



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

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## Planning & Zoning Commission Regular Meeting

Wednesday, August 09, 2023, at 6:30 PM

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

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### AGENDA

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

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

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

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

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

#### PUBLIC HEARING

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

- 3.** Conduct a public hearing on a Rezoning Application for one (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*
- 4.** Conduct a public hearing 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.  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace*
- 5.** 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*
- 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: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*
- 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*
- 8.** Conduct a public hearing on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.  
*Applicant: Claycomb Associates, Inc*  
*Owner: Manor ISD*
- 9.** 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*



## CONSENT AGENDA

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

- 10. Consideration, discussion, and possible action to approve the P&Z Commission minutes for:**
- May 10, 2023, P&Z Commission Regular Session,
  - June 14, 2023, P&Z Commission Regular Session; and
  - July 12, 2023, Commission Regular Session.

## REGULAR AGENDA

- 11. Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**  
*Applicant: Saavy ATX Realty LLC*  
*Owner: Wenkai Chen*
- 12. Consideration, discussion, and possible action on a Rezoning Application for 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*
- 13. Consideration, discussion, and possible action on a Rezoning Application for one (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*
- 14. 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.**  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace*
- 15. Consideration, discussion, and possible action 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*

- 16.** 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: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*
- 17.** 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*
- 18.** Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.  
*Applicant: Claycomb Associates, Inc*  
*Owner: Manor ISD*
- 19.** 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*
- 20.** Consideration, discussion, and possible action on a Final Plat for the Holley-Smith (Mustang Valley) Subdivision, one hundred and forty-five (145) lots on 60.416 acres, more or less, and being located near the intersection of N. FM 973 and Arnham Lane, Manor, TX.  
*Applicant: Carlson, Brigance, & Doering, Inc.*  
*Owner: KB Homes Lone Star, Inc.*
- 21.** Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).  
*Applicant: Saavy ATX Realty LLC*  
*Owner: Wenkai Chen*

## ADJOURNMENT

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

### **CONFLICT OF INTEREST**

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

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

### **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, August 04, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/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 [jalmaraz@manortx.gov](mailto:jalmaraz@manortx.gov)



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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

**Applicant:** Saavy ATX Realty LLC

**Owner:** Wenkai Chen

### BACKGROUND/SUMMARY:

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

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

This item was postponed at the April 12<sup>th</sup> and the May 10<sup>th</sup> meetings so the applicant can provide updated renderings of the proposed units. The updated renderings have been provided so the item has been brought back before the Commission.

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

**ATTACHMENTS:**

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

**STAFF RECOMMENDATION:**

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

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

# Letter of Intent

March 12, 2023

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

Re: **707 BASTROP ST TX 78653**

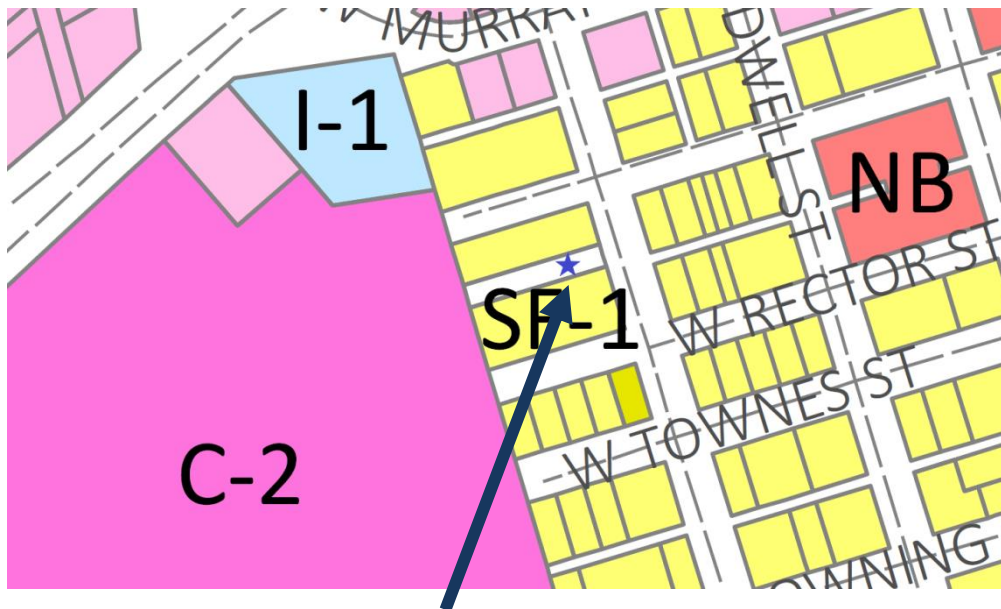
**Dear Mr. Dunlop,**

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

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

We are requesting to:

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



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

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





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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Katherine Chen'.

Katherine Chen  
Savvy ATX Realty

Appendix B: Architecture Design (high level) and Rendering

Item 1.

INTERIM  
REVIEW DOCUMENTS  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION  
Daniel B. Shearer  
Tx. Reg. No. 26562  
6.12.2023

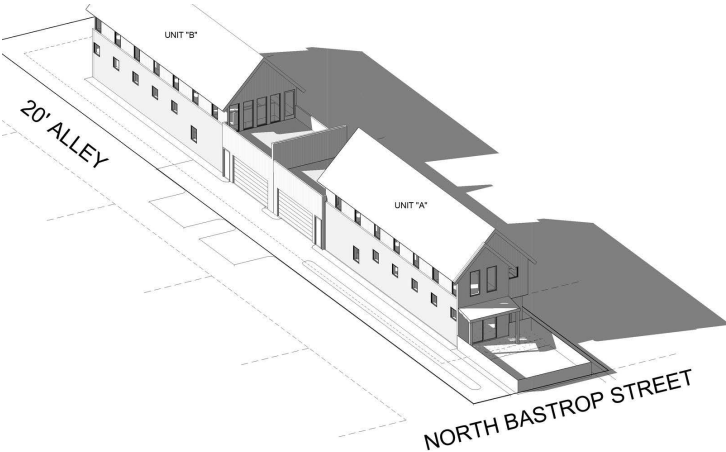
CIRCLE + SQUARE  
600 Congress Avenue  
14th Floor  
Austin, Texas  
214.280.3527

PROJECT OWNER  
Katherine Chen

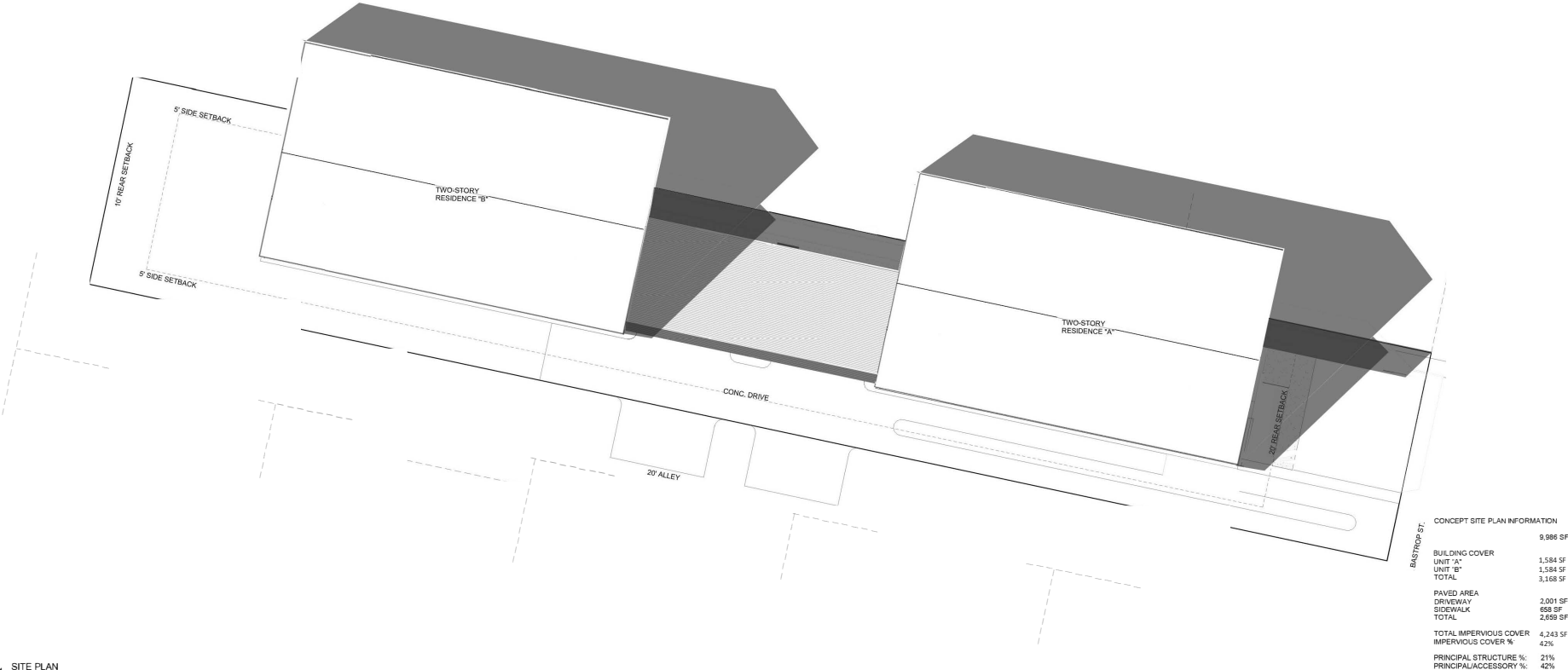
PROJECT NAME  
707 N. Bastrop St.  
Manor, Texas 78655

COMMENTS:

6.12.2023  
ARCHITECTURAL  
10



3D AXONOMETRIC EXHIBIT





6.12.2023

CIRCLE + SQUARE  
600 Congress Avenue  
Austin, Texas 78701  
214.280.3627

PROJECT OWNER  
Katherine Chen

PROJECT NAME  
707 N. Bastrop St.  
Marion, Texas 75653

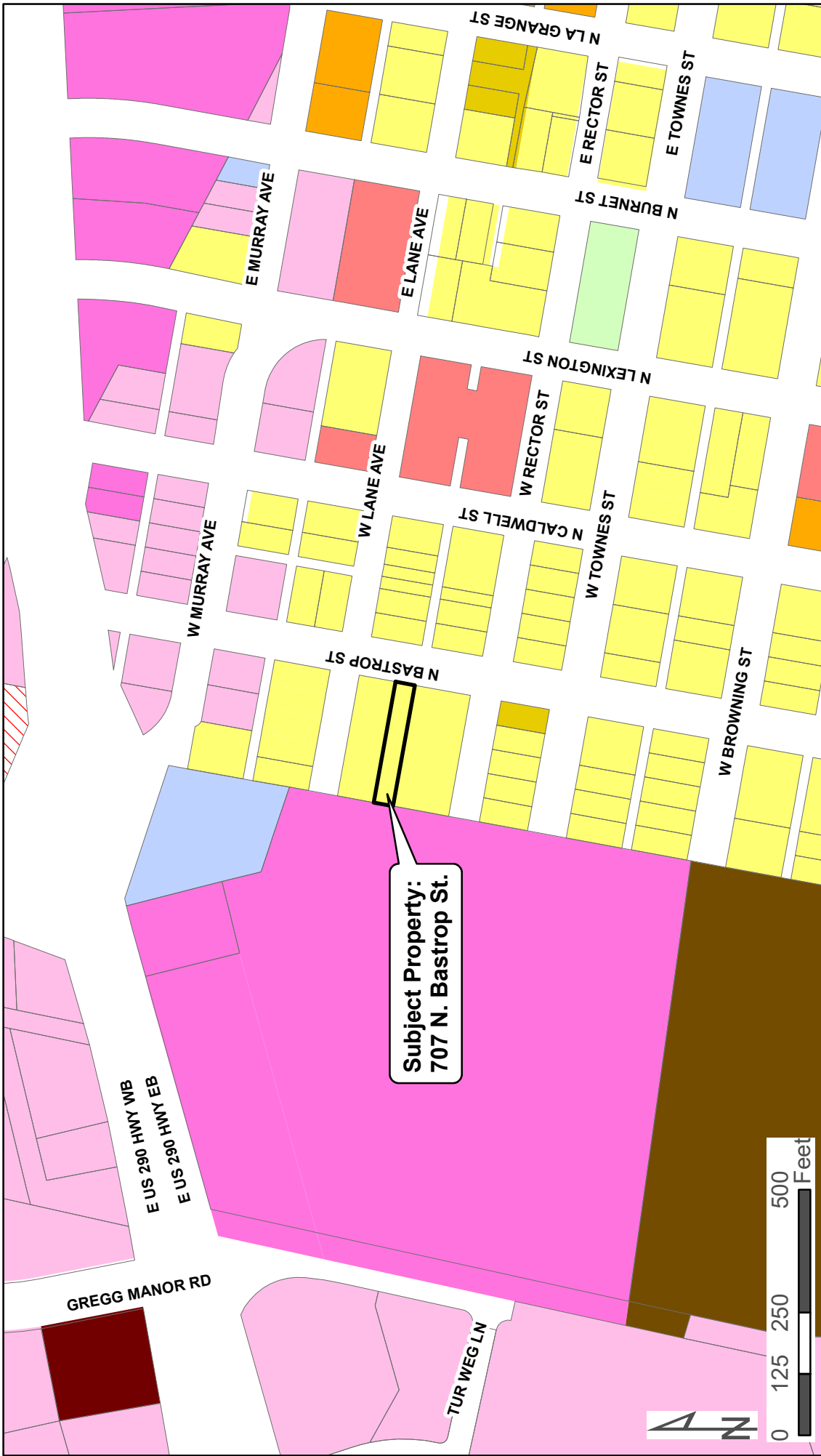
COMMENTS:


6.12.2023

EXTERIOR VIEWS







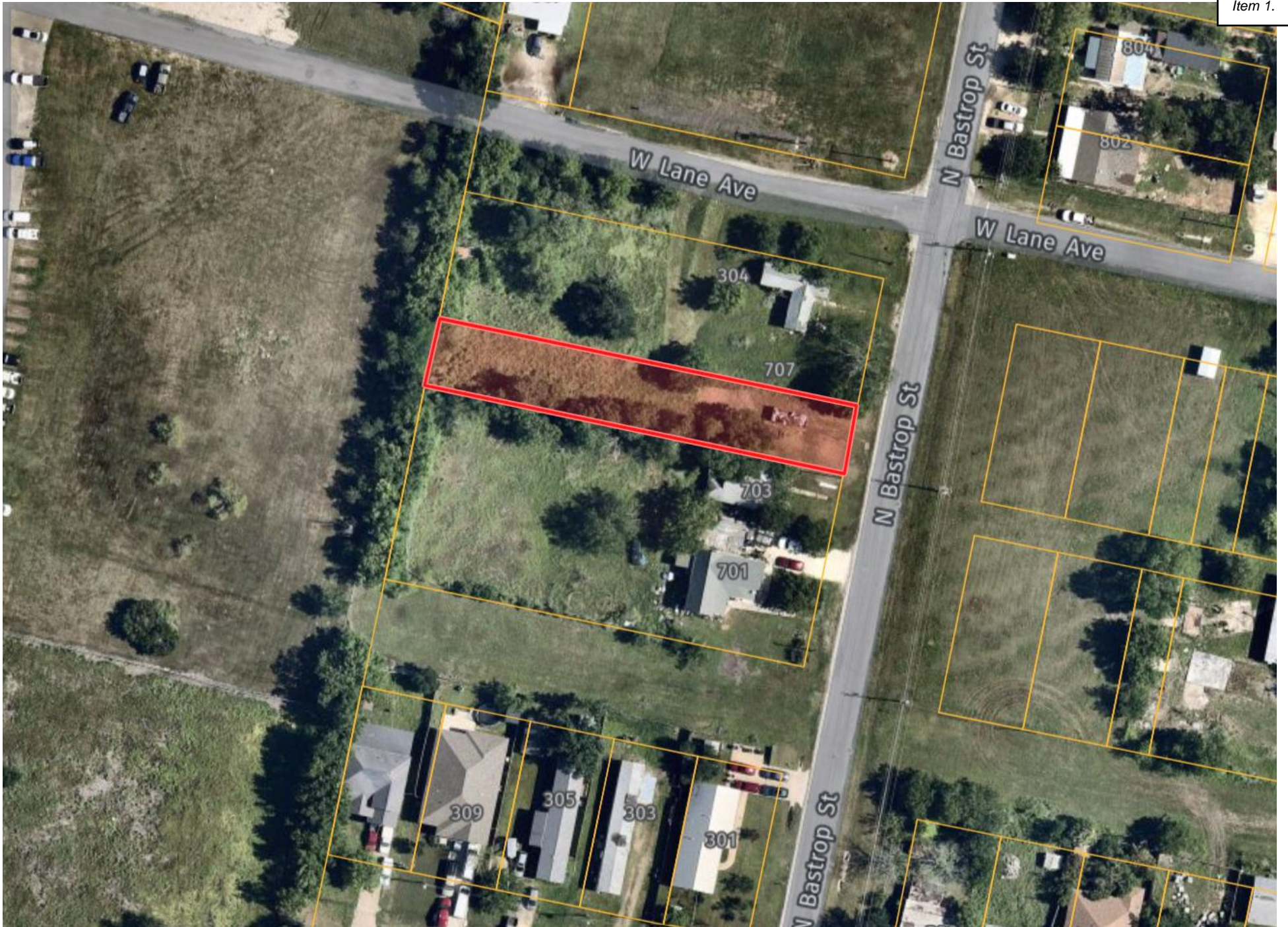
Zone		Item 1.	
GO - General Office		GO - General Office	
C-1 - Light Commercial		C-1 - Light Commercial	
C-2 - Medium Commercial		C-2 - Medium Commercial	
C-3 - Heavy Commercial		C-3 - Heavy Commercial	
NB - Neighborhood Business		NB - Neighborhood Business	
DB - Downtown Business		DB - Downtown Business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

