot 3 and Lot 4, and continuing a total distance of 314.95 feet to an iron rod found for angle point and corner; and
- (5) North 58°51'13" West-112.14 feet to an iron rod set marking the Southwest corner of said 58.1610 acre tract, the Southeast corner of said 0.3629 acre tract and the common West corner of said T. M. RECTOR ESTATE Tract 3 and Tract 4;

THENCE, continue with the Southwest line of the herein described tract and of the said 0.3629 acre tract and the said Northeast line of A. E. LANE'S ADDITION the following two (2) courses and distances:

- (1) North 58°51'13" West-81.45 feet to an iron rod found marking the West 1/2 of Lot 8, Block 10; and
- (2) North 58°26'34" West-149.08 feet to an iron rod set for the most Westerly corner of the herein described tract and of said 0.3629 acre tract, same being located in the said South right-of-way line of U.S. 290 East (variable width), same being the most Westerly apex corner of said 58.5239 acre tract, and of said COTTONWOOD COMMERCIAL SOUTH SECTION ONE;

THENCE, crossing said U.S. Highway 290 North $59^{\circ}13'54''$ West, a distance of 0.32 feet an iron rod set for angle point and corner, same being in the original Northeast line of A. E. LANE'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North $59^{\circ}17'58''$ West, with the Southwesterly line of said 203.39 acre tract and the Northeast line of said A. E. LANE'S ADDITION, passing at a distance of 1.98 feet an iron rod found and continuing a total distance of 295.07 feet to an iron rod found marking the Northeast corner of said 3.0418 acre tract, same being the common North corner of Lot 7 and Lot 8, Block 3, said A. E. LANE'S ADDITION, same being further located South $59^{\circ}07'23''$ East, a distance of 100.33 feet from an iron pipe found marking the Northwest corner of Lot 6, Block 3, and the original Northwest corner of said A. E. LANE'S ADDITION;

THENCE, South $13^{\circ}42'48''$ West, with the East line of said 3.0418 acre tract and the East line of said Lot 7, Block 3, a distance of 178.33 feet to an iron rod set for the Southeast corner of said 3.0418 acre tract, same being located in the curving North right-of-way line of U.S. 290 East;

THENCE, in a Southwesterly direction along the arc of a curve to the left and with the said North right-of-way line of U.S. 290 East, said curve having a radius of 3836.62 feet, a chord bearing and distance of South $87^{\circ}01'47''$ West-42.27 feet to an iron rod found for angle point and corner;

THENCE, North $64^{\circ}14'41''$ West, with a Southwest line of the said 3.0418 acre tract and the Northeasterly right-of-way of Gregg-Manor Road, a distance of 347.67 feet to a SDHPT brass monument found for angle point and corner;

THENCE, with the Easterly right-of-way line of Gregg-Manor Road and the West line of said 3.0418 acre tract and said 203.39 acre tract, and the herein described tract, the following eleven (11) courses and distances:

- (1) North $34^{\circ}16'29''$ West-220.71 feet to an iron rod found for angle point and corner;
- (2) North $35^{\circ}24'43''$ West-200.14 feet to an iron rod found for angle point and corner;
- (3) North $34^{\circ}33'22''$ West-141.01 feet to an iron pipe found marking the most Westerly corner of said 3.0418 acre tract, same being in the Westerly line of said 203.39 acre tract;
- (4) North $58^{\circ}35'33''$ West-2.78 feet with the said Westerly line of the 203.39 acre tract to an iron rod set for corner and the point of curvature of a curve to the right;
- (5) In a Northwesterly direction along an arc of a curve to the right, said curve having a radius of 532.96 feet, an arc length of 322.71 feet, a chord bearing and distance of North $09^{\circ}10'09''$ West-317.80 feet to an iron rod found for point of tangency,

same being further located South $82^{\circ}01'45''$ East-79.83 feet from an iron rod found on the West right-of-way line of said Gregg-Manor Road;

- (6) North $08^{\circ}09'25''$ East-625.30 feet to a point for corner;
- (7) North $08^{\circ}09'25''$ East-207.80 feet to a point of curvature;
- (8) In a Northeasterly direction along the arc of a curve to the left, said curve having a radius of 2905.45 feet, an arc length of 451.27 feet, a chord bearing and distance of North $03^{\circ}43'55''$ East-450.81 feet;
- (9) North $00^{\circ}47'03''$ West-282.72 feet to a point of curvature;
- (10) In a Northwesterly direction along the arc of a curve to the left, said curve having a radius of 1469.50 feet, an arc length of 599.72 feet, a chord bearing and distance of North $12^{\circ}24'45''$ West-595.57 feet; and
- (11) North $24^{\circ}05'00''$ West, a distance of 275.25 feet to an iron rod set for the Northwest corner of the herein described tract, same being located in the curving said City of Manor City Limits Line;

THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to a right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65° 02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7963 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759

RMS:Ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467

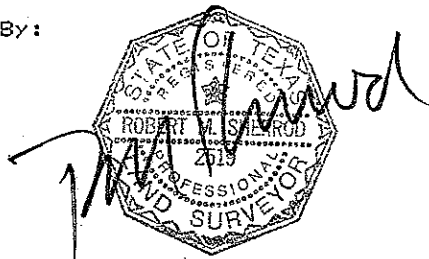


Exhibit A-2

AREA OUTSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 956.2034 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69 AND NO. 70, Travis County, Texas, all being originally out of Tracts 2, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records; said 956.2034 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Southeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract, same being in the West line of that certain tract to R. A. Butler as recorded in Volume 4968, Page 2223, TCDR;

THENCE, North $31^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 502.95 feet to an internal "L" corner, same being the Northwest corner of said Butler tract;

THENCE, South $58^{\circ}59'$ East, a distance of 4.21 feet to a point for external "L" corner, same being the Southwest corner of a tract to R. C. Sneed as recorded in Volume 4678, Page 1843, TCDR;

THENCE, North $31^{\circ}04'$ East, with the said East line of 1020.318 acre tract, a distance of 1128.36 feet to an angle point for corner;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 1079.18 feet to a point for corner, same being the Southeast corner of that certain 150.00 acre tract to Russell Eppright;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 436.19 feet to an angle point for corner, same being the Northwest corner of said Sneed tract and the Southwest corner of that certain tract to G. J. Eppright as recorded in Volume 4036, Page 513, TCDR;

THENCE, North $30^{\circ}57'$ East, with the said East line of 1020.318 acre tract, a distance of 1714.11 feet to a point marking the Northeast corner of said 1020.318 acre tract, same being the common East corner of Tracts 7 and 8, said T. M. RECTOR ESTATE;

THENCE, North $30^{\circ}57'$ East, with the East line of said 150.00 acre tract, a distance of 1523.35 feet to an iron rod found for the Northeast corner of the herein described tract, same being located in the West line of that certain tract to D. S. Daniel as recorded in Volume 6759, Page 2272, TCDR, same being the Southeast corner of that certain tract to E. Gonzenback as recorded in Volume 3188, Page 1047, TCDR;

THENCE, North $58^{\circ}56'$ West, with the North line of said 150.00 acre tract, a distance of 1857.88 feet to angle point, same being the most Northerly Northwest corner of said 150.00 acre tract and the Northeast corner of said 97.212 acre tract;

THENCE, North $58^{\circ}56'$ West, with the North line of said 97.212 acre tract, a distance of 3185.81 feet to an iron rod found for the Northwest corner of said 97.212 acre tract, same being an internal corner of that certain tract to E. Weiss as recorded in Volume 681, Page 216, TCDR;

THENCE, South $34^{\circ}17'$ West, with the West line of said 97.212 acre tract, a distance of 337.78 feet to an angle point;

THENCE, South 32°35' West, with the said West line of the 97.212 acre tract, a distance of 1185.56 feet to a point for the Southwest corner of said 97.212 acre tract, same being the most Northerly corner of said 1020.318 acre tract, same being in the common line of said Tracts 7 and 8, T. M. RECTOR ESTATE;

THENCE, South 32°35' West, with a West line of said 1020.318 acre tract, a distance of 210.79 feet to an iron rod found for internal "L" corner;

THENCE, with the North line of said 1020.318 acre tract, the following five (5) courses and distances:

- (1) North 59°42' West-437.88 feet, to an iron pipe found for angle point;
- (2) North 60°15' West-247.97 feet, to an angle point;
- (3) North 59°31' West-367.73 feet, to an angle point;
- (4) North 58°55' West-356.59 feet, to an angle point; and
- (5) North 60°16' West-552.57 feet, to an iron rod found for the Northeast corner of said 1020.318 acre tract, same being in the Southeasterly right-of-way line of Fuchs Grove Road (60 feet in width);

THENCE, South 30°49' West, with the said Southeasterly right-of-way line of Fuchs Grove Road and the West line of said 1020.318 acre tract, a distance of 3706.11 feet to an iron rod found marking the Southwest corner of said 1020.318 acre tract, same being located in the Northeasterly right-of-way line of Gregg-Manor Road (80 feet in width);

THENCE, with the said Northeasterly right-of-way line of Gregg-Manor Road and the Southwest line of said 1020.318 acre tract, the following seven (7) courses and distances:

- (1) South 18°01' East-263.64 feet to a point of curvature;
- (2) In a Southeasterly direction along the arc of a curve to the right, having a radius of 613.20 feet, a chord bearing and distance of South 05°28' East-266.49 feet to a point of tangency;
- (3) South 07°05' West-342.26 feet to a point of curvature;
- (4) In a Southeasterly direction along the arc of a curve to the left, having a radius of 532.82 feet, a chord bearing and distance of South 05°05' East-224.59 feet to a point of tangency;
- (5) South 17°15' East-416.20 feet to a point of curvature;
- (6) In a Southeasterly direction along the arc of a curve to the left, having a radius of 1392.09 feet, a chord bearing and distance of South 20°40' East-165.93 feet to a point of tangency; and
- (7) South 24°05' East-118.95 feet to an iron found marking the Southwest corner of the herein described tract of land, same being at the intersection of the existing City of Manor City Limits Line;

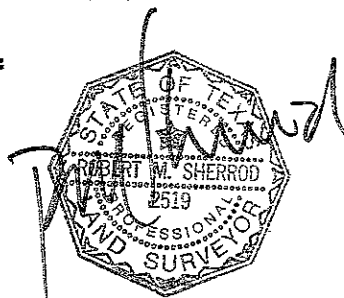
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 78°20'55" East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65°02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 956.2034 acres of land.

Compiled From Office and Field Information By:

Robert M. Sherrod, R.P.L.S.
 GEO, A Geographical Land Services Co.
 4412 Spicewood Springs Road, #1002
 Austin, Texas 78759
 RMS:ks
 May 28, 1996
 Revised: July 22, 1996
 GEO Job No. 966467



(Enlargement of notes from approved PUD plan.)



GREGG LN.

Planned Unit Developm General Land Use Plan

NOTES

Boundaries and Areas. The interior boundaries and areas shown in this plan have not been surveyed. They are approximations. An approved subdivision plat may change a boundary or area as a non-substantial amendment, but only if the PUD remains within the maximum densities and yields stated in the Land Account Table.

Non-Substantial Amendments. Non-substantial amendments to this plan may be approved by the Zoning & Planning & Planning Commission (when acting on a plat), by the City Engineer or other designated City plan reviewer, without Council action. Approval of an amendment shall be expeditiously granted if: (1) the amendment is applied for as prescribed by this plan and (2) the amendment is not a "substantial amendment" as defined. Non-substantial amendments are deemed to be in compliance with this plan, the zoning ordinance and the comprehensive plan.

Intensity of Uses; Conversion. An amendment that increases a land use intensity of an area shown in this plan is deemed to be substantial, unless there is a corresponding and equivalent decrease in the intensity in another area or areas. Intensity is measured in dwelling units (or DU's) for purely residential uses and square feet of gross building floor space (SF's) for other uses. See the Land Account Table. DU's can be converted to SF's, and vice versa, at the rate of 2,000 SF's per DU.

All Plans Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Po
MF	Multi Family	30.69	20 / Ac.	614 DU

Pe
Ordin

entail uses and square feet of gross building floor space. See the Land Account Table. DU's can be converted to SF's, and versa, at the rate of 2,000 SF's per DU.

Platts Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

(Enlargement of notes from approved PUD pl.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Parking	Min Lot size	Setbacks			Max. Height	
						Front	Rear	Side		
MF	30.69	20 / Ac.	614 DU		8,000 SF 50' width	Per Ordinance	15'	10'	10'	3 Stories
SF	531.35	4 / Ac.	2125 DU		4,500 SF 40' width	Per Ordinance	10'	10'	5'	2 Stories
PS	440.92	N/A	N/A		N/A	N/A	N/A	N/A	N/A	2 Stories
PF	48.58	N/A	N/A		N/A	N/A	N/A	N/A	N/A	5 Stories
C	44.06	1.0 FAR	1,919,108 SF		5,750 SF 50' width	Per Ordinance	25'	0'	10'	5 Stories
I	171.40	1.0 FAR	7,466,032 SF		5,750 SF 50' width	Per Ordinance	0'	0'	0'	5 Stories
Total			1267.00							

Slopes greater than 15%

(Enlargement of notes from approved PUD plan.