Current:  
Single Family Suburban (SF-1)

Proposed:  
Two-Family (TF)









## COMMUNITY MIXED-USE

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

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

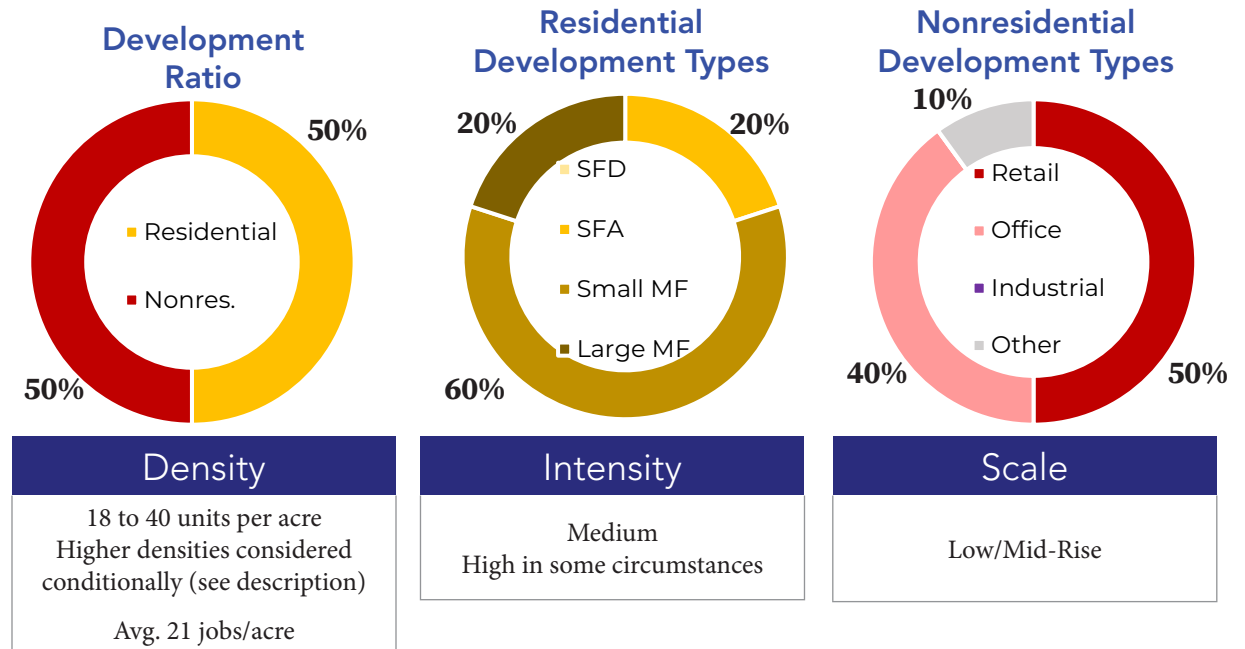
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard





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



7/26/2023

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

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

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

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

*Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY*

***Owner: Wenkai Chen***

The Planning and Zoning Commission will meet at 6:30PM on 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 Subdivision Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN TX 78702-2154

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

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

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

ECKART STEPHEN  
PO BOX 170309  
AUSTIN TX 78717-0019

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

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

ROMERO RONALDO & ANTONIA  
5808 HERON DR  
BUDA TX US 78610

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF  
8005 Briarwood Ln  
Austin TX 78757-8111

SEPECO  
PO BOX 170309  
AUSTIN TX 78717-0019

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

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

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

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

GARCIA EDWARD  
PO BOX 452  
MANOR TX 78653-0452

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

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

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

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

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



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Rezoning Application for two (2) lots on .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***

### BACKGROUND/SUMMARY:

The property at 108 W. Boyce was previously requested to be rezoned to Downtown Business by the same applicant. At the February 8<sup>th</sup> P&Z meeting, discussion was held and the rezoning request for 108 W. Boyce was recommended for denial due to the lot's small size and the remaining single-family home at 104 W. Boyce between 108 W. Boyce and 109 N. Lexington. The City Council also denied the request for 108 W. Boyce for the same reasons. The applicant has purchased the lot at 104 W. Boyce to alleviate the prior concerns as the property is now larger and there won't be a single-family residence between two commercial/mixed-use developments.

The applicant has provided a conceptual layout of 3-story mixed-use building for the property. Downtown Business zoning is consistent with the area's designation in the Comprehensive Plan's Future Land Use Map as Downtown Mixed-Use. A combination of on-site and off-site (street) parking is envisioned.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Letter of Intent
- Rezoning map
- Aerial Image
- Conceptual Site Plan
- FLUM
- Downtown Mixed-Use Dashboard
- Public Notices and Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 104 Boyce St, Manor, TX 78653**

**Property ID: 238661**

**Legal Description: W 1/2 OF LOT 16, 17 & E 1/2 OF LOT 18 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

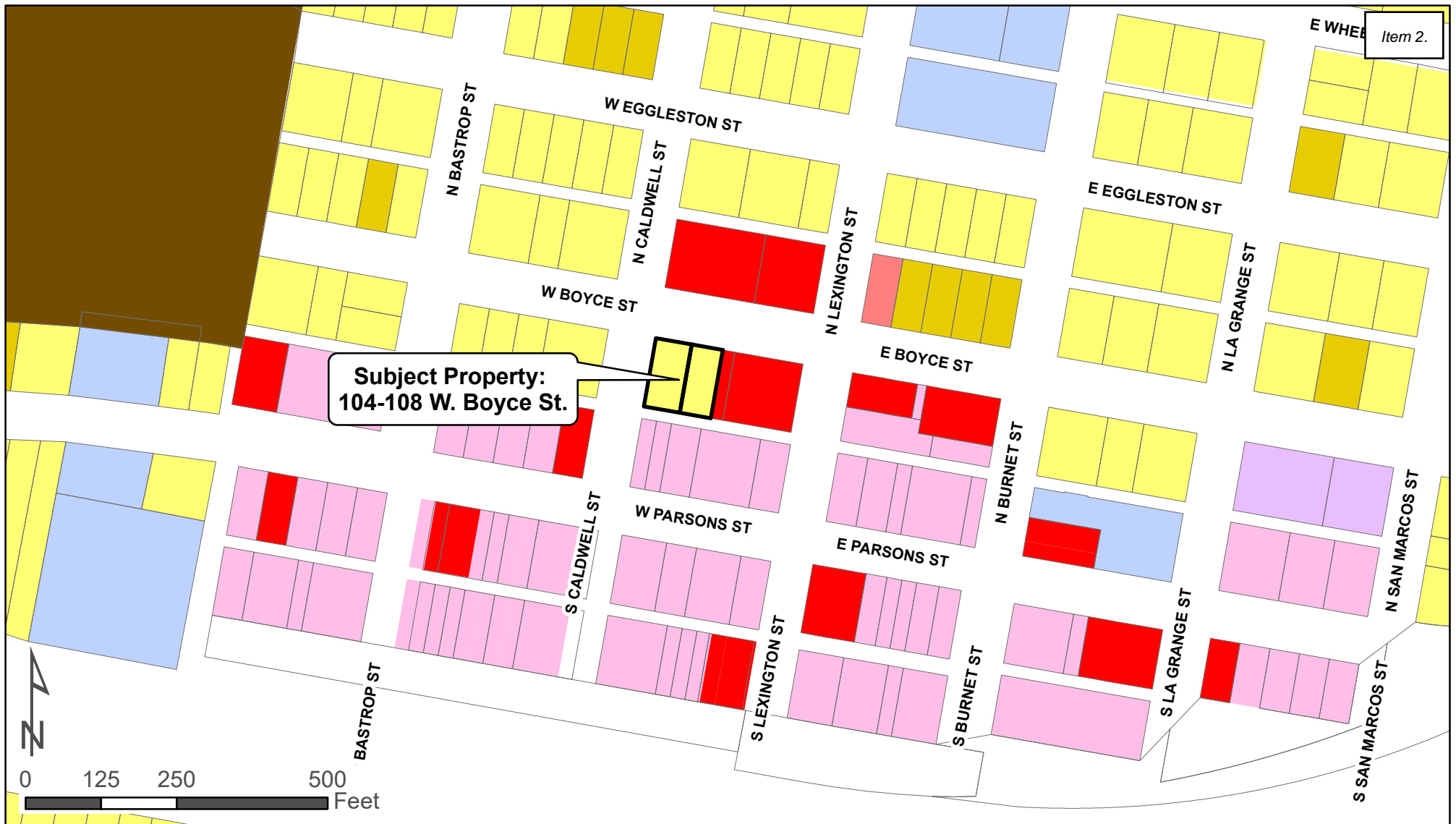
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033



Item 2.

Subject Property:  
104-108 W. Boyce St.



Current:  
Single Family Suburban (SF-1)

Proposed:  
Downtown Business (DB)

#### Zone

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



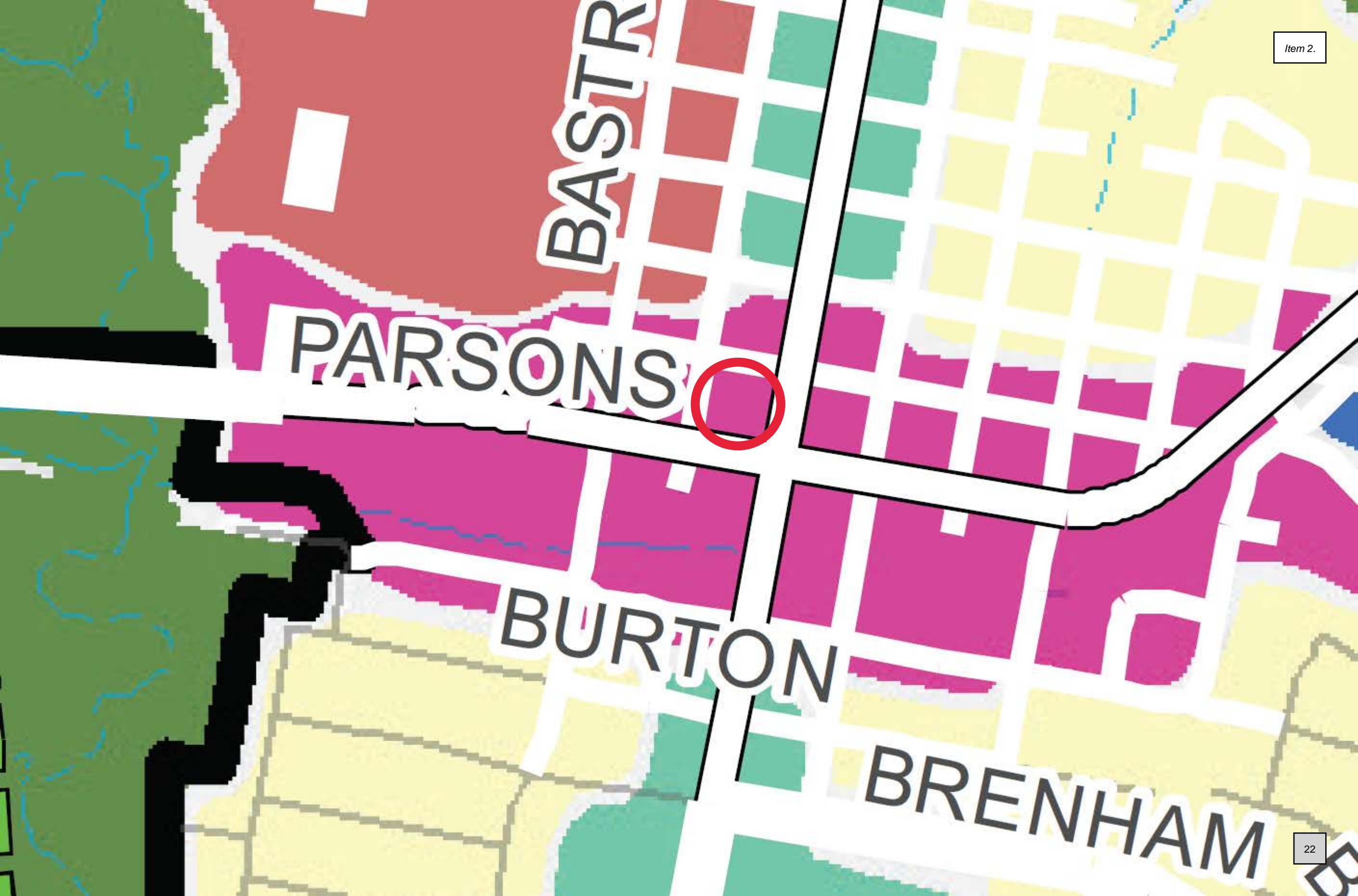
**Legend**

- 104 W Boyce
- 108 W Boyce St
- Bright Beginnings Learning Center
- Feature 1
- Feature 2
- Olga book
- Polygon Measure

Item 2.









### 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.

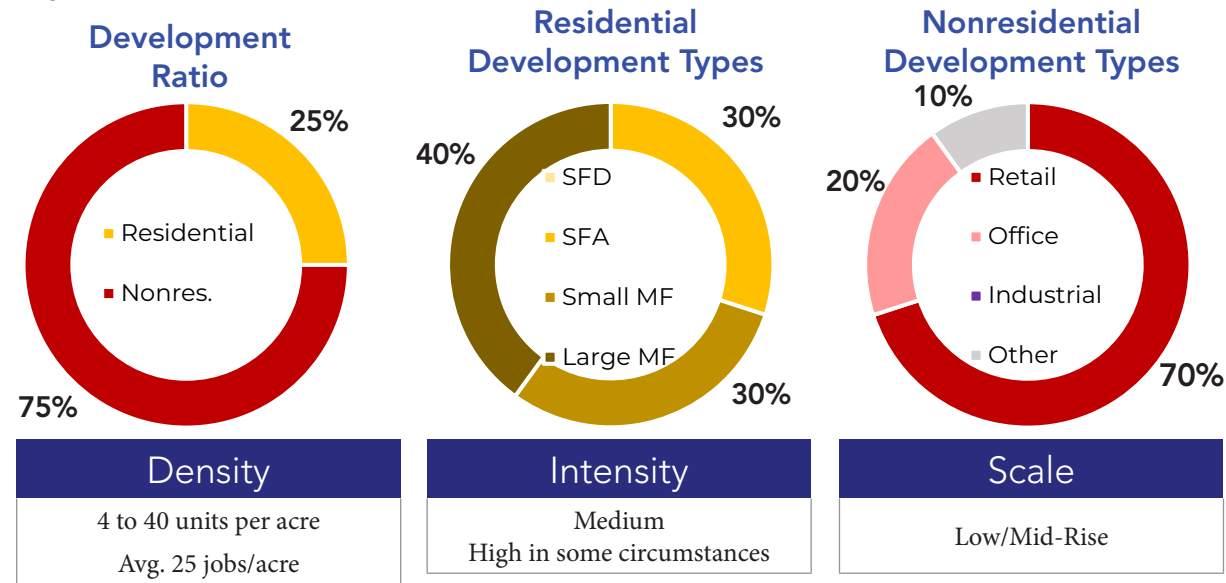
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail 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.

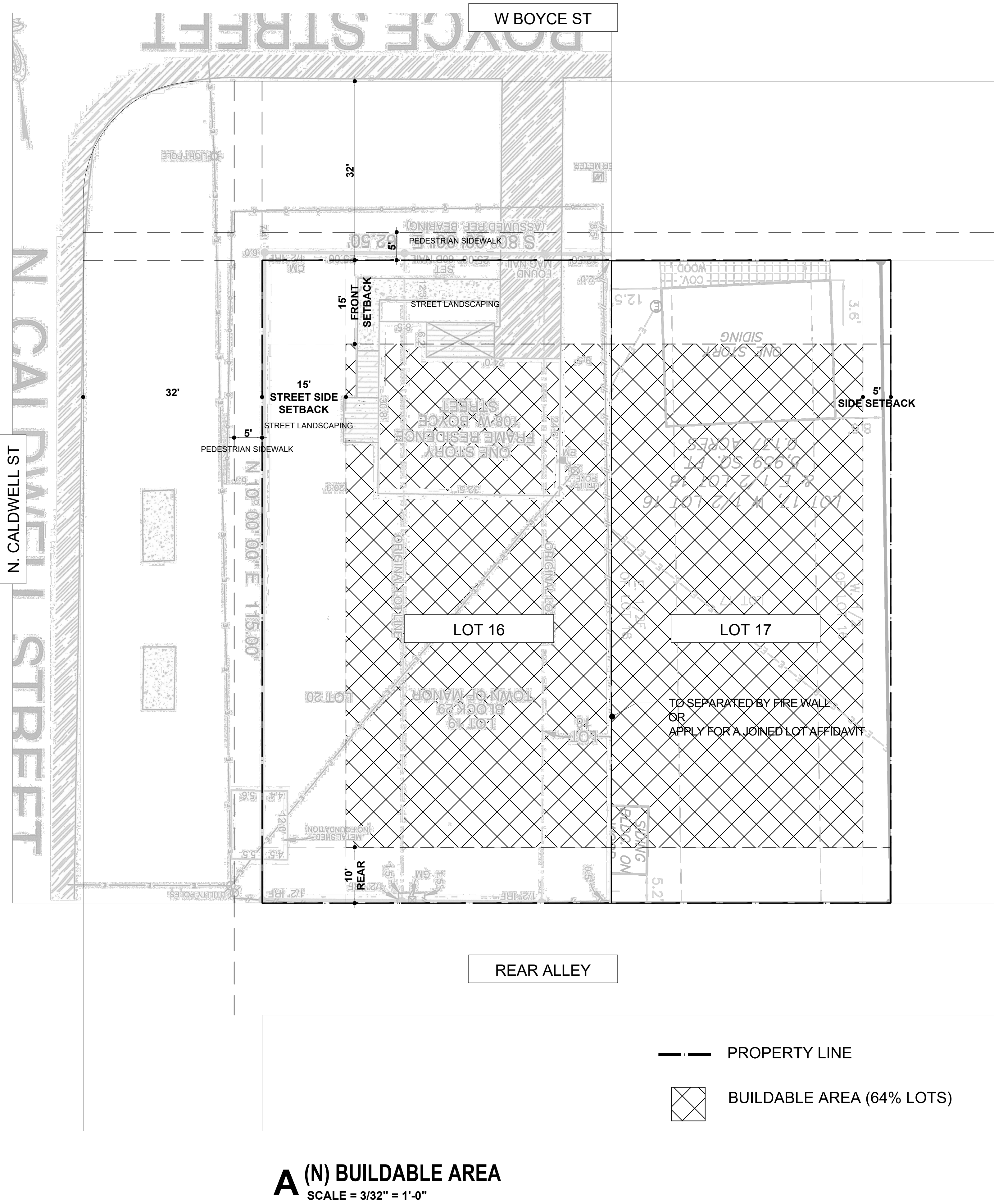
The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

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 De-tached 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, Neighbor-hood 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, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood 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 walk-ability; 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 particu-larly 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 build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





SITE INFORMATION - 108 BOYCE

Site Address: 108 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 18, 19-20 BLK 29 Town of Manor  
  
Lot Size: 0.165 acres (7,187.4 SF)

SITE INFORMATION - 104 BOYCE

Site Address: 104 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 16, 17 & E 1/2 of lot 18 BLK 29 Town of Manor  
  
Lot Size: 0.132 acres (5,749.92 SF)

BUILDING CODE ANALYSIS (DOWNTOWN BUSINESS)

Setbacks	
Front:	15 ft
Side:	0 ft with Fire-Rated Walls
Rear:	10 ft
Street Side:	15 ft
Max. Building Height:	60 ft
Max. Building Coverage:	95%
Minimum Dwelling Size:	500 SF, Historic
Max. # of Dwelling Units:	25 per Acre

PARKING ANALYSIS

Residential	1 1/2 Required for 1-Bedroom unit 2 Required for each 2-Bedroom unit 2 1/2 Required for 3+ Bedroom unit - 10% of total spaces for guests
Commercial	1 per 250 square feet

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE

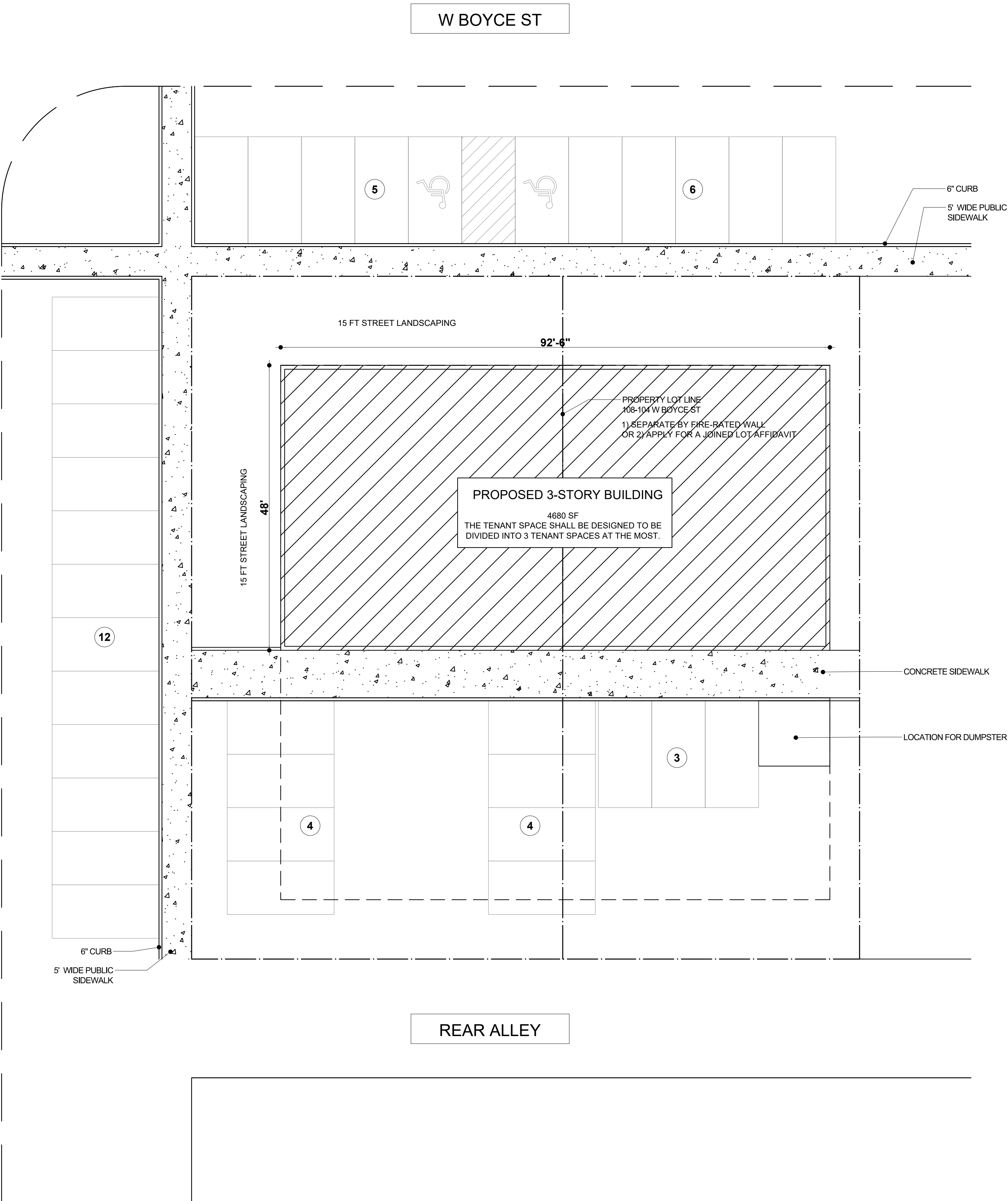
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG

ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PROJECT SUMMARY

A-0.0



ARTICLE 15.02 - PARKING STANDARDS

USE	# OF PARKING SPACES	REQUIRED	PROVIDED
RESIDENTIAL - MULTI-FAMILY	1 & 1/2 SPACE FOR EACH 1-BEDROOM UNIT	6	15
	2 SPACES FOR EACH 2-BEDROOM UNIT	8	
RETAIL SALES	ONE SPACE FOR EACH 250 SF OF RETAIL FLOOR AREA	19	19
TOTAL		34	35

A GROUND FLOOR PLAN (COMMERCIAL)  
SCALE = 3/32" = 1'-0"

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE		
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG  
ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

PRELIMINARY  
PLANS

A- 0.1





7/26/2023

## City of Manor Development Services

# Notification for a Rezoning Application

Project Name: 108 W Boyce & 104 W Boyce Rezoning from SF-1 to DB  
 Case Number: 2023-P-1541-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto: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 108 W Boyce & 104 W Boyce St., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on .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 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 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 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](http://WWW.CITYOFMANOR.ORG)

Behzad Bahrami  
PO Box 82653  
Austin TX 78708

Ramon E Jr Paiz  
PO Box 280  
Manor TX 78653

Marcos & Maria Chavez  
127 Dry Creek Rd  
Unit B Manor TX 78653

Claudie G & Sammie M Young  
PO Box 145  
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez  
PO Box 449  
Manor TX 78653

Monica Ann Castillo  
PO Box 1097  
Manor TX 78653

Veronica Michelle Donley  
204 W. Eggleston St  
Manor TX 78653

Debbie Ann & Darrell Guajardo  
2501 Goforth Rd  
Kyle TX 78640

Helen Casas  
PO BOX 223  
Manor TX 78653

Victor M & Debra B Almaguer  
3209 Ray St  
Austin TX 78702

Nora L & Jose A Jr Sanchez  
PO Box 232  
Manor TX 78653

Maria Rocha  
207 W Boyce St  
Manor TX 78653

Jesse & Julia Rocha  
PO Box 1002  
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia  
PO Box 11  
Manor TX 78653

Bradley G & Paula B Bowen  
18109 Whitewater CV  
Round Rock TX 78681

Jesse & Olivia Sanchez  
PO Box 811  
Manor TX 78653

Jose Soto & Maribella, Cortez Gonzalez,  
Jaimes  
14845 Bois Darc LN  
Manor TX 78653

Sepeco  
PO Box 170309  
Austin TX 78717

2017 Manor LLC  
203 W Parsons St  
Manor TX 78653

Barbarita Samudio Sanchez  
PO Box 142  
Manor TX 78653

Jorge Moreno  
4301 Jan St Unit B  
Harlingen TX 78550

Davis Capital Investments LLC  
PO Box 268  
Manor TX 78653

William C Gault  
PO Box 32  
Manor TX 78653

Michael E & Tabatha A Darilek  
PO Box 976  
Manor TX 78653

Virginia Z Cardenas  
PO Box 243  
Manor TX 78653

Timothy Mack Sherrod  
2705 Taft Blvd  
Wichita Falls TX 76308

120 East Boyce Street LLC  
1004 Meriden Ln  
Austin TX 78703

Ernesto Suarez  
14121 Bois D Arc Ln  
Manor TX 78653

Lundgren Edwin O Estate  
507 Arbors CIR  
Elgin TX 78621

Lopez Mar Lift Estate  
208 West Parsons  
Manor TX 78653

Ringo Ming-Ling, Yu Chi Sun, Wu  
707 Knollwood Dr  
Austin TX 78746

L&L Investment Enterprises LLC  
302 E 32nd St  
Austin TX 78705

Aurelio Jr Ponce  
200 W Parsons St  
Manor TX 78653

Billy C Duett  
Po Box 562  
Manor TX 78653

Maqil Inc  
PO Box 399  
Manor TX 78653

Moein M Hassan  
Po Box 140853  
Austin TX 78714



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Rezoning Application for one (1) lot on .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.

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

**ATTACHMENTS:**

YES

- Rezoning Map
- Aerial Image
- FLUM
- Downtown Mixed-Use Dashboard
- Neighborhood Mixed-Use Dashboard
- Notice and Mailing Labels

**STAFF RECOMMENDATION:**

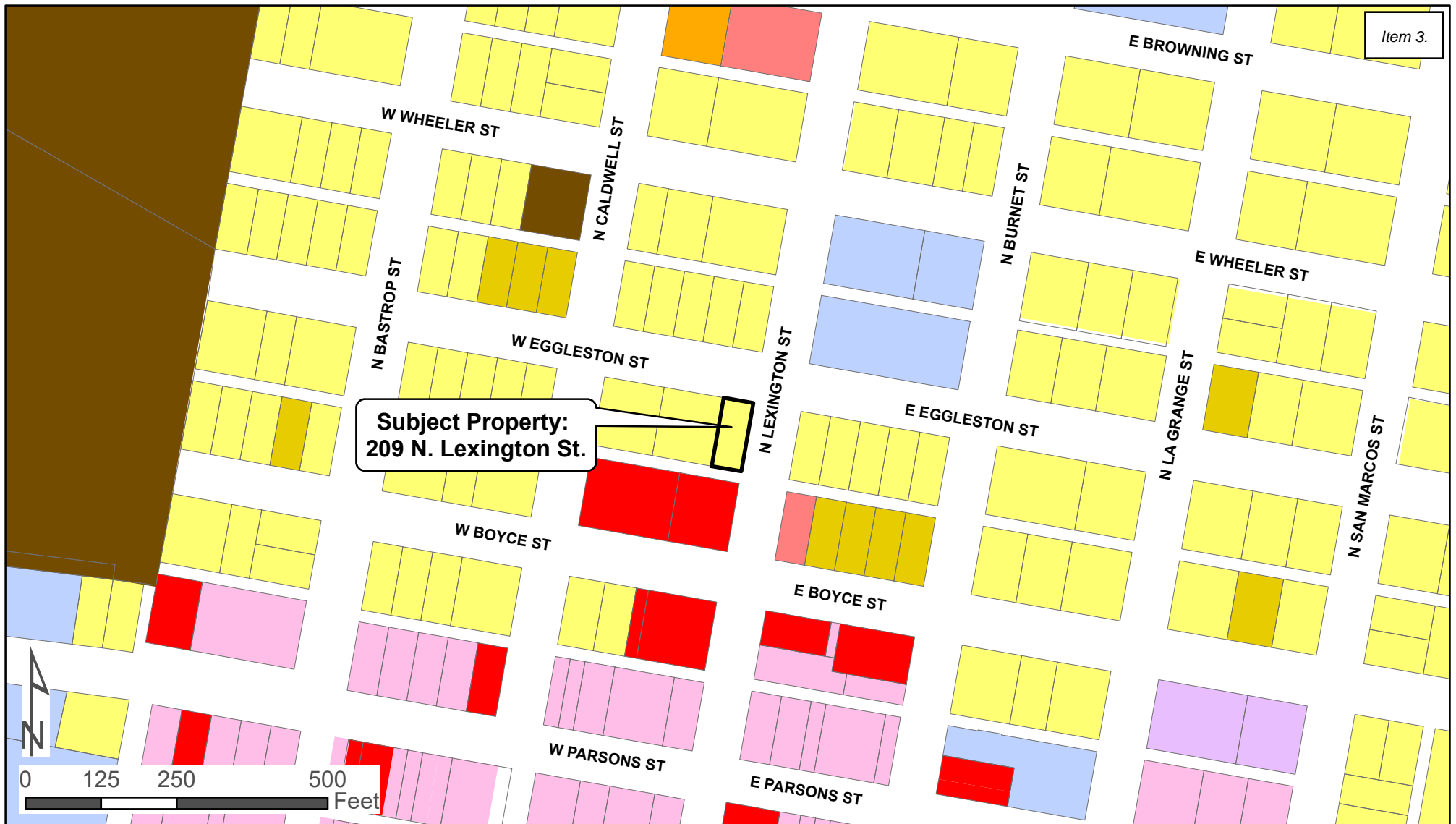
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**



Current:  
Single Family Suburban (SF-1)

Proposed:  
Neighborhood Business (NB)