ADDITIONAL CONDITIONS

Because of the numerous in-depth reviews this plan has received, not only by the City Council and by the Zoning & Planning Commission, but also by the City's consultants and committees and various other engineers and land planners, and also because of the overlapping utility district jurisdiction and the associated mandatory planning for water, sewer and drainage, the following items are waived (or modified) for this plan: (i) locations and dimensions of setback areas are defined by use district and shall be specified when individual plats are approved, (ii) no fees have been established at the time this plan is submitted, so none is applicable to this plan, (iii) any necessary agreements, provisions and covenants governing use, maintenance, etc. shall be provided with each plat, (iv) additional development plans or reports are not required for this PUD, but any application for amendment must include a clear description and explanation of the proposed amendment, (v) no expiration dates are required for site plans, (vi) street patterns may be designed to encourage multiple routes through neighborhoods, so long as they do not unduly encourage through traffic, (vii) setbacks are prescribed, by land use, in the Land Account Table, (viii) curb cuts will be identified at time of building permits.

PHASING APPROACH

PHASE I SF#1, SF#2, SF#3, PF#1, PF#2, MF#1, C#3, C#4, C#5, C#6, C#7 and part of PS#1. Shall commence by Dec. 31, 1999.

PHASE II SF#5, SF#6, PF#4, MF#2, C#1, C#2, I#2 and part of PS#1.

PHASE III SF#4, SF#7, SF#8, PF#3, PF#5, PF#6, PF#7, I#1 and part of PS#1. Shall conclude by Dec. 31, 2026.

July 11, 1996

The Honorable Mayor and
City Council of Manor

RE: Cottonwood Planned Unit Development

land planning

landscape architecture

urban design

environmental graphics

At the request of your consulting city engineer, we offer the following explanation of several points in our Planned Unit Development (P.U.D.) application. It is important to keep in mind the philosophy behind the P.U.D. classification expressed in the zoning ordinance. For your convenience, we have paraphrased it as follows:

"The purpose and intent of a Planned Unit Development District is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property..." and further, "When considering a P.U.D., the unique nature of each proposal for a P.U.D. may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, e.g., without limitation, the width of surfacing of streets and highways, lot size, set backs, alleyways for public utilities, curbs, gutters, sidewalks, and street lights, public parks and playgrounds, school sites... Final approval of a P.U.D. by the city council shall constitute authority for such flexible planning to the extent that the P.U.D. as approved departs from the existing codes and ordinances."

The table below attempts to clarify "departures" from the ordinances and states the benefits of each.

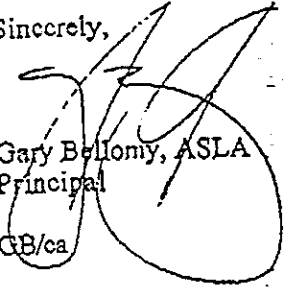
<u>Departure Item</u>	<u>Benefit</u>	
1. Width of minor street @ 24'-26' rather than 30'.	Slower vehicle speeds, more room for street trees to shade street area, less paving and impervious cover.	
2. Single family lot size at 4,500 sf likely rather than 7,500 (R-1) or 7,200 (R-2).	Allows ample room for smaller houses to be built; allows many small neighborhood parks to be included in plan.	8711 burnet road
3. Minimum lot width of 40' rather than 60'.	Makes more efficient use of land and allows large greenbelt areas to be incorporated in plan; works in harmony with curving street layouts to vary front and rear lot widths along curvature.	suite 170 austin, texas 78757 512.467.7767 phone
4. Single family setbacks of 10' front, 10' rear and 5' side yard. Multi-family setbacks of 15' front, 10' side and 10' rear.	Allows buildings to be closer to street, thus encouraging a more lively street atmosphere, allows garages to be near alleys for proper access.	512 452 2375 fax a clean cut affiliate

5. Dwelling unit density for multi-family of 20 dwelling unites/acre vs. 36 dwelling units/acre in ordinance.

Provides for a more probable suburban density of development.

We hope this summary aids in your review of the Cottonwood P.U.D., and we look forward to discussing the project next week.

Sincerely,



Gary Bellomy, ASLA
Principal

GB/ca

cc: Jim Koehn
Dick Lilly
Jim Carpenter



7/26/2023

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Shadowglen 4th PUD amendment
 Case Number: 2023-P-1551-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 Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: *Marcus Equity*

Owner: *COTTONWOOD HOLDINGS LIMITED LLC*

The Planning and Zoning Commission will meet at 6:30PM on August 9, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on August 16, 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 PUD Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

Yajat LLC
 1204 S Saddle Lakes Dr
 Abilene, TX 79602-5472
 Property ID: 247968

Moellenberg Jerry A & Marilyn
 PO Box 156
 Manor, TX 78653-0156
 Property ID: 248000

Ninh Lilian Doan Etal
 1411 Dexford Dr
 Austin, TX 78753-160
 Property ID: 240883

Shadowglen Development Corporation
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 841241

POkorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240895

Mcdonald's Real Estate Company
 PO Box 182571
 Columbus, OH 43218-2571
 Property ID: 783982

Phillips Meredith Ashley & Michael James
 16904 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942294

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377653

Leavitt Lumber Company Inc
 PO Box 96 395 South 300 East
 Kamas, UT 84036-0096
 Property ID: 784605

POHanka Timothy And Cindy Living Trust
 16904 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760463

Young Alan E & Veronica L
 16904 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760509

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 526067

Smith Tyler Cearley
 16920 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760467

Jimenez Jaime Gallardo & Uiber Gallardo GUTierrez
 16908 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760510

City Of Manor
 PO Box 387
 Manor, TX 78653-0387
 Property ID: 526070

Phairr Damian
 11312 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568213

POLLard Jeannie
 13305 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760514

Gonzales Alejandro & Alisha
 13313 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760546

Curry George Melvin & Marilyn Taylor Curry
 111 Comal Cv
 Elgin, TX 78621-5824
 Property ID: 526042

Nguyen Hoang & Hieu
 11309 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568209

Markert Rodney B & Sherry L
 11324 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 568199

Dharmarajan Mayilvahanan & Karthikeyan
 9916 Paulines Way
 Austin, TX 78717-4062
 Property ID: 940250

Tamayo Henry Cabra & Paula Andrea Lezama Romero
 14313 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940249

Leo Vera W
 11401 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568236

Camarena Ernest Jr & Lindsey J Thomas
 11405 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568235

Gautam Bishal
 14309 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940248

Jones Shannon Wm Iii
 14313 McArthur
 Manor, TX 78653-2359
 Property ID: 940229

ASC Medical 8 Holdings LLC
 885 Woodstock Rd Ste 430-330
 Roswell, GA 30075-2277
 Property ID: 710219

King Zachary & Adrienne
 13812 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568252

Lacey Marion & Brenda
 13604 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696933

MK Revocable Trust
 15215 Calaveras Dr
 Austin, TX 78717-4636
 Property ID: 696944

Rodriguez Gabriel Elias
 11205 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696909

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961983

Sybille Fabian & NIDa Haqqi-Sybille
 17309 Howdy Way
 Manor, TX 78653-2730
 Property ID: 962007

Rhodes Nefertitti
 17404 Howdy Way
 Manor, TX 78653
 Property ID: 962002

Lee Byeongju & Catalina Herrera
 17800 Claress Ln
 Manor, TX 78653-2491
 Property ID: 961963

Travis County Mud #2
 100 Congress Ave Ste 1300
 Austin, TX 78701-2744
 Property ID: 724199

**Vennam Saikrishna & POonam
 Reena Bhikha**
 4509 Night Owl Ln
 Austin, TX 78723-6076
 Property ID: 962327

Baez Family Living Trust
 14612 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962329

Huang Yizhi
 14613 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962336

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962598

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962677

Manor Independent School Distr
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 236804

Las Entradas Development
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 864848

**Protestant Episcopal Church Of
 Diocese TX**
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 845116

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 547346

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240828

Avv Foundation Inc
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568067

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 460807

Cottonwood Holdings Ltd
 54 Rainey St Apt 509
 Austin, TX 78701-4391
 Property ID: 725391

Patel Harshad & Rajeshree
 16912 Christina Garza Dr
 Manor, TX 78653
 Property ID: 942296

**Domenico AstrID Elisabeth & Nathan
 A Donham**
 16900 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942293

Tucker Debra C & Elvis L
 13112 Craven Ln
 Manor, TX 78653
 Property ID: 760484

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX 78653-2336
 Property ID: 942263

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX Us 78653-2336
 Property ID: 942263

**Blanco Krista M & Mauricio A
 Blanco Leguizamo**
 16809 Christina Garza Dr
 Manor, TX 78653-2336
 Property ID: 942264

Gonzalez Hipolito LII
 1600 Cheristina Garza Dr
 Manor, TX 78653
 Property ID: 942283

Diaz Eric Salvador
16705 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942254

Schoonmaker Daniel & Crystal
Turnbull
16812 John Michael Dr
Manor, TX 78653-3392
Property ID: 760528

Brilliott Glenda Carlene
Paul Brilliott
13201 Craven Ln
Manor, TX 78653-3390
Property ID: 760503

Diekow Bruce Brian & Miran Peak
16705 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910207

Bennett Marva A
16516 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910243

Campbell Willie Edward Jr & Mary
Elizabeth Campbell
16504 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910240

Freeman Crystal
16500 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910239

Marshall Craig Brian & Shari Dee
16428 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910238

Fields Willie & Evelyn
16900 John Michael Dr
Manor, TX 78653-3394
Property ID: 760462

Gomez Alexander Daniel
16501 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910212

Garza Daniel C & Laura R
16413 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910216

Hessel Torvald T V & Ryan Elizabeth
G Fleming
16408 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910232

Cabrera Everardo & Elizabeth
Gamez
16405 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910218

Flair Richard John & Jessica Diana
Flair
16401 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910219

CamPOs Juan Carlos
11300 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 821544

GIAZe Gordon & Patricia Michelle
Glaze
17016 John Michael Dr
Manor, TX 78653-3393
Property ID: 760535

Anderson Eric Todd & Brivery O
Miles
17017 John Michael Dr
Manor, TX 78653-3393
Property ID: 760548

Smith Audrey B Sr
10304 Ivy Jade
Schertz, TX 78154-6255
Property ID: 526041

Mcvade Cleora Estate
PO Box 288
Manor, TX 78653-0288
Property ID: 526046

Dwyer Peter A Dwyer Realty
Companies
9900 US Highway 290 E
Manor, TX 78653-9720
Property ID: 547112

Howard Russell T & Michael T
Mckee
11320 Runnel Ridge Rd
Manor, TX 78653-3873

Wallace Larimen T & Sabrena
11313 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568208

Wolfe Josefina Ortiz
17020 John Michael Dr
Manor, TX 78653-3393
Property ID: 760536

Griffin Melissa &
Christopher H
17028 Jon Michael Dr
Manor, TX 78653-3393
Property ID: 760538

Shadowglen Residential Property
Owners
Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760545

Luevano Sylvia M & Jacobo A
14321 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940251

Vierra Bella Salvador
11401 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568226

Vu Kathy
11413 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568224

Farkas Tibor W
13600 Sun Dapple Ct
Manor, TX 78653-3869
Property ID: 696922

Norton Kyle & Lisa
13436 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568625

Cong Ruby Monica
 13440 Holly Crest Ter
 Manor, TX 78653-3749
 Property ID: 568626

**Banda Felipe Dejesus & Jose
 Eduardo Tobias**
 14300 Mc Arthur Dr
 Manor, TX 78653-2359
 Property ID: 940234

ROH Jason
 14212 MacArthur Dr
 Manor, TX 78653-2358
 Property ID: 940235

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568253

Broughton John M & Glenda V
 11217 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696948

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961977

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 961979

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961990

Purcell Thad & Misty
 11521 Pillion Pl
 Manor, TX 78653
 Property ID: 568266

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961986

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 962005

**Colmenero Eduardo & Michelle
 Marquez**
 17212 Howdy Way
 Manor, TX 78653-2729
 Property ID: 961969

LGI Homes-Texas LLC
 1450 Lake Robbins Dr Ste 430
 The Woodlands, TX 77380-3294
 Property ID: 961960

Purram Malla Reddy
 17816 Claress Ln
 Manor, TX 78653-2491
 Property ID: 962077

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962321

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962425

Kim Jinhwan & Heesoon Park
 14716 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962322

Guajardo Kathy Ann
 14708 Kira Ln
 Manor, TX 78653
 Property ID: 962324

Thummala Venkata Reddy & Sailaja
 14704 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962325

Ortego Craig
 14717 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962341

**Shadowglen Residential Property
 Ownership Association Inc**
 11525 Shadowglen Trace
 Manor, TX 78653
 Property ID: 962607