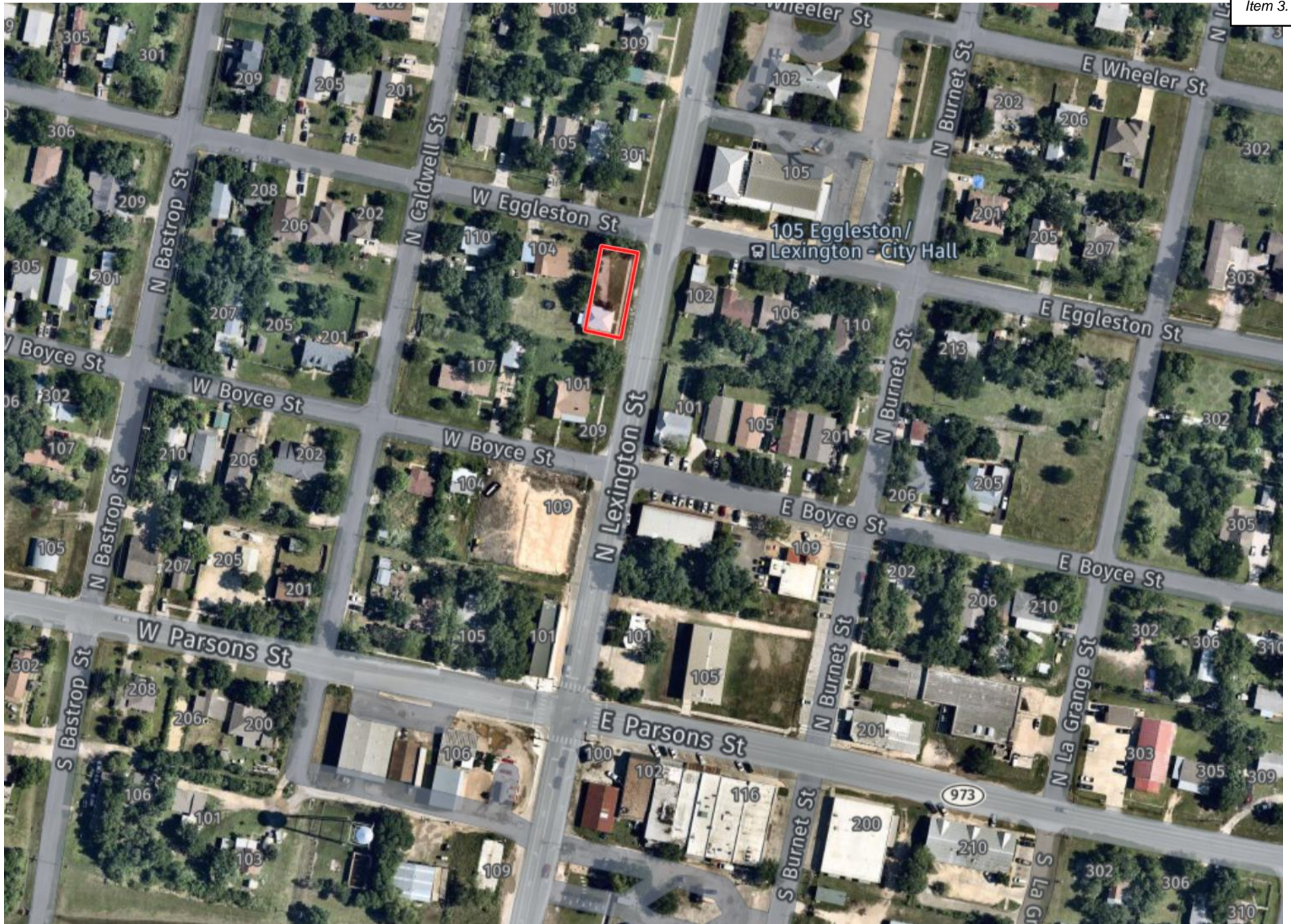
**Zone**

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

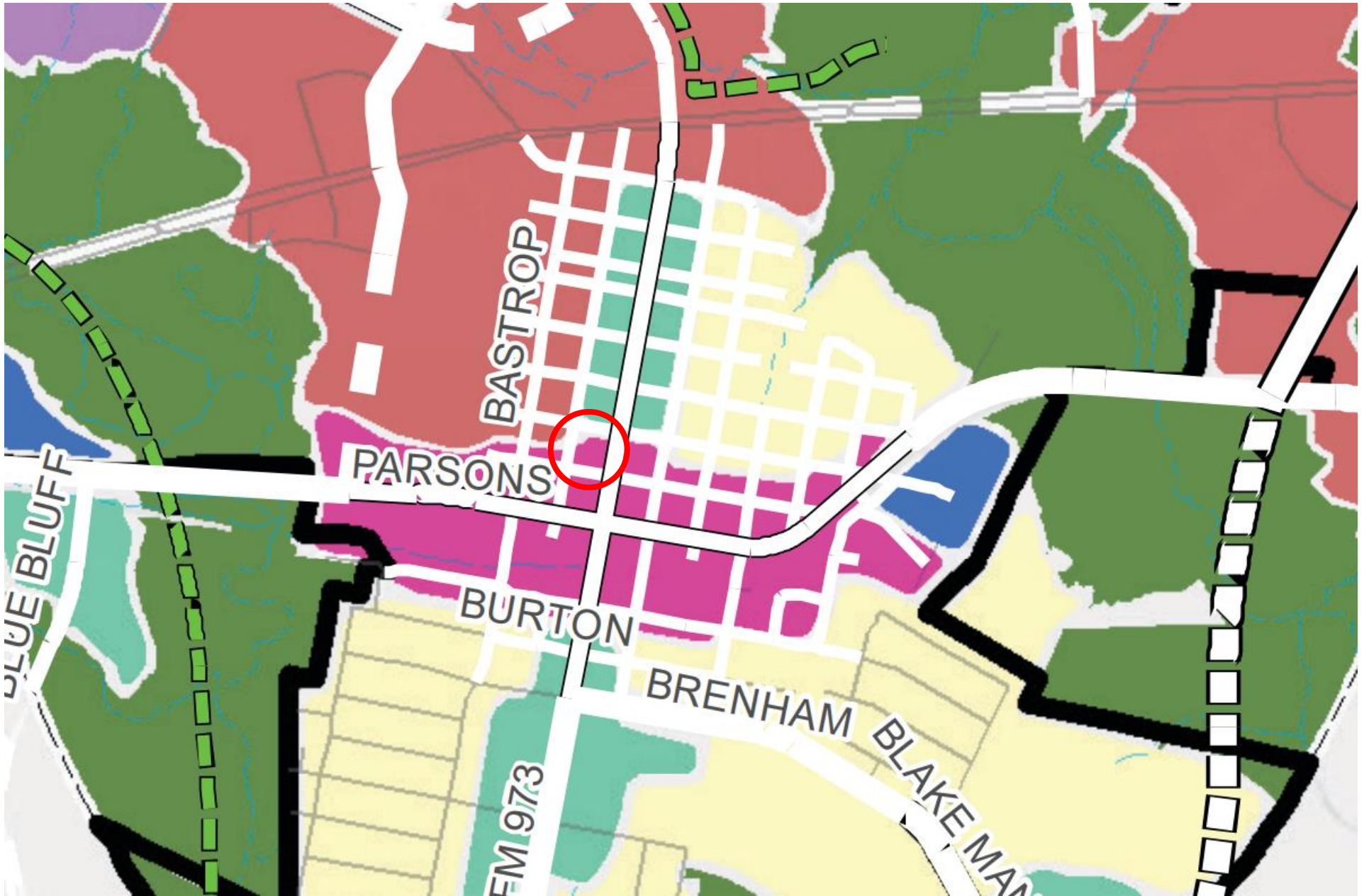





















## FUTURE LAND USE MAP

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.

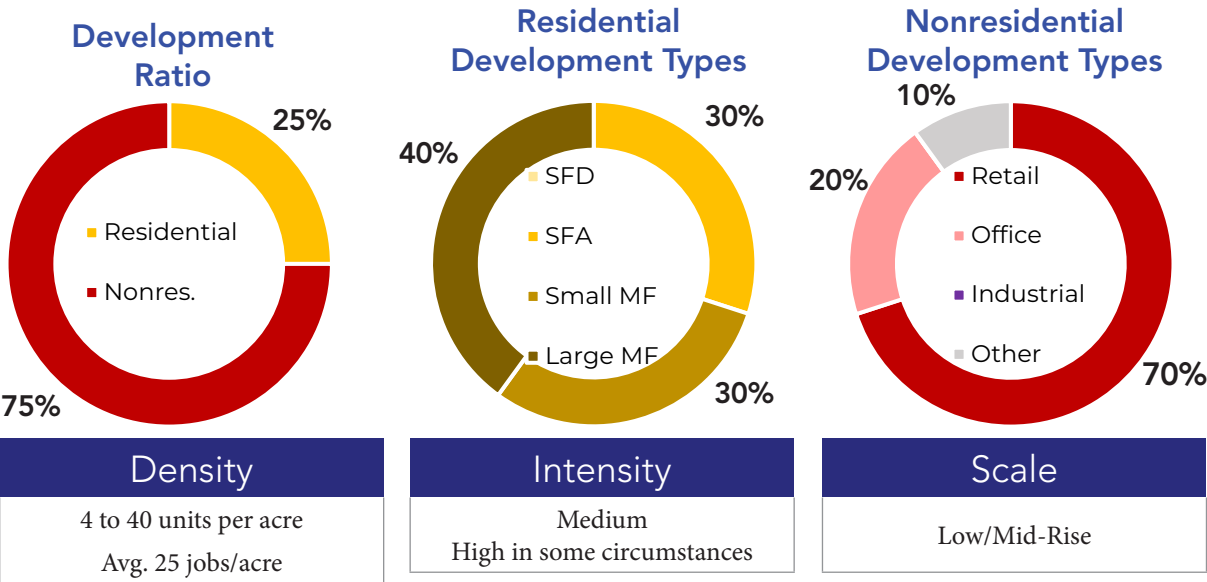
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail 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 De-tached 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, Neighbor-hood 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, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood 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 walk-ability; 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 particu-larly 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 build-ings, 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.

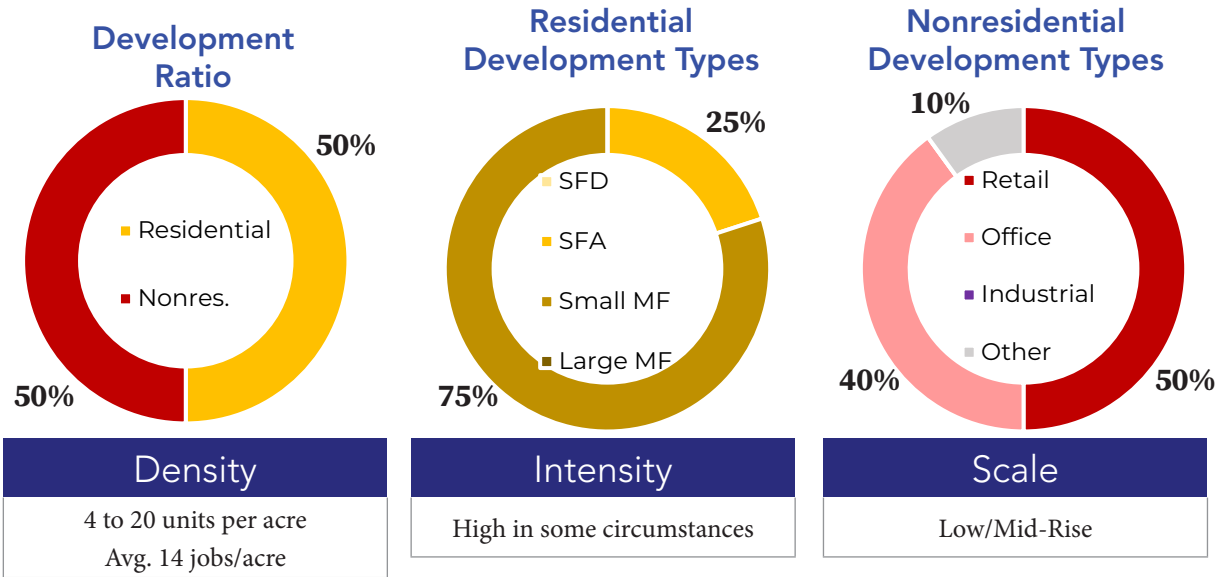
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

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](mailto: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](http://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:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing 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.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

### BACKGROUND/SUMMARY:

This Preliminary PUD allows up to 325 single family lots with up to 80% of the lots being 50' and 20% being 60' wide. The minimum lot size is 6,000 (50' x 120') and the minimum dwelling unit size (heated/cooled area) is 1,700 sf.

There are 4.1 acres of C-2 Medium Commercial on FM 973 with certain uses prohibited.

The PUD is consistent with the land use designations in the Comprehensive Plan's Future Land Use Map with Commercial Corridor uses on FM 972 and Neighborhood uses between the commercial and Wilbarger Creek. The PUD is also consistent with the Trails Plan and Thoroughfare Plan in the Comprehensive Plan.

The PUD has 8.8 acres of non-floodplain, non-detention area parkland in three areas and connected by a trail system. The amount of parkland acreage exceeds code requirements by 3.88 acres. Within the parkland, they'll construct a 2-5 year old playground, 5-12 year old playground, minimum 20 stall parking lot, 10,000 sf dog park, minimum 20'x30' pavilion, and a basketball court. These are public amenities but maintained by the HOA.

Additionally, the owner is retaining the floodplain/open space but is dedicating an access easement for a regional trail that will be constructed with this PUD that connects to the Shadowglen trail(s) in the south and Monarch Ranch to the north, as well as internal trails that connect to the proposed Monarch Ranch internal trails. To provide a safe trail crossing across the collector road, a crosswalk with pedestrian-activated flashing lights will be installed.

Staff also recommends that one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract.

The PUD also contains two unloaded collector roads that are 64' ROW, one of which is on our Thoroughfare Plan and would be a parallel north-south route to FM 973. This roadway, Silent Falls Way, would extend through Okra and Monarch Ranch, then cross Gregg Lane and extend north through the New Haven and Mustang Valley subdivisions to Anderson Lane ending at Schmidt Lane. Similar to Mustang Valley, New Haven and Monarch Ranch, the collector roads will have a 10' landscaping buffer along them and upgraded subdivision fencing with masonry columns.

TxDOT has provided and the developer has agreed in-lieu of a TIA they will extend the center turn lane from Tinajero to the northern connection of Suncrest with it tapering off past Suncrest. A right turn lane on southbound FM 973 will also be added. No signal is planned. Travis County also waived a TIA as the County roads that are being connected to within Shadowglen are built-out and no further improvements would be required. No existing city roads are being connected to so the city is not requiring a TIA as TxDOT has worked out the necessary mitigations with the developer.

Due to the lack of a quorum at the June and July P&Z meetings, the City Council chose to conduct the public hearing for this item at their July 19<sup>th</sup> meeting and after the City Council voted to approve the first reading of this PUD. It is planned to go back to the City Council on August 16<sup>th</sup> with any recommendations provided by the Commission for second reading.

If the Preliminary PUD is approved on second reading, the applicant will revise the PUD based on approved comments and resubmit it as a Final PUD which will come back before the Commission and City Council for recommendation and approval.

<b>LEGAL REVIEW:</b>	<i>NO</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>YES</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- PUD Site Plan
- Rezoning Map
- Aerial Image
- FLUM & Dashboards

- FM 973 Improvement Area
- Collector Road Alignment
- Allard Drive Trail Connection
- Engineer Comments & Acceptance
- Public Notice and Labels

**STAFF RECOMMENDATION:**

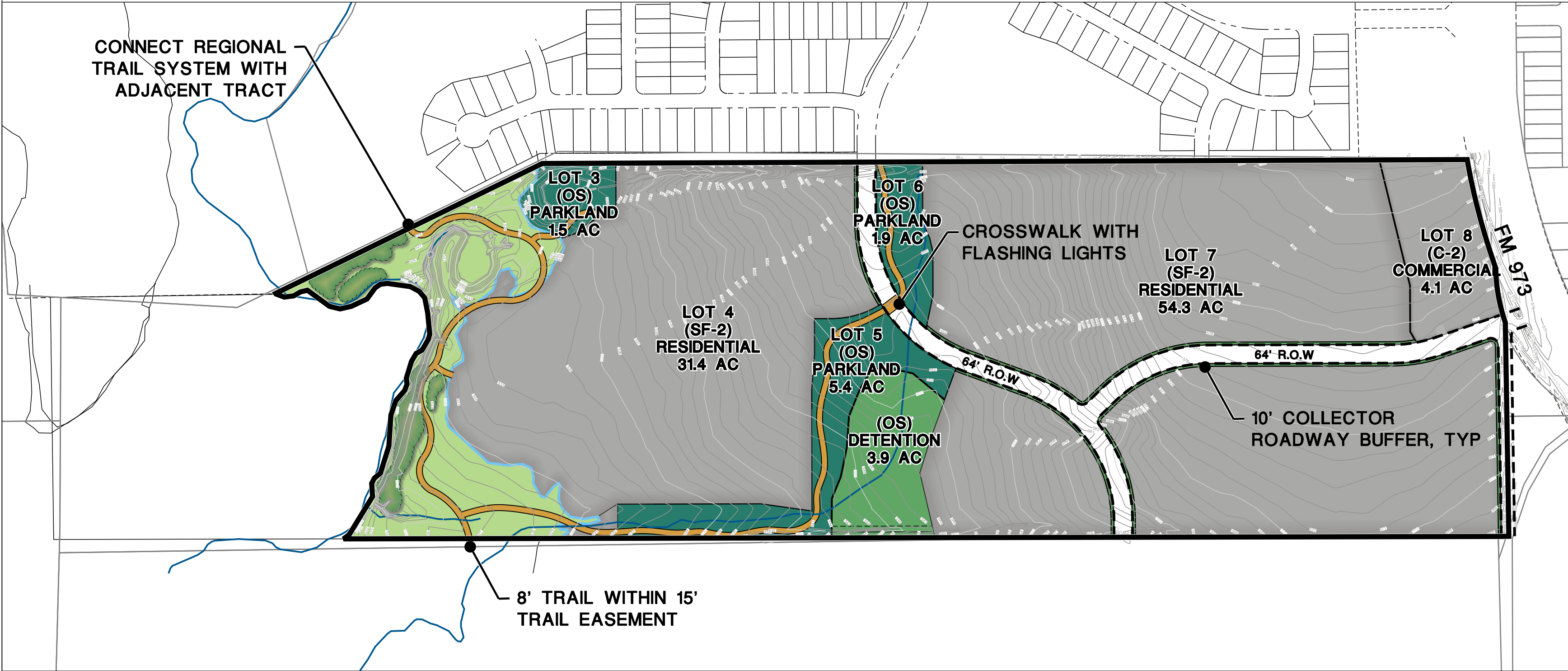
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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LAND USE PARCEL TABLE				LEGEND	
LAND USE	ACREAGE	LOTS	DENSITY		
(SF-2) RESIDENTIAL	86.0 ACRES	325 LOTS	3.7 DU/AC		PLAN BOUNDARY
(C-2) MEDIUM COMMERCIAL	4.1 ACRES	1 LOTS			PROPOSED RIGHT-OF-WAY
(OS) FLOODPLAIN (RETAINED BY OWNER)	10.9 ACRES	1 LOTS			CITY LIMITS
(OS) PARKLAND	8.8 ACRES	3 LOTS			8' TRAILS
(OS) DETENTION	3.9 ACRES	1 LOTS			
TOTAL	113.4 ACRES		2.9 DU/AC		



## PARK PLAN

### PARK LAND DEDICATION:

325 /66 x 1 = 4.9 8.8  
(number of dwelling units) (required park acreage) (proposed park acreage)

8' CONCRETE TRAILS 4,733 L.F.

Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Honorable Mayor Dr. Christopher Harvey  
Mayor of the City of Manor, Texas

#### A. Purpose and Intent

- The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

#### B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)  
C-2 (Medium Commercial)

#### C. Conceptual Site Layout and Land Use Plan

- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

#### D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be three hundred and twenty five (325). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
  - Amusement (outdoor)
  - Automobile Repair (minor)
  - Automobile Repair (major)
  - Commercial Off-Street Parking
  - Contractor's Shop
  - Financial Services (alternative)
  - Funeral Services
  - Kennel
  - Laundry Services
  - Mini-Storage Warehouse
  - Off-Site Accessory Parking
  - Pawnshop
  - Recreational Vehicle Sales and Rental
  - Truck and Trailer Sales and Rental
  - Veterinary Service, Large

#### E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
  - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
  - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Okra Tract residential development will comply with the Development Standards set forth below:

#### RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)  
Lot Width: (minimum)50 ft.  
Front Setback: (minimum)25 ft.  
Side Setback: (minimum)5 ft.  
Street Side Setback: (minimum)15 ft.  
Rear Setback to residential:(minimum)10 ft.  
Rear Setback to commercial: 15 ft.  
Minimum dwelling unit size: 1,700 sq. ft.  
Maximum building coverage: 50%  
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

#### F. Commercial Development Standards

- The Okra Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

#### G. Drainage Dedication and Facilities

- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

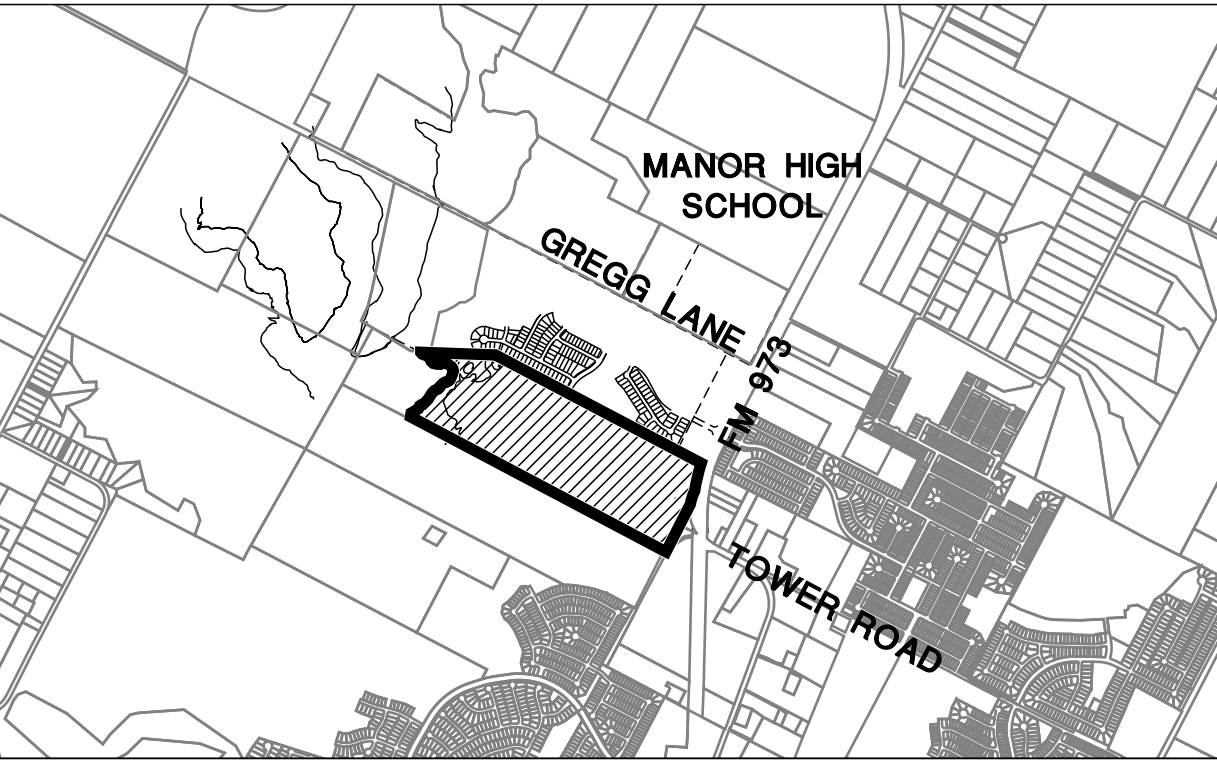
#### H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the dedication of three (3) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, trail corridor easement and active programmed parkland.
- An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian/bike access along the owner retained floodplain connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Okra Tract PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
  - Age 5-12 playground
  - Age 2-5 playground
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park
  - Minimum 20 foot by 30 foot picnic pavilion
  - Basketball court
- The proposed parkland and public regional trail shall be dedicated to the City of Manor and privately maintained by the Okra Tract Homeowner's Association.

#### I. Landscaping

- Unloaded Collector Landscape Buffer.
  - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
  - Subdivision wall fence standard for fence walls along the unloaded collector roadways, a minimum (6) foot masonry walls with masonry columns a minimum of (200) foot apart.
- Storm Water Detention
  - Storm water detention facilities, if required shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- All landscape buffers and walls shall be privately maintained by the Okra Tract Homeowners Association.

VICINITY MAP  
Scale: 1" = 1/2 Mile



**OKRA TRACT**  
**PRELIMINARY PUD SITE PLAN**  
**MANOR, TEXAS**

J:\220013-DWAL\Cadfiles\PLANNING\Submittals\PLUD Site Plan	
Issued:	
1. PUD Submittal	2/10/2023
2.	
3.	
4.	
5.	
Revisions:	
1. 3/29/2023	
2.	
3.	
4.	
5.	
Issue Date:	2/10/2023

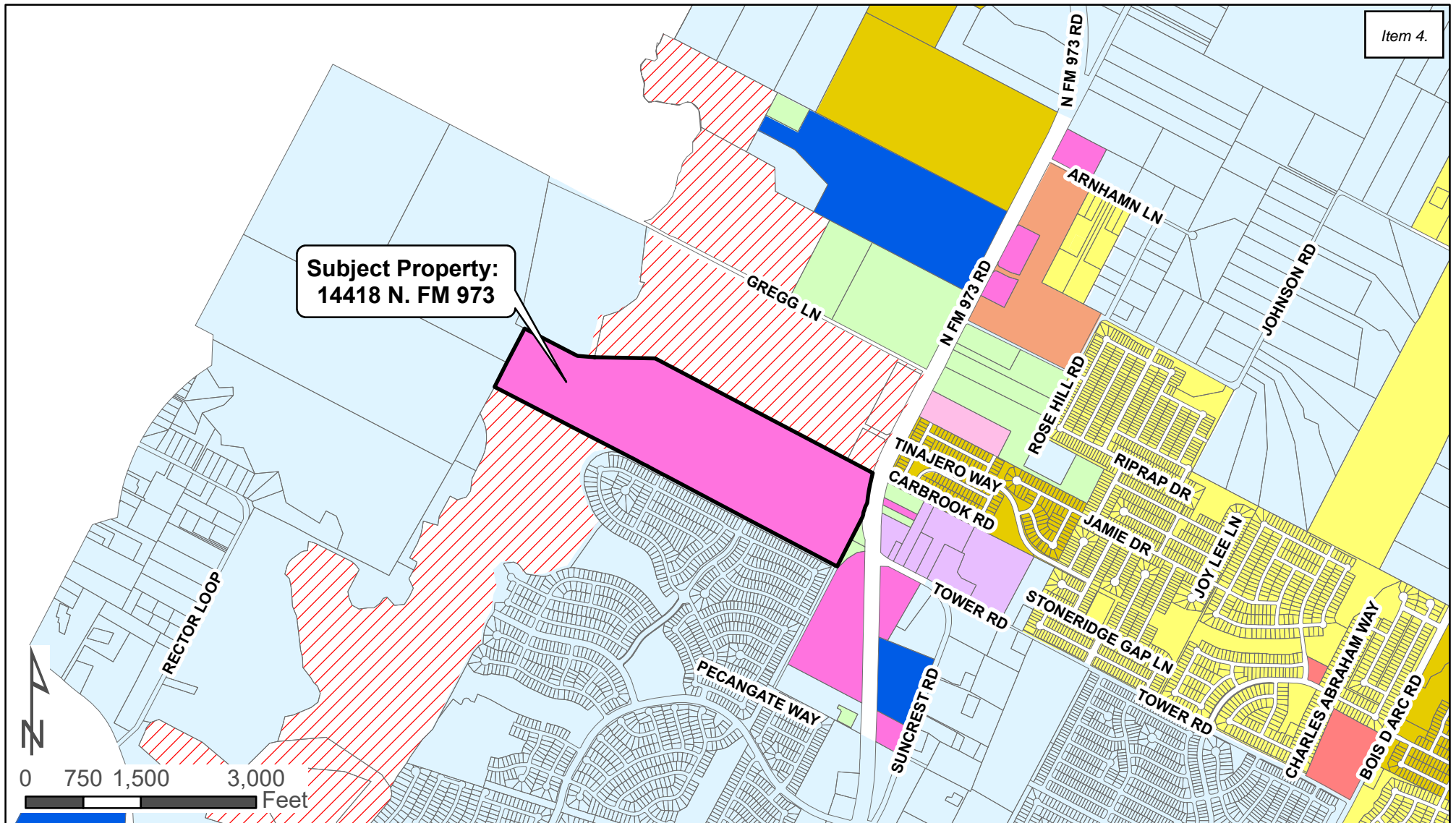
Drawn By: TW  
Reviewed By: MB

Project No.  
220013 - BBGR

SHEET 1 of 1

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2022  
SEC Planning, LLC





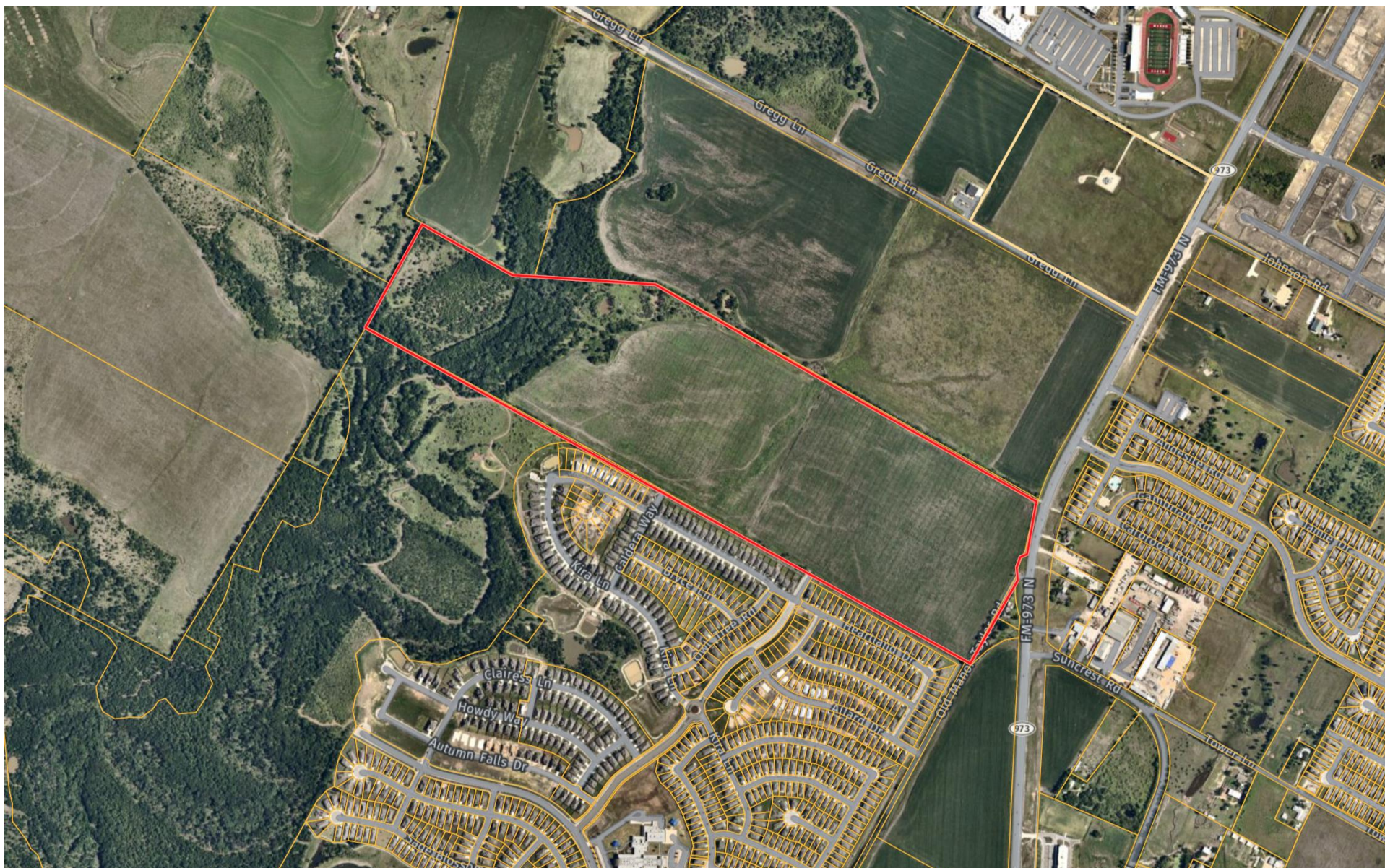
**Current:**  
Medium Commercial (C-2)

**Proposed:**  
Planned Unit Development (PUD)

**Zone**

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







Item 4.