Yoo Young Eun
 14608 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962330

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962335

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962681

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962678

Manor Independent School District
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 500910

Cottonwood Holdings Ltd
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 725401

Llano Las Entradas I LLC
 1537 Singleton Blvd
 Dallas, TX 75212-5239
 Property ID: 240888

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568065

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 815596

K-N Corporation
 1717 W 6th St Ste 330
 Austin, TX 78703-4791
 Property ID: 240882

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240893

**Shadowglen Development
 Corporation**
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 860829

Coupland State Bank
 PO Box 616
 Mckinney, TX 75070-8141
 Property ID: 377657

Rivera Margarito & Janie
 13109 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760516

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 942266

Cho Hwa & Jung J Cho
 16804 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942268

Yang Julie O
 16701 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942255

Buitink Nickolas & Joseph
 16604 Christna Garza Dr
 Manor, TX 78653-2164
 Property ID: 910246

Silva David Mark Jr & Natalia Nicole
 Longway
 16600 Christina Garza Dr
 Manor, TX 78653-2164
 Property ID: 910245

Loveland Tim James & Rosa Elena
 16520 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910244

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377653

King Donald Keith & Cynthia Lee
 Flores
 16808 John Michael Dr
 Manor, TX 78653-3392
 Property ID: 760527

Wagner James Andrew
 16701 Edwin Reinhardt Dr
 Manor, TX 78653-2159
 Property ID: 910208

Sekhar Sathish Kumar M
 16421 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910214

Schneider Harold
 7709 Palacios Dr
 Austin, TX 78749-3126
 Property ID: 526065

Hearne Rayfield Jr & Riette S
 16908 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760464

Johnson Marlon Anton & Melanie
 Wilkes
 16912 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760465

Grant Lester Lee Jr & Robyn Dean
 11308 Runnel Ridge Rd
 Manor, TX Usa 78653-3873
 Property ID: 568212

Sanchez Alvaro & Monica
 17004 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760532

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568629

Curry George M Sr & Marilyn T
 Marilyn Taylor Curry
 111 Comal Cv
 Elgin, TX 78621-5824
 Property ID: 526043

Kylberg Lanny M & Lee
 11321 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568206

Yancey Brandon Drew & Leticia
 11404 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568204

Lapeyra-Gutierrez Adriana O & Juan
 Gutierrez
 11332 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 568201

Crump Gerald R
 11312 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696914

Kelley Scott Charles & Nancy
 Elizabeth
 17024 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760537

Vazquez Edgar I & Laura M
 11420 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568229

Ramos Kathleen Ann
 13604 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696923

Alexander Franchetta Evon
 13601 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696931

Lang Nikkolette C
 14304 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940255

Pinedo Juan & Rosie
 14305 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940247

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961975

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568230

Lee Sun Gorn
 13804 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568250

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568685

Park Chan Woong
 12026 Reichling Ln
 Whittier, CA 90606
 Property ID: 940226

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961982

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961991

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961984

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 961972

Scott Fennis G & Mae K Scott
 11525 Pillion Pl
 Manor, TX 78653-3690
 Property ID: 568267

Cobb Thomas David & Marcelina
 13721 Shadowlawn Trce
 Manor, TX 78653-3693
 Property ID: 568259

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830450

**DiAZ Ramon & Maria
 Revocable Trust**
 17517 Canyonwood Dr
 Riverside, CA 92504-8810
 Property ID: 568271

Lange Peter
 11616 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 697017

Egbuonye Victor C & Sheila D
 11613 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 568273

**Murphy Tara Louis Revocable Living
 Trust**
 3029 Market St
 San Francisco, CA 94114-1824
 Property ID: 697018

Smith George & Karen Smith
 13712 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697012

Wilson Dejuane & Teena Dozier
 17312 Howdy Way
 Manor, TX 78653
 Property ID: 962004

Rodriguez Jesse & Alma Pioquinto
 17716 Claress Ln
 Manor, TX 78653-2727
 Property ID: 961965

White Sherman Jr & Sylvia M
 13720 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697020

Molad Mickey Jonathan & Rachel
 13724 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697021

**Pizzatti Luis Rafael Rodriguez &
 Greiby Marleny Guillen Morales**
 17801 Claress Ln
 Manor, TX 78653
 Property ID: 961997

Hayes Ronald W & Roxanne Selene
 14804 Kira Ln
 Manor, TX 78653
 Property ID: 962319

**Hollenbeck Shannon Renee & Milad
 Davoodi**
 14701 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962338

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962334

Shippen Family Trust
 PO Box 9167
 Springfield, MO 65801-9167
 Property ID: 841238

**Shadowglen Development
 Corporation**
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 783981

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377654

Lawson Erica
 13104 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760519

Rohm Timothy Mark & Bonnie Jean
 22295 Mission Hills Ln
 Yorba Linda, CA 92887-2708
 Property ID: 942289

**Brower Ashley Hamilton
 Philip**
 16716 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942287

Ayala Jonathan Carl
 16708 Christina Graza Dr
 Manor, TX Usa 78653-2335
 Property ID: 942285

Chadda Vikash
 13101 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760460

Crosby Melody Lynette
 16713 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942252

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377651

**Lopez Nereida Sofia & Christian
 Lopez**
 16508 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910241

Nolton Allison Elizabeth & Sean
 16420 Christina Garza Drive
 Manor, TX 78653
 Property ID: 910236

City Of Manor
 PO Box 387
 Manor, TX 78653-0387
 Property ID: 526036

Moales Eric & Cicely
 16901 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760498

**Herrera Villaverde Sergio & Isabel
 Sanchez Tello**
 16509 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910210

Perez Armando & Paula P Rabago
 16417 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910215

Duran Fernando & Noemi Duran
 16404 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910231

Quin Gerald & Chanphen
 17001 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760494

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 526069

Garza Adam Anthony Jr
 11306 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 821546

Moales Demetrius Roshawn
 16924 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760529

Brennick Adam & Amelia
 17005 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760493

**Brannen Russell Frederic Iii &
 Jennifer Leigh Brannen**
 17009 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760550

**Anspaugh Robert John & Elinor
 Pisano**
 17008 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760533

Lemere Curt & Janis Sapperstein
 17012 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760534

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 940281

Timmermann Geraldine
 PO Box 4784
 Austin, TX 78765-4784
 Property ID: 824766

Avra Alex & Nuzhat
 11408 Runnel Ridge Rd
 Manor, TX 78653-3874
 Property ID: 568218

Montemayor Michael
 11408 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568205

Skiles Erik D & Melissa Pink-Skiles
 13328 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760540

Reed Ricky
 3668 Grand Point Ln
 Elk Grove, CA 95758-4638
 Property ID: 568219

Johnson D Kirk Sr & Sondra D
 11228 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696918

Yamashiro Maria & Robert T
 13448 Holly Crest Ter
 Manor, TX 78653-3749
 Property ID: 568628

Wright Nathan Thomas
14308 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940254

Saylor Jacob Harrison
14312 McArthur Dr
Manor, TX 78653-2359
Property ID: 940231

Shadowglen Residential
Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 568260

Hurst Jasmine E
11509 Pillion Pl
Manor, TX 78653-3690
Property ID: 568263

Villalobos Fay Rosenberg & Louis
11533 Pillion Pl
Manor, TX 78653-3690
Property ID: 568269

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961985

Lawrence Kenneth R & Mary E
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 962003

Gonzalez Hector Jr
17817 Claress Ln
Manor, TX 78653-2491
Property ID: 962000

Ayala Mario & Sandy
17804 Claress Ln
Manor, TX 78653-2491
Property ID: 961962

Flamer Paul Douglas
14808 Kira Ln
Manor, TX 78653-2691
Property ID: 962318

Braden Family Trust
14812 Kira Ln
Manor, TX 78653
Property ID: 962317

Blea Vanessa Darene
14700 Kira Ln
Manor, TX 78653-2692
Property ID: 962326

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962680

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962597

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962613

Manor Lodging Development LLC
29711 S Legends Village Ct
Spring, TX 77386-2036
Property ID: 725803

Ninh Lilian Doan Etal
1411 Dexford Dr
Austin, TX 78753
Property ID: 240884

Cottonwood Holdings Ltd
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 834308

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 877922

Metro H2o Ltd
P.O. Box 1119
Dripping Springs, TX 78620
Property ID: 526013

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 248029

8700 North Lamar Ltd
3267 Bee Caves Rd Ste 107
Austin, TX 78746-6773
Property ID: 240824

Lind Ella L
10011 Taylor Ln
Manor, TX 78653-4712
Property ID: 240827

290 Manor LLC
7-Eleven, Inc. P.O. Box 711
Dallas, TX 75221
Property ID: 377648

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 726008

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377654

Norton Vickie Renee
16908 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942295

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377651

Herman Ian & Lauren
13105 Craven Ln
Manor, TX 78653-3389
Property ID: 760515

Liefschultz Jake Randall
13116 Craven Ln
Manor, TX 78653-3389
Property ID: 760483

Perry Homes LLC
 9000 Gulf Fwy
 Houston, TX 77017-7018
 Property ID: 942261

Fernandez Richard Angue
 16812 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942270

**Winterroth Edmund And
 Revocable Trust**
 2020 Denton Dr
 Austin,
 TX 78758-4504

**Leber Glen J & Cindy L Handwerk-
 Leb**
 16704 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942284

City Of Manor
 105 E Eggleston St
 Manor, TX 78653-3463
 Property ID: 816134

Williams Joyce B
 13113 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760526

**Betancourt-Banda Beatriz M & Martin
 Banda**
 16700 Edwin Reinhardt Dr
 Manor, TX 78653-2159
 Property ID: 910247

Francisco Glen & Nedra
 16512 Christina Garza
 Manor, TX 78653-2163
 Property ID: 910242

Moore Lena & Eugene Jr
 16513 Christine Garza Dr
 Manor, TX 78653-2163
 Property ID: 910209

Hernandez Juan
 16813 John Michael Dr
 Manor, TX 78653-3392
 Property ID: 760500

Lee Donnie R & Ronda D
 13209 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760505

Deleon Guadalupe & Diana Gamboa
 13213 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760506

**Pruitt Jonathan Daniel & Meghan
 Elizabeth Laurin**
 16409 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910217

**Tiger Audrey E M & Anthony Wayne
 Tiger**
 16412 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910233

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 804535

Russell Merrill W Iii & Linda M Russell
 16913 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760496

Larson Bryan & Ashley
 16905 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760511

Mcvade Connie E
 PO Box 2175
 Hammond, IN 46323-0175
 Property ID: 526039

Black Albert L & Kathy N
 11304 Runnel Ridge Rd
 Manor TX 78653-3873
 Property ID: 821545

Villalobos Gisela & Artemio
 11301 Runnel Ridge Rd
 Manor TX Usa 78653-3873
 Property ID: 568211

Mcvade Connie E
 PO Box 2175
 Hammond In 46323-0175
 Property ID: 526040

**Youngblood Saintjovite & Gloria
 Teresa Yee**
 11404 Runnel Ridge Rd
 Manor, TX 78653-3874
 Property ID: 568217

Wood Lori C
 11336 Terrace Way
 Manor, TX 78653
 Property ID: 568202

De La Pena Yvonne
 11300 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696912

**Jankowiak Jon L & Shauna R Life
 Estate**
 13320 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760542

Hfs Brothers Investments LLC
 107 Ranch Road 620 S Ste 350
 Lakeway, TX 78734-3980
 Property ID: 707692

Spitzengel Bruce
 1711 Oak Shade Dr
 Sugar Land, TX 77479-6480
 Property ID: 568227

Small Lakesha
 13605 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696930

Cervantes Julie & Able
 11304 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696916

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568684

Yakubek Ronald
 14213 Sage Blossom Dr
 Manor, TX 78653-2343
 Property ID: 940244

Turnquist Anthony John & Hannah
 Kathleen Keating
 14317 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940230

Lank Alexandra Noelle
 14308 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940232

Montgomery Cara Rae & Michael
 Lawre
 147 Kellogg Ln
 Bastrop, TX 78602-3214
 Property ID: 568262

Kelly Diana
 13808 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568251

Sneed Karlton John & Brenda Kay
 Sneed
 13601 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696942

Donnelly Lisa G
 13605 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696941

Saleh Sam F & Gaukhar
 Kanlybayeva
 11209 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696910

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961973

Scf Rc Funding Iv LLC
 902 Carnegie Center Blvd Ste 520
 Princeton, NJ 08540-6531
 Property ID: 830449

Chavarria Jeremy
 11513 Pillion PI
 Manor, TX 78653-3690
 Property ID: 568264

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961989

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961987

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830451

13100 Fm 973 Inc
 10095 Us Highway 290 E
 Manor, TX 78653-0539
 Property ID: 568070

Gonzales Kristen & Jacob
 11608 Pillion PI
 Manor, TX 78653-3691
 Property ID: 568255

Lick Dustin S & Heather L
 17701 Claress Ln
 Manor, TX 78653
 Property ID: 961994