### COMMERCIAL CORRIDOR

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

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

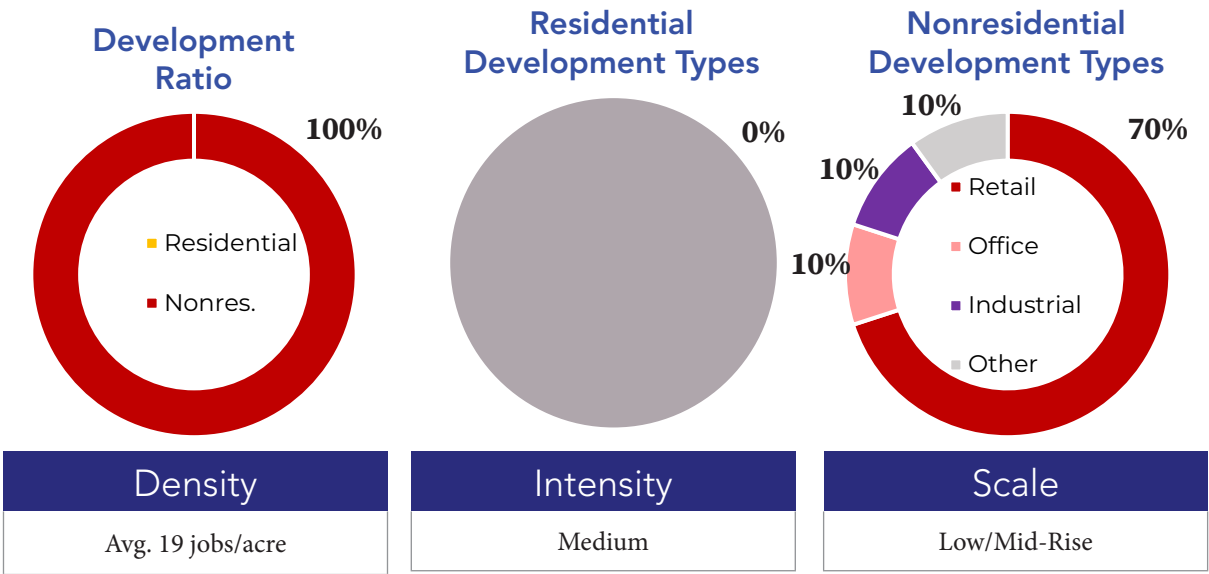
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

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

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

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

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



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



# NEIGHBORHOODS

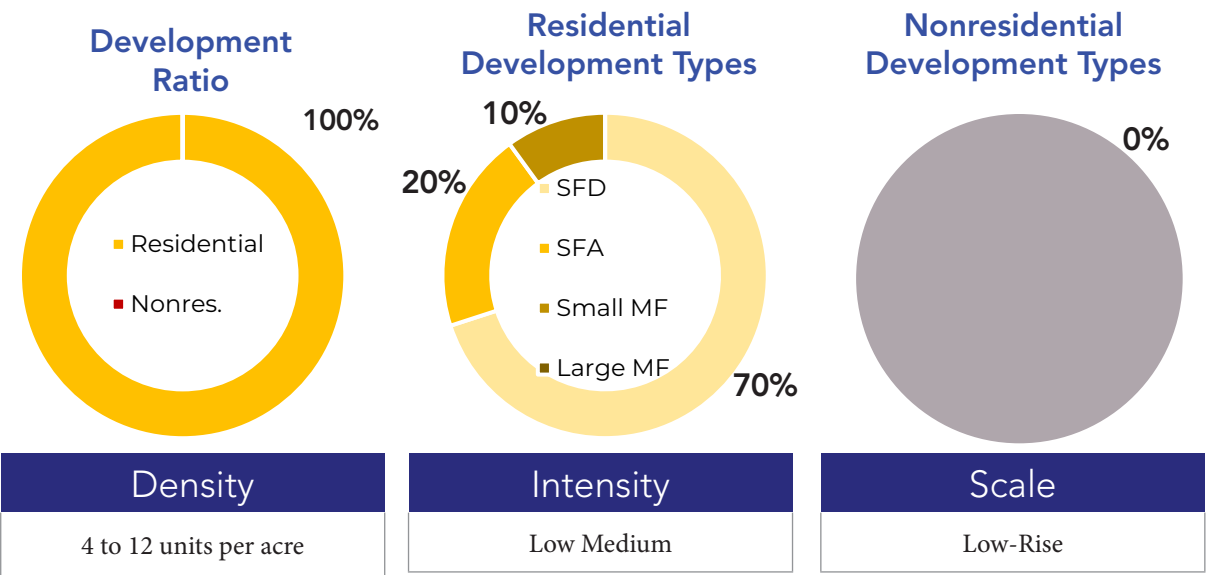
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture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

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

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

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

Figure 3.4. Neighborhoods Land Use Mix Dashboard





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



APPROXIMATE CENTER TURN LANE IMPROVEMENT AREA: TINAJERO TO SUNCREST

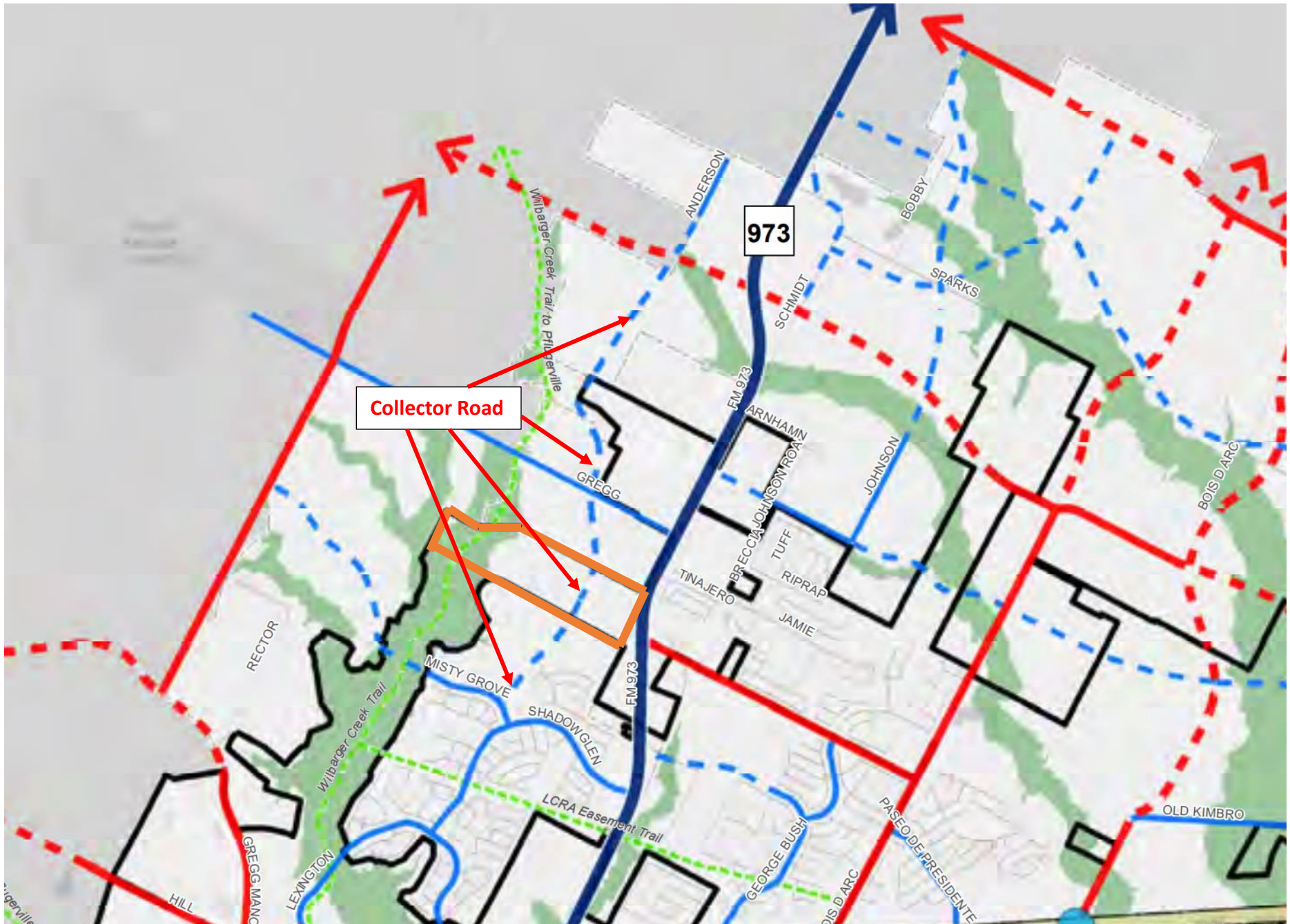
RIGHT TURN LANE ON SOUTHBOUND FM 973 AT SITE DRIVEWAY





## COLLECTOR ROADWAY ALIGNMENT

Item 4.

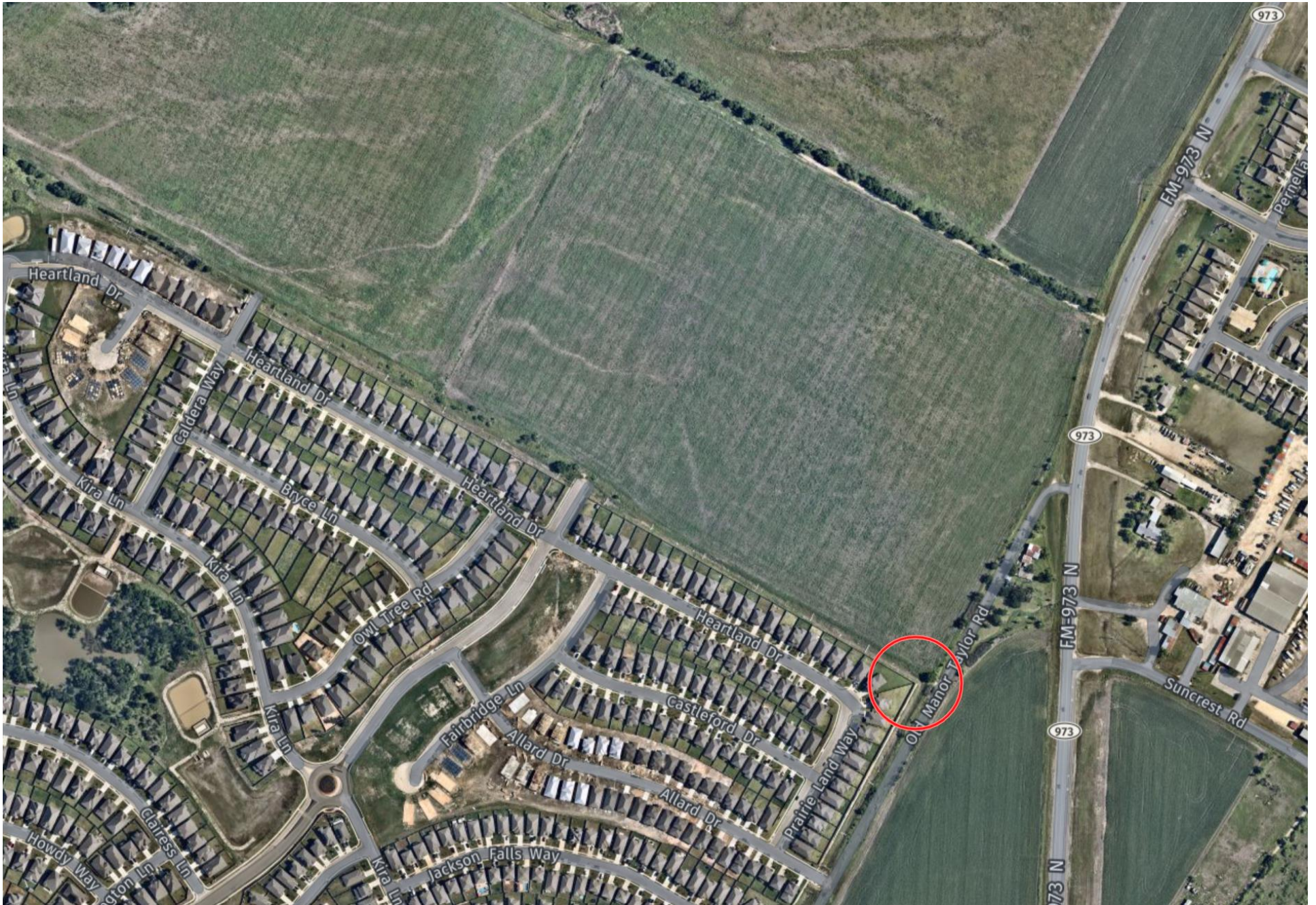




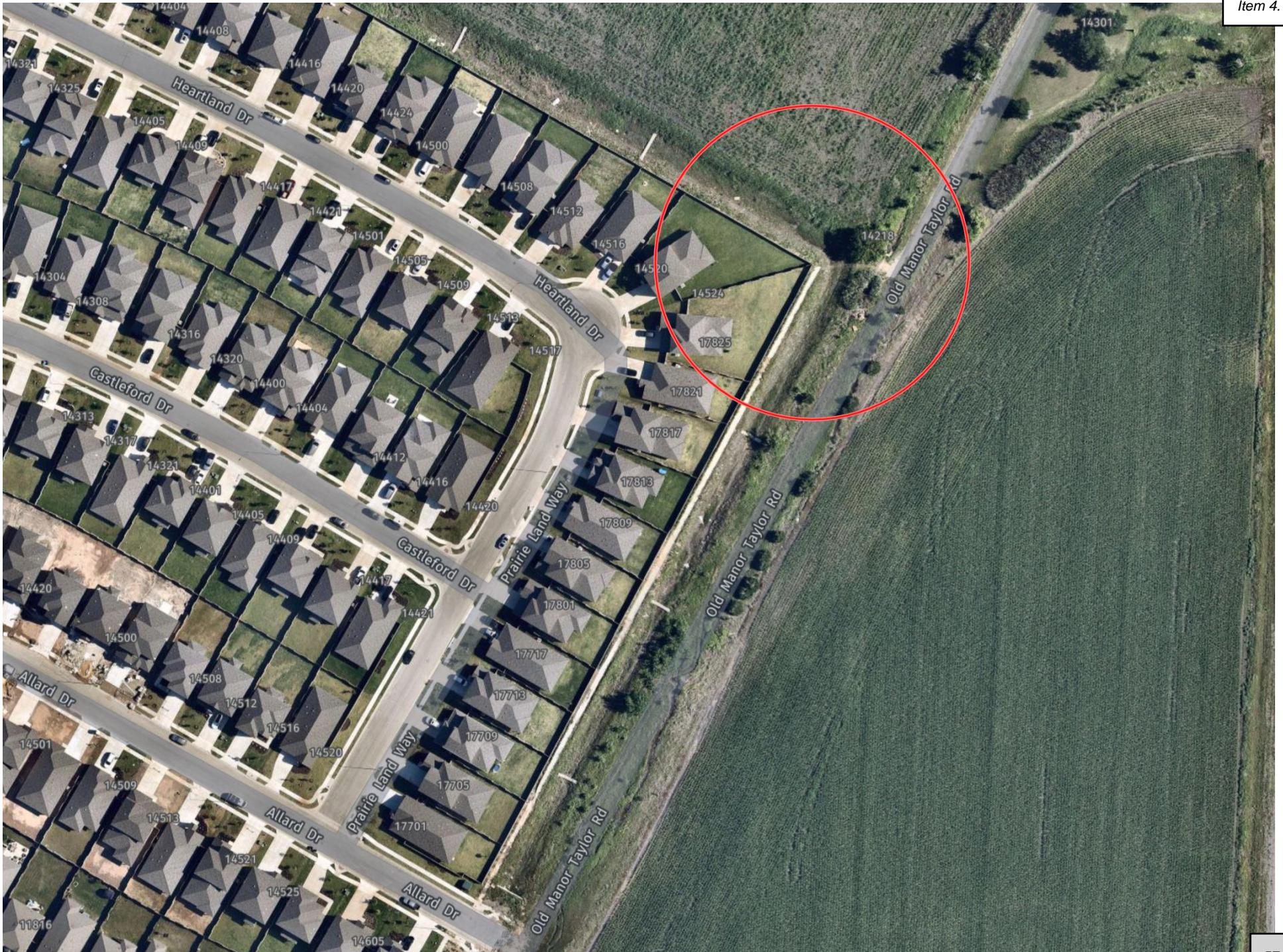
**ADDITIONAL TRAIL CONNECTION AREA TO SHADOWGLEN AT ALLARD DRIVE**















1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.



### Engineer Review

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

#### **The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.
2. The P&Z Signature Block should say Preliminary PUD Site Plan.
3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.
8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.
9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.
10. Note 2 is missing from the Landscaping Notes.
11. Landscaping is required for all detention facilities.
12. The proposed trails should be maintained by the HOA.

#### **The following are comments from the City Planner:**

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.
2. Remove note 4. The amenity center can't reduce public parkland.
3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.
4. Update P&Z chair to LaKesha Small
5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.
6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,

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

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on February 21, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

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

#### The following are comments from the City Planner:

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.

Approximately 4 to 5 acres in the 7.5 acre central park is detention. Plan and park calculations have been revised to remove detention area. Please note this is zoning and the detention pond has not been engineered, so this is an approximate estimate.

2. Remove note 4. The amenity center can't reduce public parkland.

Amenity center has been removed from the PUD.

3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.

Added.

4. Update P&Z chair to LaKesha Small

Added.

5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.

Depth is approximately 290 feet. There is ample room for the required buffers and landscaping, parking and building in the commercial parcel.

6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Floodplain is 10.9 acres. Color and acreage are shown in the legend on the land use plan.



**The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.

Okay. Revised. On the Monarch PUD to the north we had to revise the language to say Final Site Plan.

2. The P&Z Signature Block should say Preliminary PUD Site Plan.

Okay. Revised

3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

Contour labels are on the lines. We increased the label size and have tried to create a higher resolution image so you can zoom in and read if you like.

4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

Depth is 290 feet approximately.

5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Since we are still in the entitlement process, the park area has not been designed. The list of amenities guaranteed are in the PUD language under H.3

6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

Please see attached Phase 1 Environmental Report.

7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.

The trail in Lot 3 is intended to meander around the existing trees along the creek. However, Section H.2 of the PUD already calls out trees every 40 feet along the trail.

8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.

The landscape buffers along the collector road are shown on the park plan and labeled accordingly. We added the buffers to the land use plan as well in case you missed them. Any other internal landscape lots are not defined at this zoning stage.

9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.

The 10 foot wide landscape area has been added graphically along the collector roads. Other landscape lots will not be fully known until more detailed subdivision plans are prepared. The PUD already states that the landscape and parks will be maintained by the HOA.

10. Note 2 is missing from the Landscaping Notes.

Numbers have been re-formatted.

11. Landscaping is required for all detention facilities.

We call out in the PUD, Section L, that we will landscape the detention per the Manor ordinance.

12. The proposed trails should be maintained by the HOA.

Section H of the PUD requires parks and trails to be maintained by the HOA.

addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and the online portal to upload your drawings in PDF format.

Item 4.

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

Pauline Gray, P.E.  
Lead AES  
GBA





1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, May 4, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

## Engineer Review

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

### The following are comments from the city planner:

- i. ~~How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.~~
- ii. ~~Remove note 4. The amenity center can't reduce public parkland.~~
- iii. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults. Refer to question 7.
- iv. ~~Update P&Z chair to Lakesha Small~~
- v. ~~What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.~~
- vi. ~~How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.~~
- vii. Section H1 - update park acreage. Has 10.9 when the Parks Plan has 8.8
- viii. Section H3f - is "sports court" a basketball court?
- ix. Section I1 - add subdivision wall standard for fence walls along unloaded collectors: Minimum 6' masonry walls with masonry columns a minimum of 200' apart

### The following are comments from the city planner:

1. ~~The drawing name should be Preliminary PUD Site Plan.~~
2. ~~The P&Z Signature Block should say Preliminary PUD Site Plan.~~
3. ~~Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. **Provide a callout for the depth of the commercial portion. (290 feet approximately).**
5. ~~Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.~~
6. ~~The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.~~
7. ~~Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.~~
8. ~~Landscape lots should be shown in the PUD. Buffer yards should be shown as well.~~
9. ~~Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.~~
10. ~~Note 2 is missing from the Landscaping Notes.~~
11. ~~Landscaping is required for all detention facilities.~~
12. ~~The proposed trails should be maintained by the HOA~~

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

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

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

Thank you,



Tyler Shows  
Staff Engineer  
GBA





1500 County Road 269  
Leander, TX 78641

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

Date: Wednesday, May 24, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO

Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD Site Plans submitted by Rachel Shanks and received by our office on May 12, 2023, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA

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



7/26/2023

## City of Manor Development Services

### Notification for a Preliminary PUD Site Plan

Project Name: Orka Tract Preliminary PUD  
Case Number: 2023-P-1515-ZO  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto: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 Preliminary Planned Use Development for the Okra Tract Subdivision located at 14418 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary PUD 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.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

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.

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 Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

14420 Pernella Rd Intervivos Revocable Trust  
14420 Pernella Rd  
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL  
13917 HEARTLAND DR  
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor  
14416 Pernella Rd  
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM  
139 HEARTLAND DR  
Manor, TX 78653

BIREDDY ANVESH REDDY  
14012 Heartland Dr  
Manor, TX 78653

BRASSELL REBECCA & PATRICK  
14005 HEARTLAND DR  
Manor, TX 78653

CABRERA KEVIN E & ISABEL S  
14401 HEARTLAND DR  
Manor, TX 78653

CITY OF MANOR  
105 E EGGLESTON ST  
Manor, TX 78653

CONROY KEVIN  
13916 Heartland Dr  
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR  
13925 HEARTLAND DR  
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL  
14405 FM 973 N  
Manor, TX 78653

DEROCH MANDY BARBER  
14108 HEARTLAND DR  
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD  
14420 Heartland Dr  
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM  
14316 HEARTLAND DR  
Manor, TX 78653

Enfield Partners LLC ETAL  
2303 Camino Alto  
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY  
13933 HEARTLAND DR  
Manor, TX 78653

Gliberto & Maria Estrada  
1411 FM 973 N  
Manor, TX 78653

GLORIA ALVARO F  
13904 Heartland Dr  
Manor, TX 78653

GUZMAN MASON ANDREW  
14208 HEARTLAND DR  
Manor, TX 78653

HAYNES BUCHANAN CAROL M  
14200 HEARTLAND DR  
Manor, TX 78653

Henrietta Velasquez  
14315 Old Manor-Taylor Rd  
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT  
14029 Heartland Dr  
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI  
14032 Heartland Dr  
Manor, TX 78653

JEFF 1 LLC  
5001 PLAZA ON THE LATE #200  
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU  
13901 Heartland Dr  
Manor, TX 78653

Juan Chaparro  
14408 Pernella Rd  
Manor, TX 78653

KALE MICHAEL & LASHONDRA M  
14013 HEARTLAND DR  
Manor, TX 78653

Kristine & Matthew Escobedo  
14400 Pernella Rd  
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL  
14004 Heartland Dr  
Manor, TX 78653

LAKE ELIJAH & KANESHA  
14301 HEARTLAND DR  
Manor, TX 78653



LEKCAM Communication LLC  
16404 Marcello Dr  
Pflugerville, TX 78660

LEONARD SCOTT  
13921 Heartland Dr  
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAMANE  
BALACHANDRA  
14309 HEARTLAND DR  
Manor, TX 78653

Mary Clark  
14404 Pernella Rd  
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman  
14412 Pernella Rd  
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG  
14033 Heartland Dr  
Manor, TX 78653

Meritage Homes of Texas LLC  
611 S Congress Ave, suite 510  
Austin, TX 78704

Meritage Homes of Texas LLC  
17101 Orinda Lane  
Pflugerville, TX 78660

Monarch Ranch at Manor LLC  
310 Enterprise Dr.  
Oxford, MS 38655

PADILLA ELIAS JOSE  
14308 HEARTLAND DR  
Manor, TX 78653

PERRY HOMES LLC  
PO BOX 34306  
Houston, TX 77234

Roy & Frank Velasquez  
14301 Old Manor-Taylor Rd  
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT  
14421 HEARTLAND DR  
Manor, TX 78653

RUST CREEK LLC  
9606 OLD MANOR RD #1  
Austin, TX 78724

SAMUEL ANCY & SIJU THOMAS VARGHESE  
14325 HEARTLAND DR  
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY  
14017 HEARTLAND DR  
Manor, TX 78653

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SNELL TYLER & MATTIE  
13908 HEARTLAND DR  
Manor, TX 78653

SNYDER JACOB ADAM  
13913 HEARTLAND DR  
Manor, TX 78653

SORATHIA BHARGAV  
3472 Fitzsimmons Cmn  
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA  
14009 Heartland Dr  
Manor, TX 78653

Stanley & Sandra Voelker  
14401 FM 973 N  
Manor, TX 78653

STEVES DANIEL & JANELLE  
14400 HEARTLAND DR  
Manor, TX 78653

STEWART MARIANNE K & LARRY N  
14300 HEARTLAND DR  
Manor, TX 78653

STONE LEISA M & ZACHARY P  
14413 HEARTLAND DR  
Manor, TX 78653

SUTT DYLAN J  
14104 Heartland Dr  
Manor, TX 78653

THOMPSON MATTHEW  
14505 HEARTLAND DR  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale ST  
Austin, TX 78746

TRIPATHI ANKIT MANI  
14205 HEARTLAND DR  
Manor, TX 78653

UNAL BELGIN & AYHAN  
14320 HEARTLAND DR  
Manor, TX 78653

VALENZUELA MELINDA S & MATTHEW R  
14204 HEARTLAND DR  
Manor, TX 78653

WANG YILI & YUNQING XIA  
14001 HEARTLAND DR  
Manor, TX 78653

WEISS KERMIT R & EMMAGENE  
PO BOX 25  
Manor, TX 78653

WILLIAMS LAURA  
14305 HEARTLAND DR  
Manor, TX 78653

YINGST ALEX BICERA  
13920 Heartland Dr  
Manor, TX 78653

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## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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*

### 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.

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

- 2018 Land Plan – Zoning Exhibit
- Aerial Image
- 1996 PUD Zoning Ordinance

- Public Notice
- Mailing Labels



**STAFF RECOMMENDATION:**

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

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**










# Shadowglen PUD Aerial Image


Write a description for your map.


**Legend**


 Feature 1


 Feature 2

 Feature 3

 Frontier Bank of Texas

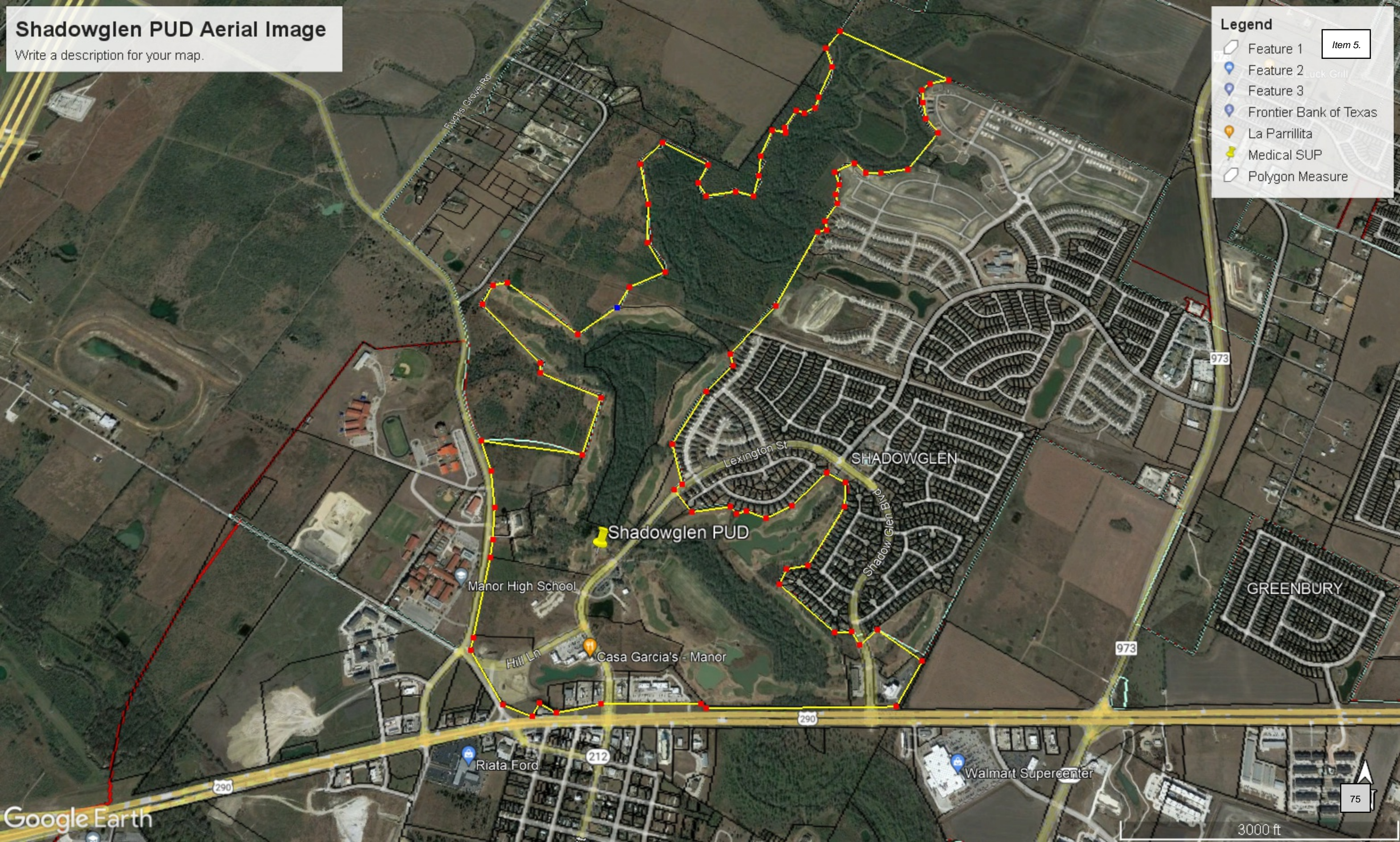
 La Parrillita

 Medical SUP

 Polygon Measure

Item 5.

La Parrillita





## 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.



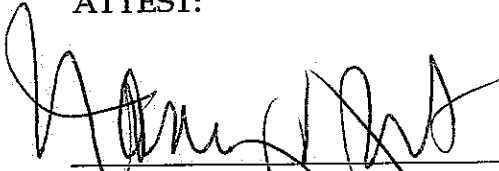
Section 9. Effective Date. This ordinance shall become effective immediately upon adoption and signature, except as otherwise provided above.