Mura Raymond C & Linda S
 11700 Pillion PI
 Manor, TX 78653-3767
 Property ID: 697052

Sanchez Arturo & Sanjuana Perez
 Sanchez
 13717 Shadowglade PI
 Manor, TX 78653-3768
 Property ID: 697025

Shadowglen Residential Property
 Owners Association Inc
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962362

Randle Lamont & Sharla M
 11709 Pillow PI
 Manor, TX 78653
 Property ID: 697026

Bichugatti Kiran & Shivani V
 Thanalapati
 14616 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962328

Jackson Adrian Jerome & Carol
 Michelle Jackson
 14209 Kira Ln
 Manor, TX 78653
 Property ID: 962339

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962345

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 240887

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 888159

Manor Independent School Distr
 PO Box 359
 Manor,, TX 78653-0359
 Property ID: 240891

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240892

Pokorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240896

Rector Cemetery
12801 Lexington St
Manor, TX 78653-3333
Property ID: 822534

Mkr Properties LLC Series 11211 Us Hwy 290
5905 York Bridge Cir
Austin, TX 78749-2211
Property ID: 377649

Sonic Development Of Central Texas
PO Box 17788
Austin, TX 78760-7788
Property ID: 377650

Kusum Hospitality LLC
11301 Us Hwy 290 E
Manor, TX 78653-9714
Property ID: 377658

Ghulam Jeelani & Vikash Chadda
13100 Craven Ln
Manor, TX 78653-3389
Property ID: 760458

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 942298

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942297

Camara Ivan D & Evelyn G Zirena
16800 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942288

Thurman Jeff Lynn Jr & Kristeen Ann
16901 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942262

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942260

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942259

Brew Darrell Gurome
16616 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942282

Brown Brandy Nichole
16612 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942281

Ibarra Roanda Lopez Etal
16613 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942257

Lee Junhee
16704 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910248

Needles Kay Elaine
16816 John Michael Dr
Manor, TX 78653-3392
Property ID: 760461

Hauflaire Jordan & Drake Hauflaire
13205 Craven Ln
Manor, TX 78653-3390
Property ID: 760504

Harrison Chandler Court & Kathryn Paige Bouldin
16425 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910213

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 804541

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 910220

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526066

Eckman James P & Cynthia Edmondson
16916 John Michael Dr
Manor, TX 78653-3394
Property ID: 760466

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526064

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 804537

Spence Carnelia
PO Box 518
Manor, TX 78653-0518
Property ID: 526044

Curry-Ikner Dallas
1112 Autumn Sage Way
Pflugerville, TX 78660-5864
Property ID: 526045

Habte-Ab Fess & MeAZa Demissie
11400 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568216

Marino Vincent D
11305 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568210

Ruth Mark W
11400 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568203

Scott Trust
11328 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 568200

**De La Pena Yvonne & Luz Maria
Oranday**
11300 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696917

**Arellano Sonya & Nicolas Tejada
Valdez**
13600 Amber Dawn Ct
Manor, TX 78653-3868
Property ID: 696932

Anwar Shadab & Shaista Perween
11220 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696920

Joann M Hansen
11204 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696906

Wang Xiaomeng
12516 78th Ln Ne
Kirkland, WA 98034-7518
Property ID: 940246

Carreon Siggly J
14309 Mc Arthur Dr
Manor, TX 78653-2359
Property ID: 940228

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 862598

Larson Jessica
11213 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696911

Hudson Melissa A & Marc Jordan
11200 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696907

Masi Cheri & John
11201 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696908

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961976

Burrell Elliott Charles & Brenda J
13805 Calera Cv
Manor, TX 78653-3692
Property ID: 568247

Molla Syfuddin Md & Jahanara Pervin
13808 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568244

**Brazauski Adam Joseph Charles &
Bethan Grace Castle**
17700 Claress Ln
Manor, TX 78653-2727
Property ID: 961968

Vandeliwala Ismail
17708 Claress Ln
Manor, TX 78653-2727
Property ID: 961966

**Swartz Robert Walter & Joan Ruska
Benedetti**
11609 Pillion Pl
Manor, TX 78653-3691
Property ID: 568272

**Stubbs Michael Reyes & Catalina
Burgos**
17305 Howdy Way
Manor, TX 78653-2730
Property ID: 962006

Gagarin Ako & Gabriella Georgedes
17713 Claress Ln
Manor, TX 78653
Property ID: 961995

House Sharon D & Wadine Miles
11704 Pillion Pl
Manor, TX 78653-3767
Property ID: 697053

McClure Thomas Trent
14816 Kira Ln
Manor, TX 78653-2691
Property ID: 962316

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 962426

Butler Family Partnership Ltd
PO Box 9190
Austin, TX 78766-9190
Property ID: 568069

**Kirksy Mylon Jamar & Diego Israel
Rodriguez Camacho**
14813 Kira Ln
Manor, TX 78653
Property ID: 962344

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962683

Paredes Joanne & Danny Tran
14621 Kira Ln
Manor, TX 78653-2693
Property ID: 962337

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962682

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240826

**Shadowglen Development
Corporation**
9900 Hwy 290 E
Manor, TX 78653-9720
Property ID: 860828

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725396

Alexander Darrell & Veronica
16808 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942290

11311 East Hwy 290 LLC
11311 Us Highway 290 E
Manor, TX 78653-9714
Property ID: 377659

Shadowglen Residential Property
Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760459

Johnson Chelsea Ann
16709 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942253

Ladd Wendell Nelson Iii
16617 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942256

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 725370

SchnelDer Luiza H & Andrew Walt
16505 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910211

Monje Pablo Hernandez
16905 John Michael Dr
Manor, TX 78653-3394
Property ID: 760497

Banks Michael D & Rachel Banks
16921 John Michael Dr
Manor, TX 78653-3394
Property ID: 760495

Morales Jose D Aguilar
13301 Craven Ln
Manor, TX 78653-3387
Property ID: 760513

Fry Elizabeth L & Briana S
17000 John Michael Dr
Manor, TX 78653-3393
Property ID: 760531

Mitri Nicolas & Catherine Chedrawi
11317 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568207

Willis William & Tia Kenyon
13324 Craven Ln
Manor, TX 78653-3387
Property ID: 760541

Klock Lauren Nicole & Charles
Sumter Belote Iv
14316 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940252

Haisler Dustin & Amanda
11216 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696921

Jaganathan Shiva And Sudha
14300 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940256

Hooper Mikisha & Bryce R Davis
14217 Sage Blossom Dr
Manor, TX 78653-2343
Property ID: 940245

Kazmi Sajjad & Jamie Lynn
PettyJohn
13801 Calera Cv
Manor, TX 78653-3692
Property ID: 568248

Francis-Scott Angelene & Donald
Scott
13600 Branch Light Ln
Manor, TX 78653-3867
Property ID: 696943

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961993

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961992

Taylor Charles E & Jaimie Michelle
Murga
13809 Calera Cv
Manor, TX 78653-3692
Property ID: 568246

Warren Suzanne
13812 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568245

Vasquez Jose Jr
13813 Shadowlawn Trace
Manor, TX 78653-3694
Property ID: 568256

Sierra Jesus & Veronica Luna
17204 Howdy Way
Manor, TX 78653-2729
Property ID: 961971

Insignares Eliana B & Shawn
Dileonardo
11601 Pillion PI
Manor, TX 78653-3691
Property ID: 568270

Kattengell Mario
11612 Pillion PI
Manor, TX 78653-3691
Property ID: 697016

Willis Sonny & April Ann
13728 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697022

Realtron Inc
13276 Research Blvd Ste 105
Austin, TX 78750-3225
Property ID: 697023

Ewing Phillip P & Irma
13721 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697024

Lawrence Kenneth Robert & Mary
Ellen Lawrence
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 961999

**Talley Angel E Perez & Ashley M
Perez Talley**
17808 Claress Ln
Manor, TX 78653-2491
Property ID: 961961

Murphy Nicholas & Tess Rebecca
14800 Kira Ln
Manor, TX 78653
Property ID: 962320

Sanchez Glen & Sydnie J Saechow
17820 Claress Ln
Manor, TX 78653-2491
Property ID: 962076

**Taylor Derek Maurice & Alejandra
Aldana Del**
14712 Kira Ln
Manor, TX 78653-2692
Property ID: 962323

**Sangam Purnachandra Rao &
Prashant**
14809 Kira Ln
Manor, TX 78653-2691
Property ID: 962343

Guan Ping
14604 Kira Ln
Manor, TX 78653-2693
Property ID: 962331

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962679

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962612

Zeulka Theresa C Life Estate
13245 Gregg Manor Rd
Manor, TX 78653-3312
Property ID: 248003

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 240885

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240832

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240831

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725399

**Flake Michael Raymond & Linda
Marie**
16816 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942292

Allen Daniel Carl & Miguel
16812 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942291

**Gadberry Kelly Lee & Audrey Jean
Nicholson**
16712 Christiana Garza Dr
Manor, TX 78653-2335
Property ID: 942286

**Greater Texas Federal Credit U
Federal Credit Union**
12544 Riata Vista Circle
Austin, TX 78727
Property ID: 773172

Cebol Leonard G & Marlene G
13108 Craven Ln
Manor, TX 78653-3389
Property ID: 760518

Forbes Christina & Tabitha A Croft
16608 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942280

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377652

Chong Lyndsey Juliane Etal
16609 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942258

**VelAZquez Roberto & Monica
Rodriguez**
16424 Christina Garza Dr
Manor, TX Usa 78653-2162
Property ID: 910237

Stevenson Timothy & Harriet
16416 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910235

Elengold Mitchell E & Tresa L
16817 John Michael
Manor, TX 78653-3392
Property ID: 760499

**Perez Carlos & Iris CamPOs
Rodriguez**
17013 John Michael Dr
Manor, TX 78653-3393
Property ID: 760549

Ogsby Raymond Lee & Lou Ann
13412 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568619

Villarreal Miguel & Edith
11316 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568214

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 940253

Thompson Peyton
11416 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568220

**Copeland Joseph Jr & Paulette
Chatman-Copeland**
11421 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568222

Llew Keltner
PO Box 1688
Portland, OR 97207-1688
Property ID: 568221

Wall James E
11409 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568225

Howard David & Leah
PO Box 722
Manor, TX 78653-0722
Property ID: 568223

Love Nathan & Kristina Achuff
11308 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696915

Carter Richard E & RUTHie
11224 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696919

Snow Troy
11212 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696904

Henton Nettie S & Lonnie M
11208 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696905

Shadowglen Residential
11525 Shadowglen Trace
Manor, TX 78653-3878
Property ID: 568630

Winkler Howard
13444 Holy Crest Ter
Manor, TX 78653-3749
Property ID: 568627

Benavides Erin
14304 Mcarthur Dr
Manor, TX Usa 78653-2359
Property ID: 940233

Weaver Warren B
14305 Mcarthur Dr
Manor, TX 78653-2359
Property ID: 940227

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961974

Calderon Fecita Naomi
11501 Pillion PI
Manor, TX 78653-3690
Property ID: 568261

Ortiz Noel
14217 Mcarthur Dr
Manor, TX Usa 78653-2358
Property ID: 940225

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961978

De La Rosa Gabriel & Patricia
11517 Pillion PI
Manor, TX 78653-3690
Property ID: 568265

Riedl David A & Kristy L
11529 Pillion PI
Manor, TX 78653-3690
Property ID: 568268

Vanbuskirk Jr John C & Sherri L
Vanbuskirk
13809 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568257

Law Jonathan & Christine Law
17208 Howdy Way
Manor, TX 78653-2729
Property ID: 961970

Saini Sameer & Summer SIDdiqui
17704 Claress Ln
Manor, TX 78653-2727
Property ID: 961967

Jackson Travis & Tameika
13717 Shadowlawn Trce
Manor TX 78653-3693
Property ID: 697011

Sethuraman Priya
13708 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697013

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 962008

Berlin Tyler Andrew & Lauren Nicole
17720 Claress Ln
Manor, TX 78653-2727
Property ID: 961964

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961996

Keller James li & Danielle M Newlin
13716 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697019

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961998

Pettis Clarizet Rene & Jermaine
Marquest
14801 Kira Ln
Manor, TX 78653-2691
Property ID: 962342

Thompson Nicholas & Cherise
14713 Kira Ln
Manor, TX 78653-2692
Property ID: 962340



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Third Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Jefferson Triangle Marine, LP.

BACKGROUND/SUMMARY:

In September 2017, the City Council approved the Development Agreement Under Section 43,035, Texas Local Government Code with Jefferson Triangle Marine L.P. (“Developer”) and amended to among other things relocate a lift station associated with the Cottonwood wastewater treatment plant on Developer’s property. Developer is requesting that the City provide water service once decertification from Manville Water Supply Corporation is completed. The attached Third Amendment to the Development Agreement is provided for City Council consideration.

LEGAL REVIEW: Yes
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Third Amendment to Development Agreement

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve the Third Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Jefferson Triangle Marine, LP.

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

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

This Third Amendment to Development Agreement under Section 43.035, Texas Local Government Code (“**Third Amendment**”) is dated effective _____, 2023 (the “**Third Amendment Effective Date**”) and is entered into by and between the **CITY OF MANOR, TEXAS**, a Texas home rule municipal corporation (the “**City**”) and **JEFFERSON TRIANGLE MARINE, LP**, a Texas limited partnership (the “**Developer**”). The City and the Developer are sometimes referred to herein as a “**Party**” and collectively as the “**Parties.**”

RECITALS:

WHEREAS, the City and Developer previously entered into that certain Development Agreement Under Section 43.035, Texas Local Government Code dated effective September 20, 2017 and recorded as Document No. 2017197857 of the Official Public Records of Travis County, Texas (the “**Original Agreement**”) for that certain Property (as defined therein) located in the City of Manor, Travis County, Texas, as more particularly described in the Agreement; that First Amendment to Development Agreement Under Section 43.035, Texas Local Government Code dated effective December 16, 2020 and recorded as Document No. 2020247239 of the Official Public Records of Travis County, Texas (the “**First Amendment**”); and that Second Amendment to Development Agreement Under Section 43.035, Texas Local Government Code dated effective August 3, 2022 and recorded as Document No. 2023027571 of the Official Public Records of Travis County, Texas (the “**Second Amendment**”) (collectively, the “**Agreement**”);

WHEREAS, the Agreement did not contemplate the City providing water service to the Property due to the Property being within the Certificate of Convenience and Necessity (CCN) for Manville Water Supply Corporation (“**Manville**”);

WHEREAS, the Developer is seeking decertification from Manville’s water service area and desires to receive water from the City; and

WHEREAS, the Developer and the City desire to modify and amend the Agreement in certain respects as more particularly set forth in this Third Amendment including providing for water service.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

AGREEMENT:

Section 1. Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of this Third Amendment to the same extent as if fully set forth herein.

Section 2. Capitalized Terms. All capitalized terms in this Third Amendment shall have the same meanings as in the Agreement unless expressly provided otherwise herein.

Section 3. Utility Commitment (Water).

(a) Developer Decertification of Property. Developer will submit to the Public Utility Commission of Texas (“PUC”) a petition for streamlined expedited release to decertify the Property from Manville’s Certificate of Convenience and Necessity (CCN) on or before the City’s approval of the final plat for the initial phase of the development and shall thereafter diligently pursue the decertification from Manville’s CCN. The Developer shall be responsible for any and all costs of such decertification. If the Developer and Manville settle on an amount to be paid to Manville as compensation following decertification of the Property, the Developer agrees to enter into an agreement with Manville and the City prior to any agreed to settlement payment being made to Manville.

(b) City Service. Upon decertification of the Property, Developer shall prepare, with cooperation of the City, the necessary documentation and maps to include the Property within the City’s CCN and the City will submit and diligently pursue the approval by the PUC of the updated City’s CCN, with Developer providing support throughout the approval process. The Developer shall be responsible for any and all costs of such updated CCN for the City. After decertification of the Property by the PUC, the City shall provide water utility service to the Property.

Section 4. Ratification of Agreement/Conflict. Except as expressly amended hereby, the Agreement and all rights and obligations created thereby or thereunder are in all respects ratified and confirmed and remain in full force and effect. Where any section, subsection or clause of the Agreement is modified or deleted by this Third Amendment, any unaltered provision of such section, subsection or clause of the Agreement shall remain in full force and effect. However, where any provision of this Third Amendment conflicts or is inconsistent with the Agreement, the provision of this Third Amendment shall control.

Section 5. No Waiver. Neither City’s nor Developer’s execution of this Third Amendment shall (a) constitute a waiver of any of its rights and remedies under the Agreement or at law with respect to the other party’s obligations under the Agreement or (b) be construed as a bar to any subsequent enforcement of any of its rights or remedies against the other party.

Section 6. Governing Law. This Third Amendment shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Travis County, Texas. Venue shall lie exclusively in Travis County, Texas.

Section 7. Entire Agreement. This Third Amendment, together with any exhibits attached hereto, and the Agreement, as amended by this Third Amendment, constitute the entire agreement between the Parties with respect to the subject matter stated therein, supersedes all prior agreements relating to such subject matter and may not be amended except by a writing signed by the Parties and dated subsequent to the date hereof. The Parties hereto agree and understand that this Third Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, heirs, successors and assigns.

Section 8. Covenant Running with the Land. The Agreement, as amended by this Third Amendment, shall continue to constitute a binding covenant on the Property (as defined and detailed in the Agreement) and shall run with the land. A copy of this Third Amendment shall be

recorded in the Official Public Records of Travis County, Texas. The Owner and the City acknowledge and agree that this Third Amendment is binding upon the City and the Owner and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Third Amendment.

Section 9. Captions. The captions preceding the text of each section and paragraph hereof, if any, are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Third Amendment.

Section 10. Interpretation. This Third Amendment has been jointly negotiated by the Parties and shall not be construed against a party because that Party may have primarily assumed responsibility for the drafting of this Third Amendment.

Section 11. Authority. Each party hereto warrants that each has the full legal authority to execute and deliver this Third Amendment. In addition, the individual who executes this Third Amendment on behalf of each party hereto is authorized to act for and on behalf of such party and to bind such party to the terms and provisions hereof.

Section 12. Severability. If any provision of this Third Amendment shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable, unless enforcement of this Third Amendment as so invalidated would be unreasonable or grossly inequitable under the circumstances or would frustrate the purpose of this Third Amendment.

Section 13. Anti-Boycott Verification. To the extent this Third Amendment constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2271 of the Texas Government Code, and subject to applicable Federal law, Developer represents that neither Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Third Amendment. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 14. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Third Amendment constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 15. Anti-Boycott Verification – Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Third Amendment. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity’s constitutional or statutory duties related to the issuance, incurrence, or management of debt

obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, “boycott energy company” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).

Section 16. Anti-Discrimination Verification – Firearm Entities and Firearm Trade Associations. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Third Amendment. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

Section 17. Counterparts. This Third Amendment may be executed in multiple counterparts, each of which will be deemed original, and all of which will constitute one and the same agreement. Each such executed copy shall have the full force and effect of an original executed instrument.

[signature pages follow]

EXECUTED in multiple originals, and in full force and effect as of the Third Amendment Effective Date.

CITY:

CITY OF MANOR, TEXAS,
a Texas municipal corporation

By: _____
Dr. Christopher Harvey, Mayor

Attest:

By: _____
Lluvia T. Almaraz, City Secretary

Approved as to form:

By: _____
Name: Veronica Rivera
Title: Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2023, by Dr. Christopher Harvey, Mayor of the City of Manor, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

[signatures continue on next page]

DEVELOPER:
Jefferson Triangle Marine, LP
a Texas limited partnership

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2023,
by _____, _____ of Jefferson Triangle Marine, LP, a
Texas limited partnership, on behalf of said partnership.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Development Agreement establishing development standards for the St. Joseph Catholic Church Development.

BACKGROUND/SUMMARY:

This project has largely been completed but part of their first phase of development included temporary buildings to be used for church related activities. The city has a prohibition on moving used structures into the city limits, and the portable buildings brought in by the church had been previously occupied. Additionally, accessory buildings are required to be architecturally consistent with the primary building, which typically would mean the same materials, finishes, and roofing. This development agreement allows the church to utilize the portable buildings they've already placed on the property for a period of 7 years and painting them to match the primary structure will satisfy the architectural requirements. After the term of the agreement, the buildings would need to be removed or another request made to extend the term of the agreement.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Agreement

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Development Agreement establishing development standards for the St. Joseph Catholic Church Development.

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

**DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR ST. JOSEPH CATHOLIC CHURCH DEVELOPMENT**

This Development Agreement Establishing Development Standards for the **St. Joseph Catholic Church** Development (the "Agreement") is made and entered into, effective as of the ____ day of _____, 20__, by and between the **City of Manor, Texas**, a Texas home rule municipal corporation (the "City"), and Most Reverend Joe S. Vásquez, Bishop of the Catholic Diocese of Austin, and his successors in office, for the benefit of **St. Joseph Catholic Church – Manor, Texas**, a Texas non-profit corporation (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Developer owns that certain 24.78 acre tract located in Travis County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for **use as a Catholic Church and common facilities associated uses as a Catholic Church** (the "Development"). The Developer desires that the City be able to enforce the development standards set forth herein through its building permit, inspection, and certificate of occupancy processes by this Agreement, given that Chapter 3000, Texas Government Code limits the ability of cities to enforce certain development standards governing building materials by ordinance. In addition, the Developer desires that the City allow for the concurrent review of the plats and plans submitted for the Development.
- (b) The Developer will benefit from the City enforcing the Development Standards as set forth herein because it will be more efficient and cost-effective for compliance to be monitored and enforced through the City's building permit and inspection processes and will help ensure that the Development is built out as planned by the Developer. The City will benefit from this Agreement by having assurance regarding certain development standards for the Development, having certainty that such Development Standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Section 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect for seven (7) years from the Effective Date hereof, subject to earlier termination as provided in this Agreement.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6 herein.

Section 3. Development Standards.

(a) Development Requirements.

- (i) The City agrees that Developer may place portable buildings on the Property for a temporary period of seven (7) years from the Effective Date of this Agreement (the “Temporary Period”). Upon the expiration of the Temporary Period, Developer agrees to remove all portable buildings off the Property.
- (ii) The City agrees that Section 3.06.001(a) of the City’s Code of Ordinances is modified by this Agreement to allow for the placement of used portable buildings on the Property.
- (iii) The Parties agree that Developer shall paint the exterior of the portable buildings to match the primary structure which shall satisfy the City’s requirement that buildings be architecturally consistent in accordance with Section 14.02.046(1)(l) of the City’s Code of Ordinances.

(b) Building Permits. The Developer acknowledges and agrees that compliance with Section 3(a) will be a condition of issuance of building permits and certificates of occupancy. Developer further agrees that the City may use its building permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of applications and plans, stop work orders, and disapproval of inspections for applications and/or work that does not comply with this Agreement. Applications and plans for a building permit must demonstrate compliance with this Agreement in order for a building permit to be issued. Applications for building permits must be in compliance with this Agreement, as well as the Applicable Regulations, as herein defined, in order for such application to be approved and a building permit issued. Plans demonstrating compliance with this Agreement must accompany a building permit application and will become a part of the approved permit. Any structure constructed on the Property must comply with this Agreement and the Applicable Regulations for a certificate of occupancy to be issued for such structure.

Section 4. Development of the Property. Except as modified by this Agreement, the Development and the Property will be developed in accordance with all applicable local, state, and federal regulations, including but not limited to the City’s ordinances and the zoning regulations applicable to the Property, and such amendments to City ordinances and regulations that that may be applied to the Development and the Property under Chapter 245, Texas Local Government Code, and good engineering practices (the “Applicable Regulations”). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

- (a) Developer’s rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b) This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property. The Developer and the City acknowledge and agree that

this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the

occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz
223 West Anderson Lane, #A105
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

Catholic Diocese of Austin
Attn: Chancellor
6225 E US 290 HWY
Austin, Texas 78723

with a copy to:

St. Joseph Catholic Church
Attn: Pastor
10104 Hill Lane
Manor, Texas 78653

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform

each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Entire Agreement. This Agreement, together with any exhibits attached hereto, and the Agreement constitutes the entire agreement between the Parties with respect to the subject matter stated therein, supersedes all prior agreements relating to such subject matter and may not be amended except by a writing signed by the Parties and dated subsequent to the date hereof. The Parties hereto agree and understand that this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, heirs, successors and assigns.

Section 14. No Waiver. Neither the City's nor the Developer's execution of this Agreement shall (a) constitute a waiver of any of its rights and remedies under the Agreement or at law with respect to the other Party's obligations under the Agreement or (b) be construed as a bar to any subsequent enforcement of any of its rights or remedies against the other party.

Section 15. Captions. The captions preceding the text of each section and paragraph hereof, if any, are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement.

Section 16. Interpretation. This Agreement has been jointly negotiated by the Parties and shall not be construed against a party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

Section 17. Authority. Each party hereto warrants that each has the full legal authority to execute and deliver this Agreement. In addition, the individual who executes Agreement each party hereto is authorized to act for and on behalf of such party and to bind such party to the terms and provisions hereof.

Section 18. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 19. Amendment to Agreement. This Agreement may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 20. No Joint Venture. The terms of this Agreement are not intended to and shall not be

deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the city pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 21. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. St. Joseph Catholic Church – Manor, Texas, as stated in the first paragraph of this agreement, is a third-party beneficiary. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 22. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 23. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Travis County, Texas. Venue shall lie exclusively in Travis County, Texas.

Section 24. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2271 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 25. Verification under Chapter 2252, Texas Government Code. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 26. No Discrimination Against Fossil-Fuel Companies. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the City to comply with such

Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies” shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (a) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (b) does business with a company described by (a) above.

Section 27. No Discrimination Against Firearm Entities and Firearm Trade Associations. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, (a) ‘discriminate against a firearm entity or firearm trade association’ means, with respect to the firearm entity or firearm trade association, to: (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association; and (b) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (A) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (B) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity’s or association’s status as a firearm entity or firearm trade association. As used in the foregoing verification, (a) ‘firearm entity’ means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (i.e., weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (i.e., devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (i.e., a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (as defined by Section 250.001, Texas Local Government Code); and (b) ‘firearm trade association’ means a person, corporation, unincorporated association, federation, business league, or business organization that: (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

Section 28. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 29. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which will be deemed original, and all of which will constitute one and the same agreement. Each such executed copy shall have the full force and effect of an original executed instrument.

Section 30. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description

[signature pages follow]

EXECUTED in multiple originals this the ____ day of _____, 20__.

CITY:
City of Manor, Texas
a Texas home-rule municipal corporation

Attest:

By: _____
Name: Lluvia T. Almaraz
Title: City Secretary

By: _____
Name: Dr. Christopher Harvey
Title: Mayor

DEVELOPER:

Most Reverend Joe S. Vásquez, Bishop of the Catholic Diocese of Austin and his successors in office, for the benefit of St. Joseph Catholic Church – Manor, Texas, by and through Very Reverend James A. Misko, Vicar General of the Catholic Diocese of Austin and Attorney-in-Fact for Most Reverend Joe S. Vásquez

EXHIBIT A

Property Description

METES AND BOUNDS DESCRIPTION

FOR A 24.77 ACRE TRACT OF LAND, IN TRAVIS COUNTY, TEXAS, BEING THE SAME CALLED 24.7833 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE MOST REVEREND JOHN MCCARTHY, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS IN OFFICE, RECORDED IN VOLUME 13327, PAGE 702 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND HAVING A TEXAS CENTRAL STATE PLANE NAD '83 (HARN '93) COORDINATE OF: NORTHING = 10,103,027.1 FEET AND EASTING = 3,169,253.7 FEET, FOR THE COMMON SOUTH CORNER OF SAID 24.7833 ACRE TRACT AND THE WEST CORNER OF A CALLED 24.8354 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 12597, PAGE 1543 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILL LANE (RIGHT-OF-WAY WIDTH VARIES), FOR THE SOUTH CORNER AND **POINT OF BEGINNING** HEREOF;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND THE SOUTH LINE OF SAID 24.7833 ACRE TRACT, NORTH 63° 06' 08" WEST, A DISTANCE OF 742.69 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON WEST CORNER OF SAID 24.7833 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 24.811 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 9 SUNNY PARTNERS, LP, RECORDED IN DOCUMENT NUMBER 2006189066 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE WEST CORNER HEREOF;

THENCE WITH THE COMMON WEST LINE OF SAID 24.7833 ACRE TRACT AND THE EAST LINE OF SAID 24.811 ACRE TRACT, NORTH 27° 05' 13" EAST, A DISTANCE OF 1392.87 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON NORTH CORNER OF SAID 24.7833 ACRE TRACT AND THE EAST CORNER OF SAID 24.811 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 65.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 2001144922 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR NORTH CORNER HEREOF;

THENCE WITH THE COMMON NORTH LINE OF SAID 24.7833 ACRE TRACT AND THE SOUTH LINE OF SAID 65.0 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 72° 15' 15" EAST, A DISTANCE OF 740.24 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF, AND
- 2) SOUTH 71° 25' 59" EAST, A DISTANCE OF 12.50 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON EAST CORNER OF SAID 24.7833 ACRE TRACT, AND THE NORTH CORNER OF SAID 24.8354 ACRE TRACT, FOR THE EAST CORNER HEREOF;

THENCE WITH THE COMMON EAST LINE OF SAID 24.7833 ACRE TRACT AND THE WEST LINE OF SAID 24.8354 ACRE TRACT, SOUTH 27° 05' 25" WEST, A DISTANCE OF 1512.42 FEET TO THE **POINT OF BEGINNING** HEREOF AND CONTAINING 24.77 ACRES OF LAND.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Matt Woodard, Director of Public Works
DEPARTMENT: Public Works

AGENDA ITEM DESCRIPTION:

Consideration and possible action to granting members of the Manor Arts Council to restore portions of the Manor Art Park picket fence.

BACKGROUND/SUMMARY:

Over the past several years, there has been significant weather related damage to the Manor Art Park picket fence. This project was initiated as a simple participatory expression of creativity by our Manor citizens. The city paid for the pickets and through a partnership with the Manor Arts Council this project was promoted. The Manor Art Park's pickets were painted by a few of the Manor Independent School District students with oversight by the Manor Arts Council. Since the installation of the fence, weather conditions have affected the material accelerating the fading and decomposition of the paint used on the pickets. The paint was originally supplied by Chroma. Upon the installation of the pickets, it was anticipated that a graffiti-proof Paint/Sealer be applied. It was confirmed through city staff that the sealer was not applied. The Public Works Parks Division personnel sealed the pickets this past spring (March/April).

Manor Art Council representatives have approached the Chroma Paint representative in addition to some University of Texas students with knowledge of paint and characteristics. The original indications of the cost to refurbish the exhibit ranged from \$75,000 to \$90,000. Members of the Manor Arts Council debated this proposal and soon realized that asking the City Council to expend funds from the Hotel Occupancy Tax account. The Manor Arts Council discussed further what action they could take and decided that they could serve as volunteers presenting City Council with a voluntary rehab project. The Chroma representatives have graciously donated the paint to do this work. What the Manor Arts Council (MAC) has envisioned is a part-time effort over several months whereby the members of the MAC would restore section by section using matched paint colors. No new work would be anticipated. In asking to serve as volunteers, MAC members are hopeful to remove any financial obligations for special insurance, etc. MAC would like to preserve the first private/public art project within the city limits and approve the purchase of the Chroma sealant to be applied as each section is completed.

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

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve and authorize the Public Works Parks Division to coordinate with the Manor Arts Council to restore and refurbish the Manor Art Park picket fence.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Reconsideration of the vote on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

Applicant: SAVVY ATX REALTY LLC

Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This plat was placed on the August 16, 2023 City Council agenda for consideration by City Council. The City Council voted 5-2 to deny the plat. The plat is being brought back for reconsideration by Council Member Amezcua.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council vote to approve the reconsideration of the Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Reconsideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

Applicant: SAVVY ATX REALTY LLC

Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This plat has been approved by our engineer and it is filed with a variance that the Commission and City Council can consider.

The current zoning of the property is SF-1 Single Family Suburban which has a minimum lot width of 70'. A rezoning case for TF Two-Family was filed which also has minimum lot width of 70'. The rezoning case was withdrawn at the 8/16 City Council meeting.

The requested variances are:

1. 40' lot width (70' required)
2. 20' front setback (25' required)
3. 10' rear setback (25' required)
4. 5' side setback (7.5 required)
5. 6.25:1 depth-to-width ratio (2.5:1 required)

The earliest deed creating the tract was in February 1983. There was no zoning code at the time to regulate lot widths but the subdivision code in effect (Ord. 47 dated 12-14-77) had a provision that lot widths do not exceed three times the lot depth. This tract is 250' in depth, which exceeds that regulation so had a plat been filed in 1983 it would not have been approved. Current subdivision code has a lot width to depth ratio of 2.5:1.

This tract as currently subdivided is undevelopable since it is portions of 5 lots that are 40'x50' each and only one has frontage on a dedicated right-of-way. While the tract has never been a legal lot, it has existed in its current configuration for 40 years and only through the approval of the variances can it be improved upon. When granting a subdivision variance the Planning and Zoning Commission and City Council shall consider:

1. The public convenience and welfare will be substantially served;
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
3. The applicant has not created the hardship for which relief is sought;

4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the other owners of similar and surrounding property;
5. The hardship from which relief is sought is not solely of an economic nature;
6. The variance is not contrary to the public interests;
7. Due to special circumstances, the literal enforcement of the ordinance would result in an unnecessary hardship; and
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

Planning and Zoning Commission voted to deny 6-0 because it could set a precedent and create a hardship on the remaining adjacent lots for which that owner would need variances.

The City Council voted 5-2 to deny the plat on 8/16 due to concerns about the lot's size and configuration as it relates to adjacent lots and other lots in the area.

This plat is being brought back for reconsideration by Council Member Amezcua with additional information provided by city legal.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Plat
- Deed from 1983
- Subdivision Code of 1977
- AE Lane Addition Plat Map
- Engineer Comments
- Conformance Letter
- Notice and Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback, and a depth-to-width ratio of 6.25:1.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X	

Letter of Intent

July 17, 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 request three variances' approval for the subject property. The three variances approval we seek are:

1. Setback Waiver - the side setbacks to 5', the front to 20' and the rear to 10'
2. Minimum Lot Width Variance - to reduce to 40 ft
3. "Lot Depth to Width ratio" variance – Per Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45 Lots and Blocks, (b) Lots (8) The ratio of average depth to average width shall not exceed two and one-half to one (2.5:1). However, this property Depth to Width ratio: 6.25:1 (250 ft long, 40 ft wide)

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 40 ft wide and 250 ft long, with a total of ~10,000 sqft.

Per our research, the subject property's current configuration existed in 1958. It is NOT conforming with the current Manor code of Ordinances. We are requesting to grant these variances for this lot in order to proceed with the development. Our architect designed the building in such a way that **the ratio** of the depth of each unit to the width of each unit **is as close to the Golden Ration (1.618) as possible**. The depth of each unit is 37 ft, the width of each unit is 23 ft (ratio is 1.61). Please see the attached Appendix B for the design and the rendering. We believe this duplex will add the charm and elegance to the surrounding properties and neighbors.

In this package, you will find

Appendix A: The property map/location

Appendix B: Architecture design (high level) and rendering

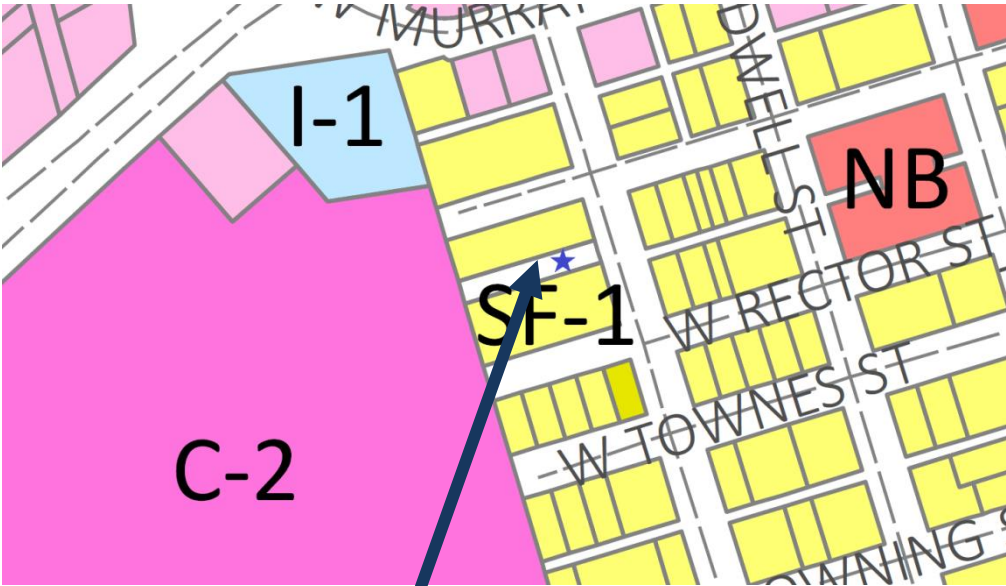
Please help to grant these requests and let me know if you have any questions.

Respectfully,

Katherine Chen

Savvy ATX Realty

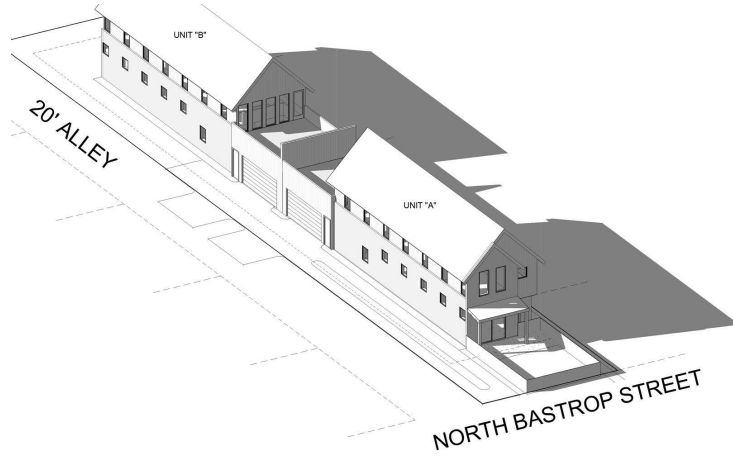
Appendix A: The property map/location



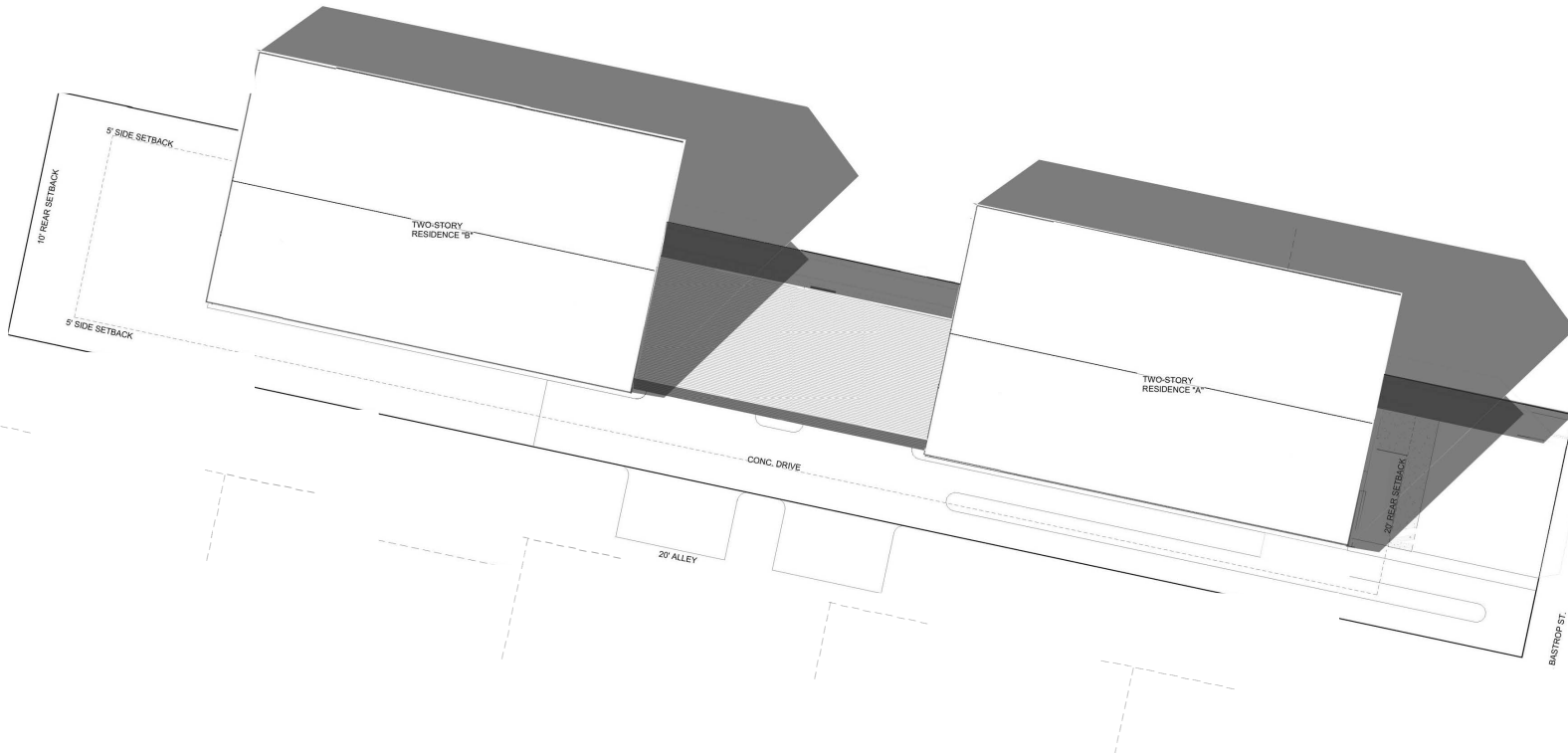
Subject Property: **707 BASTROP ST TX 78653**

Appendix B: Architecture Design (high level) and Rendering

Item 19.



3D AXONOMETRIC EXHIBIT



CONCEPT SITE PLAN INFORMATION

TOTAL	9,986 SF
BUILDING COVER	
UNIT 'A'	1,584 SF
UNIT 'B'	1,584 SF
TOTAL	3,168 SF
PAVED AREA	
DRIVEWAY	2,001 SF
SIDEWALK	658 SF
TOTAL	2,659 SF
TOTAL IMPERVIOUS COVER	4,243 SF
IMPERVIOUS COVER %	42%
PRINCIPAL STRUCTURE %	21%
PRINCIPAL/ACCESSORY %	42%

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

6.12.2023

CIRCLE + SQUARE
600 Congress Avenue
14th Floor
Austin, Texas
214.280.3527

PROJECT OWNER
Katherine Chen

PROJECT NAME
707 N. Bastrop St.
Manor, Texas 78655

COMMENTS:

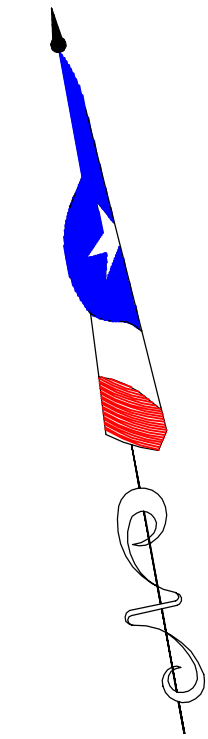
6.12.2023

ARCHITECTURAL

358

SCHEMATIC DESIGN

RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR SHORT FORM FINAL PLAT



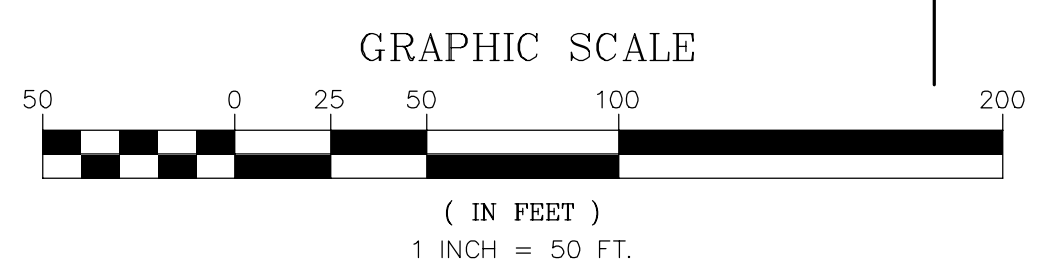
RIVER CITY PARTNERS LTD
20.00 AC
DOC# 2005128121
LOT 1 RIATA FORD MANOR

LEGEND

FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIR
BUILDING LINE BL

BENCHMARK BM:
Mag nail in asphalt;
Elevation 542.21' NAVD88

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE CENTRAL TEXAS ZONE
STATE PLANE COORDINATES, BASED ON LOCAL NETWORK
GPS OBSERVATION.



FIELD NOTES

0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, CONVEYED TO WENKAI CHEN BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTIONS BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap(premier) in the west right of way of North Bastrop Street, at the SE corner of that certain 0.2292 acre of land described in Document No. 2021189596, Official Public Records, Travis County, Texas, same being the SE corner of Lot 10, Block 1, A.E. Lane's Addition to the town of Manor, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 2, Page 223, Plat Records, for the SE corner hereof, and further being in the north line of the 20 foot alley in Block 1;

THENCE N79°37'24"W, along said alley for a distance of 249.95 feet to a 1/2" iron rod with cap(premier) found at the SW corner of Lot 6, Block 1, for the SW corner hereof, same being in the west line of a 20.00 acre tract conveyed to River City Partners LTD by deed recorded in Document No. 2005128121, Official Public Records;


THENCE N10°18'08"E along said west line hereof for a distance of 39.94 feet to a 1/2" iron rod with cap (premier) found at the NW corner hereof, also being the south line of a tract conveyed to Walter L. Robinson, being the North 75 feet of lots 6-10, Block 1;

THENCE S79°37'39"E, crossing through said lots for a distance of 249.99 feet to a 1/2" iron rod with cap(premier) found in the west line of North Bastrop Street, in the east line of Lot 10, for the NE corner hereof, from which point a 1/2" iron rod found at the NE corner of Lot 10 bears N10°15'22"E at a distance of 74.81 feet;

THENCE S10°21'28"W along the west ROW of North Bastrop Street for a distance of 39.96 feet to the POINT OF BEGINNING of this tract, containing 0.2292 acres of land, more or less.

Surveyors Certification

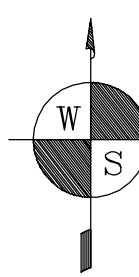
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, JANUARY 17, 2023

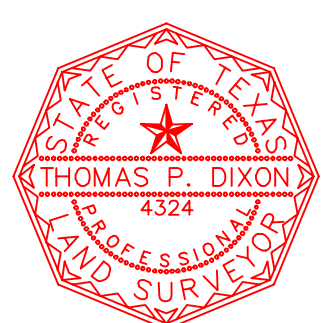


THOMAS P. DIXON R.P.L.S. #4324 7/17/23
DATE

OWNER:
WENKAI CHEN
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TEXAS 78702

LEGAL DESCRIPTION:
0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS.

 WATERLOO SURVEYORS LLC
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400
A1079P



PROPOSED 1 RESIDENTIAL LOT
PREPARATION DATE: JANUARY 17, 2023
SUBMITTAL DATE: APRIL 27, 2017

RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR
SHORT FORM FINAL PLAT

State of Texas:
County of Travis: KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, WENKAI CHEN, OWNER OF 0.2292 ACRES OF LAND OUT OF AND A PART OF THE JASPER MANOR SURVEY, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 226, PLAT RECORDS, CONVEYED TO ME BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021189596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID 0.2292 ACRES PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

RESUBDIVISION OF A PORTION OF LOTS 6-10, A.E. LANE'S ADDITION TO THE TOWN OF MANOR

AND DO DEDICATE TO THE PUBLIC FOREVER THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 202__

WENKAI CHEN
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TEXAS 78702

State of Texas:
County of Travis:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WENKAI CHEN, KNOWN KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 202__, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

JURISDICTION

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 202__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 202__.

APPROVED: _____ ATTEST: _____
LAKESHA SMALL, 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 _____, 202__.

APPROVED: _____ ATTEST: _____
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

NOTES:

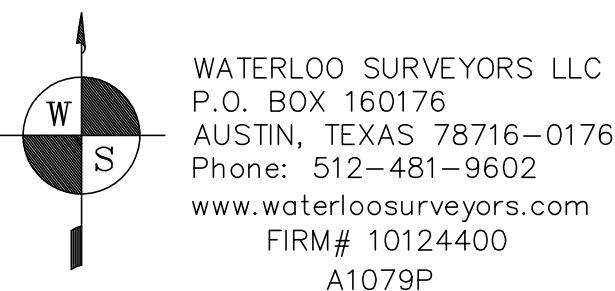
- 1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
- 2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER SUPPLY COMPANY AND TO CITY OF MANOR WASTEWATER SERVICE.
- 4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 6. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
- 7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8. BUILDING SET-BACK LINES ARE IN CONFORMANCE WITH CITY OF MANOR ZONING REGULATIONS.
- 9. NO PORTION OF THIS TRACT IS IN A FLOOD HAZARD ZONE AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD BOUNDARY MAP AS PER MAP NO. 48453C0485J, TRACT IS IN ZONE X, DATED AUGUST 18, 2014
- 10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
- 11. WATER IS SUPPLIED BY THE CITY OF MANOR.
- 12. THE PROPOSED USAGE IS RESIDENTIAL.
- 13. PLAT WILL REQUIRE A SETBACK VARIANCE.
- 14. PLAT WILL REQUIRE A LOT-WIDTH VARIANCE.
- 15. A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTROP STREET.
- 16. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
- 17. PLAT WILL REQUIRE A LOT-RATIO VARIANCE.

COUNTY CLERK

State of Texas:
County of Travis:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 202__, A.D. AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 202__ A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY DEPUTY



Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

FEB 16 83 2255 5.00

WARRANTY DEED

3-10 6028

THE STATE OF TEXAS
COUNTY OF TRAVIS

} KNOW ALL MEN BY THESE PRESENTS:

That Johnnie Mae Fisher

of the County of Travis and State of Texas for and in consideration of the sum of Ten (\$10.00) Dollars and the payment of real property taxes, and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Barbara Hutchins, whose address is 4804 B Hillspring Circle, Austin, Texas 78721 of the County of Travis and State of Texas, all of the following described real property in Travis County, Texas, to-wit:

The South Forty (40) feet of Lots 6-10, Block 1, A. E. LANE ADDITION, an addition in Travis County, Texas, according to the plat recorded in Volume 2, Page 223, Plat Records, Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all easements, covenants, restrictions and conditions of record pertaining to the above described property, as recorded in the office of the Travis County Clerk.

Grantor warrants that the above described property is her sole and separate property, acquired by descent and distribution from her mother, Carrie Sorrells

EXECUTED this 16th day of February, A.D. 19 83

Johnnie Mae Fisher
Johnnie Mae Fisher

DEED RECORDS
Travis County, Texas

7996 320

Mailing address of each grantee:

Name: Barbara Hutchins
Address: 4804 B Hillspring
Austin, TX 78721

Name:
Address:

3-10 6029

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by Johnnie Mae Fisher

16th day of February, 19 83

Cheryl D. Melrose
Cheryl D. Melrose

My commission expires:

NOTARY SEAL

May 28, 1985

Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by
of
a corporation, on behalf of said corporation.

day of

My commission expires:

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

Barbara Hutchins
4804 B Hillspring
Austin, TX 78721

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this Instrument was FILED on the
state and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamped hereon by me, on

FEB 17 1983



Loris D. Hampshire
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7996

321

to a grade parallel with the longitudinal street grade, and the ground elevation at the right-of-way line shall be not more than two (2) feet, nor less than three (3) inches above the elevation of the top of the adjacent curb. Landing walks of a width not less than eighteen (18) inches may be installed abutting the rear of the curb.

Sec. 6.5 LOTS: Standards that apply to residential lots follow.

6.501. Lot Size: All lots within subdivisions within the jurisdiction of this Ordinance, both inside and outside the City, shall meet the following conditions:

A. The depth of any lot shall not exceed three (3) times the average of the front lot and rear lot dimensions.

B. The minimum area of any lot shall be not less than seventy five hundred (7,500) square feet. For lots not to be served by sanitary sewer, where results of a percolation test prescribed by the Travis County Health Officer deems the minimum lot area insufficient, the City shall require additional area sufficient to accommodate the sanitary facilities deemed necessary by the Travis County Health Officer; provided that if the lot is within an area officially designated commercial by the City Council, then, such lot size shall be adequate to meet anticipated needs.

C. Corner lots shall have a minimum width of seventy-five (75) feet.

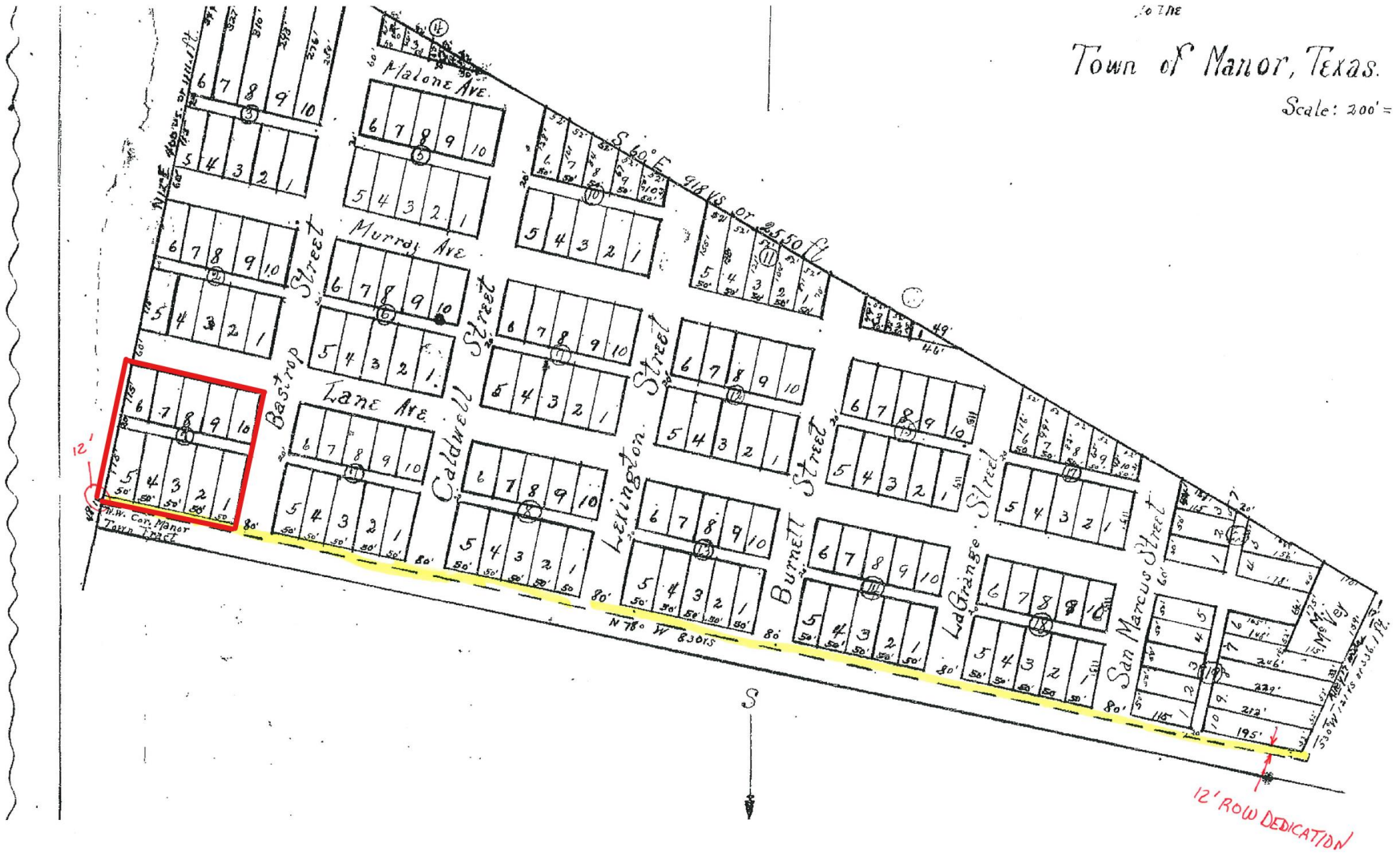
D. Minimum usable lot depths for lots backing on natural drainage easements shall be not less than one hundred (100) feet measured between front lot line and drainage easement.

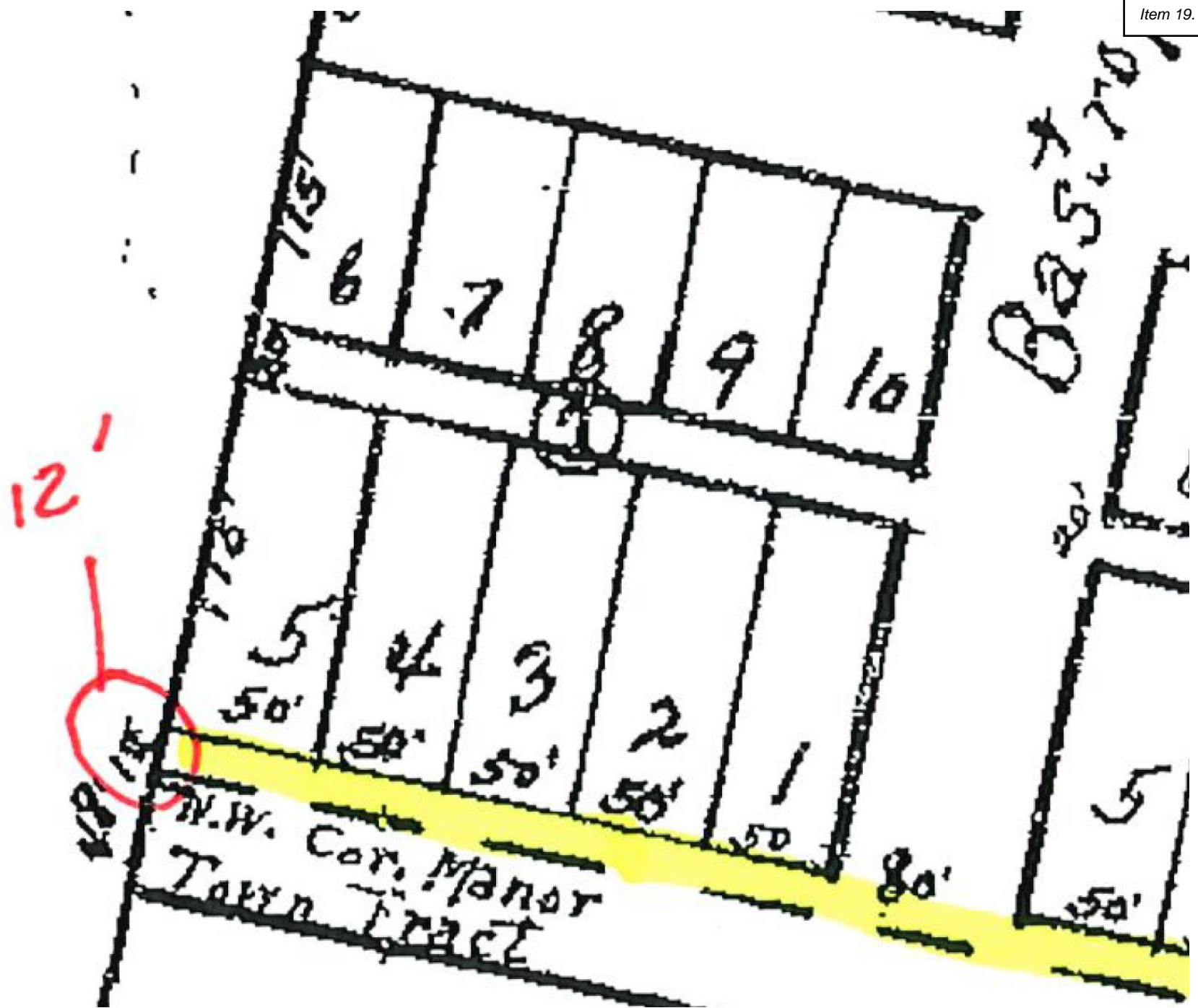
6.502. Lot Facing:

A. Street Frontage: Each lot shall be provided with the minimum frontage on an existing or proposed public street required by the Zoning Ordinance.

A.E. LANE ADDITION PLAT MAP

Town of Manor, Texas.
Scale: 200' = 1 inch.







1500 County Road 269
Leander, TX 78641

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

Date: Thursday, April 6, 2023

Katherine Chen
SAVVY ATX REALTY LIMITED LIABILITY COMPANY
100 Congress AVE STE 2000, Austin TX 78701
Austin TX 78701
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF
Job Address: 707 Bastrop, Manor, TX. 78653

Dear Katherine Chen,

The first submittal of the 707 Bastrop St Short Form Final Plat (*Short Form Final Plat*) submitted by SAVVY ATX REALTY LIMITED LIABILITY COMPANY and received on April 19, 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.

1. Note: Submit the short form final plat as one PDF, not individual sheets.
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
4. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
6. Provide the following note "Performance and maintenance guarantees as required by the City".

4/6/2023 12:13:37 PM
707 Bastrop St Short Form Final Plat
2023-P-1522-SF
Page 2

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA

Answers to Engineer Review

Item 19.

April 18, 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](#)
Permit Number 2023-P-1522-SF

Dear Mr. Dunlop,

We received the review/feedback related to “707 Bastrop St Short Form Final Plat” and revised the project plans accordingly to address the comments noted. Please see the details of our revisions below.

Engineer Review – Please see our answers in red pen below.

1. Note: Submit the short form final plat as one PDF, not individual sheets.
 - **Katherine: Done. We combined it to one PDF.**
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
 - **Katherine: The water will be supplied by City of Manor. Please see Notes 3.**
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
 - **Katherine: Done. Please see the updates in the PDF, all corners were updated.**
4. Provide the location of building setback lines, as required by the City’s Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007 \
 - **Katherine: Building setback lines were updated. Per Tyler: “The second part of comment #4 is a standard comment that the City of Manor uses, based on this Short Form Final Plat, since there are already existing utilities in the area (within existing easements) no additional easements are required.”, hence no additional easements are required.**
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
 - **Katherine: Since the sidewalk will be proposed during the construction, we added Notes 15 “15.A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTIROP STIREET.”**
6. Provide the following note “Performance and maintenance guarantees as required by the City”.
 - **Katherine: Done. Please see Notes 16. “16: PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.”**

Please let me know if you have any questions.

Respectfully,



Katherine Chen
Savvy ATX Realty



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 15, 2023

Katherine Chen
SAVVY ATX REALTY LIMITED LIABILITY COMPANY
100 Congress AVE STE 2000, Austin TX 78701
Austin TX 78701
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF
Job Address: 707 Bastrop, Manor 78653

Dear Katherine Chen,

We have conducted a review of the final plat for the above-referenced project, submitted by Katherine Chen and received by our office on April 19, 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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive.

Pauline Gray, P.E.
Lead AES
GBA



7/26/2023

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: 707 Bastrop St Short Form Final Plat
 Case Number: 2023-P-1522-SF
 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 Subdivision Short Form Final Plat with variances for 707 Bastrop St, 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 one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX with with variances from Manor Code of Ordinances, Chapter 14, Article 14.02, Division 2, Section 14.02.007(a) relating to lot width and lot setbacks and Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(8) relating to lot depth.

Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY
Owner: Wenkai Chen

The Planning and Zoning Commission will meet at 6:30PM on August 9,2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on August 16, 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.

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