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, 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;
- (4) 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  $82^{\circ}01'15''$  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-450.81 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. 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





## 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;

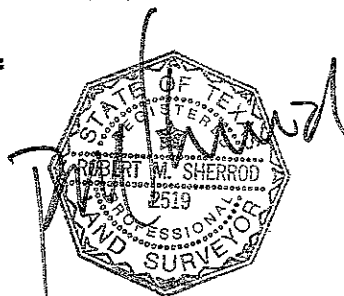
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South  $78^{\circ}20'55''$  East-1029.14 feet to a point of compound curvature for a corner of the herein 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.  
 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		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	2 Stories
PF	48.58	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.	unit 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

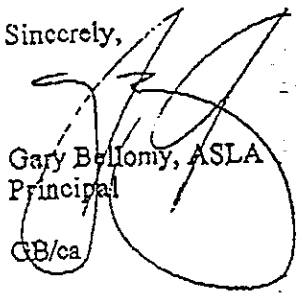


Page 2

5. Dwelling unit density for multi-family of 20 dwelling units/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,

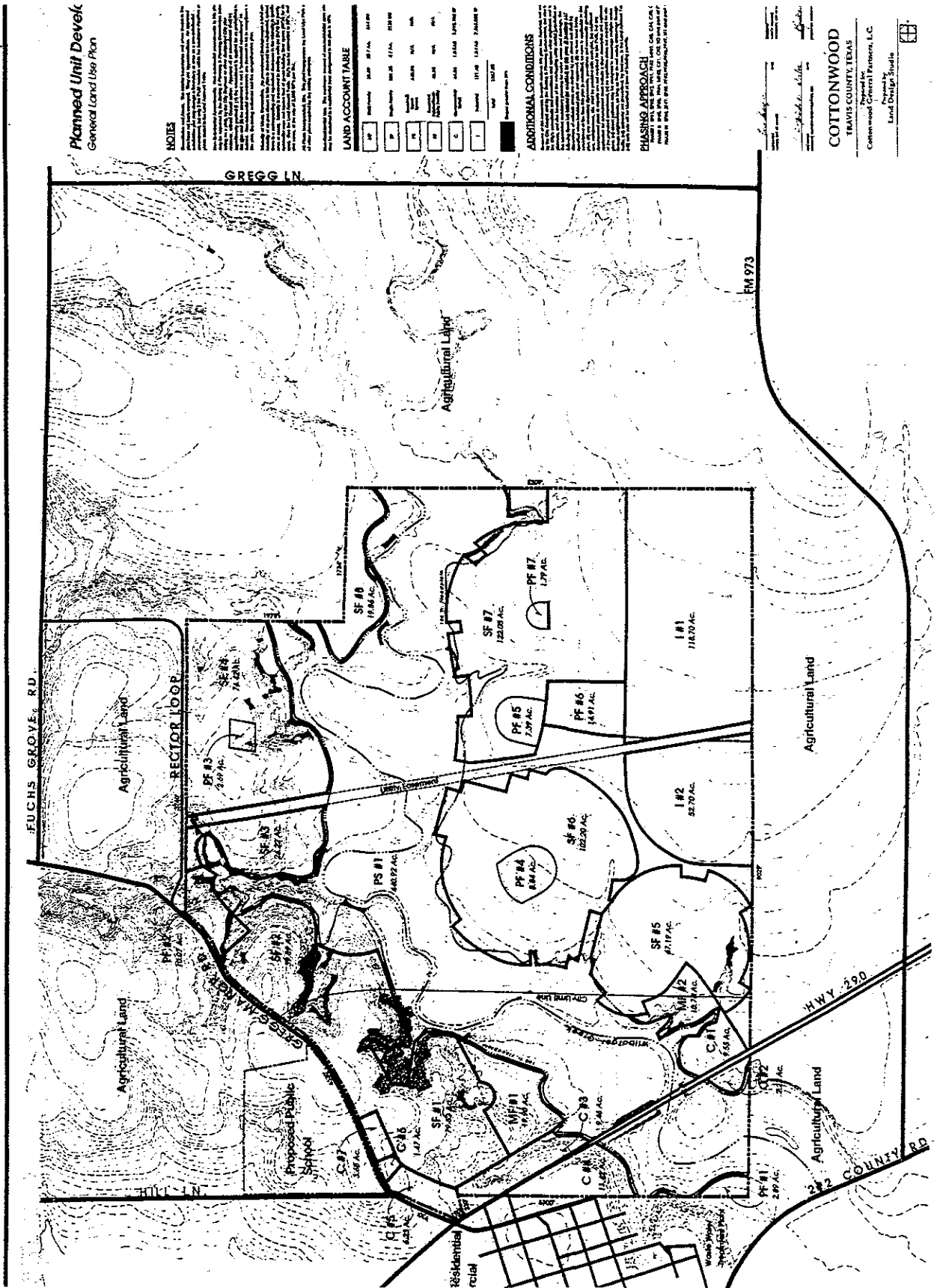


Gary Bellomy, ASLA  
Principal

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](mailto: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](http://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 Josefine 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 & Raette 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 Pl**  
**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 Pl**  
**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 Pl**  
**Manor, TX 78653-3767**  
**Property ID: 697052**

**Sanchez Arturo & Sanjuana Perez**  
**Sanchez**  
**13717 Shadowglade Pl**  
**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 Pl**  
**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 Siggys 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 Syfuiddin 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 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 Pl  
Manor, TX 78653-3691  
Property ID: 568270

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

Willis Sonny & April Ann  
13728 Shadowglade Pl  
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 Pl  
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**

**Zezulka 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 Pl**  
**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 Pl**  
**Manor, TX 78653-3690**  
**Property ID: 568265**

**Riedl David A & Kristy L**  
**11529 Pillion Pl**  
**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 Pl**  
**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 Pl**  
**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:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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:** 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 has been filed which also has minimum lot width of 70'.

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.

**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 Planning and Zoning Commission 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.

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

# 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,

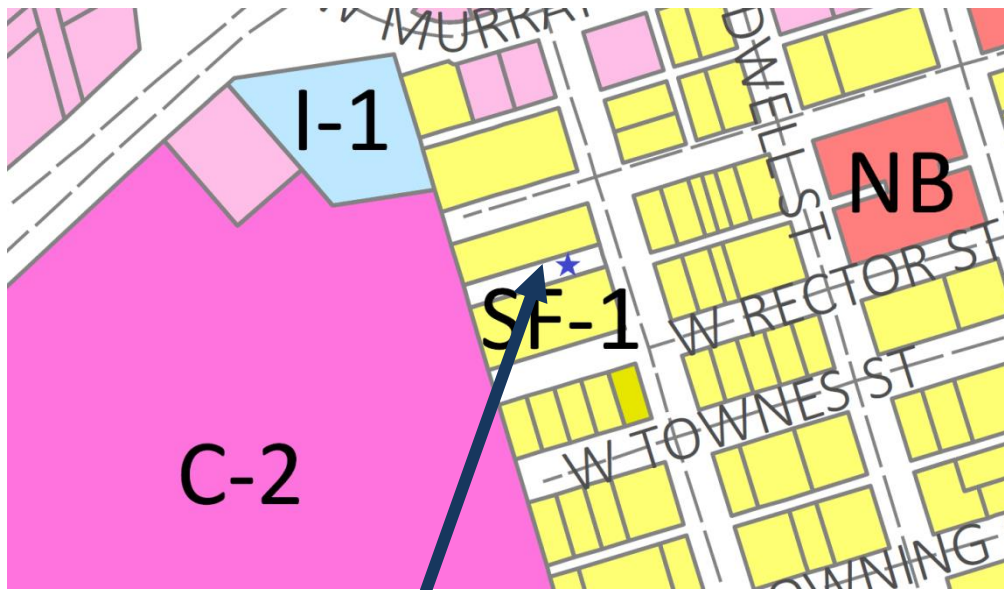


Katherine Chen

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 6.

INTERIM  
REVIEW DOCUMENTS  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION  
Daniel B. Shearer  
Tx. Reg. No. 26562  
6.12.2023

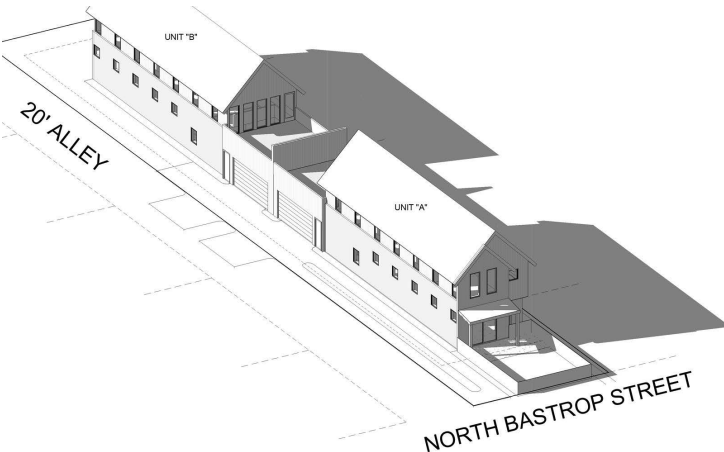
CIRCLE + SQUARE  
600 Congress Avenue  
14th Floor  
Austin, Texas  
214.280.3527

PROJECT OWNER  
Katherine Chen

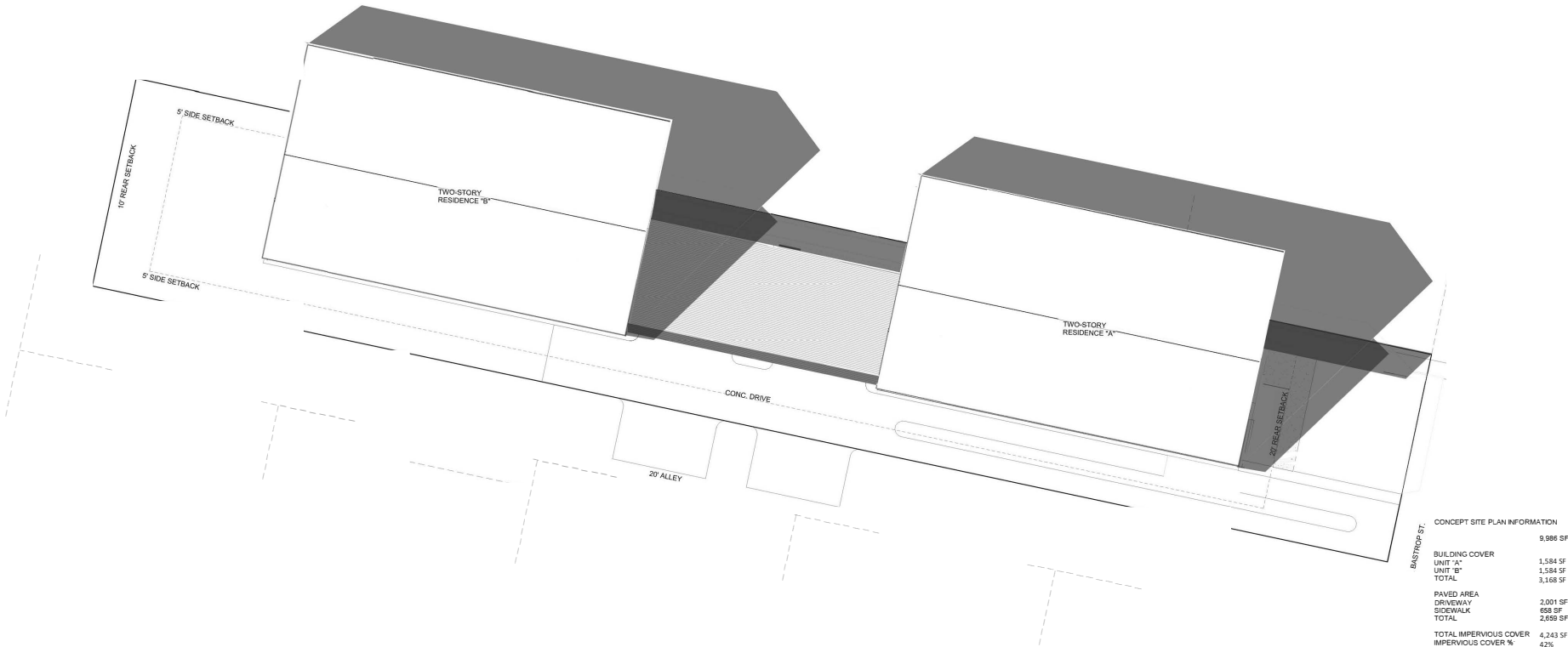
PROJECT NAME  
707 N. Bastrop St.  
Manor, Texas 78655

COMMENTS:

6.12.2023  
ARCHITECTURAL  
113



3D AXONOMETRIC EXHIBIT



CONCEPT SITE PLAN INFORMATION	
	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	659 SF
TOTAL	2,659 SF
TOTAL IMPERVIOUS COVER	
IMPERVIOUS COVER %	42%
PRINCIPAL STRUCTURE %	21%
PRINCIPAL/ACCESSORY %	42%



6.12.2023

CIRCLE + SQUARE

600 Congress Avenue  
Austin, Texas 78701  
214.280.3627

PROJECT OWNER

Katherine Chen

PROJECT NAME

707 N. Bastrop St.  
Marion, Texas 75653

COMMENTS:


6.12.2023

EXTERIOR VIEWS

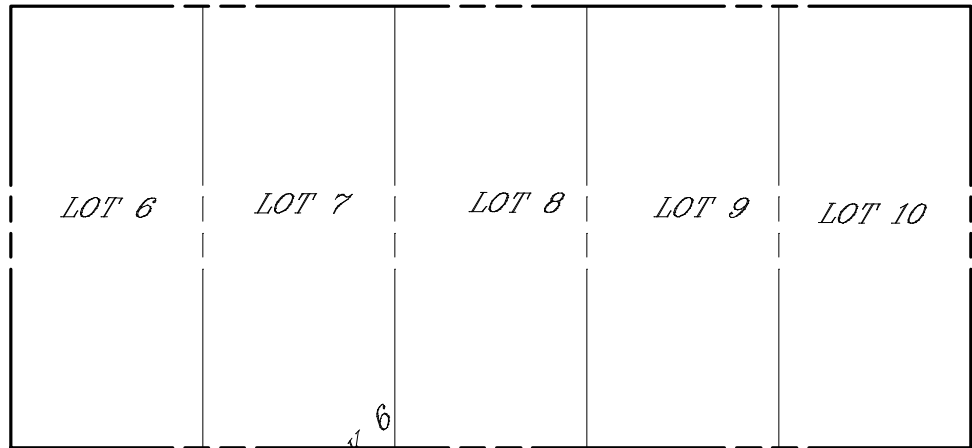
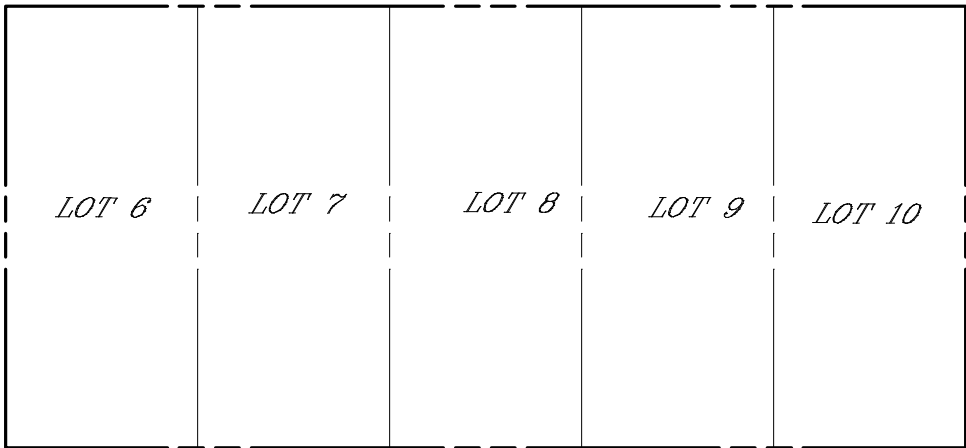




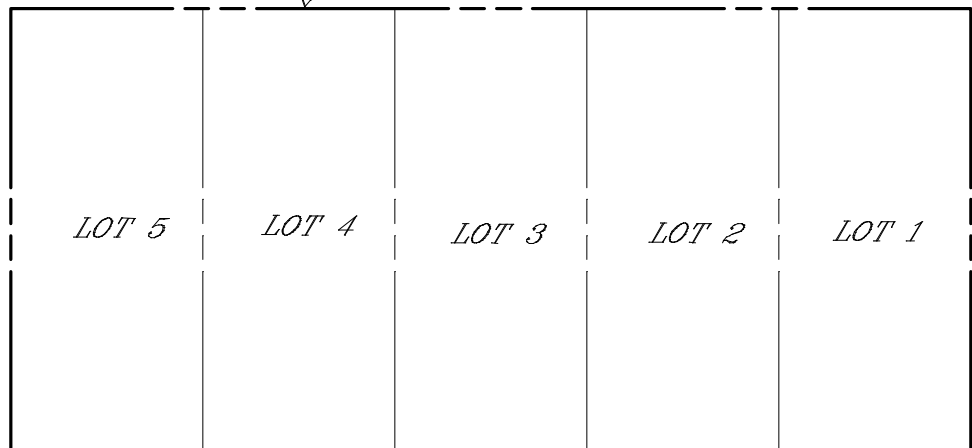
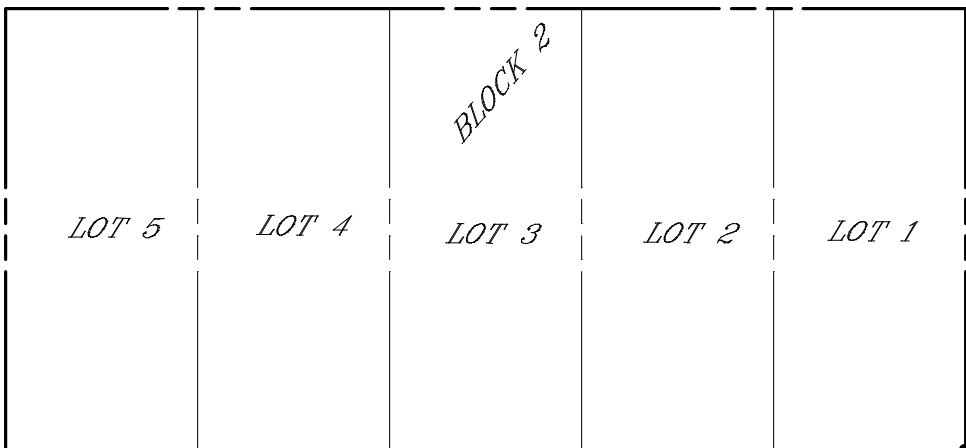
RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR  
SHORT FORM FINAL PLAT



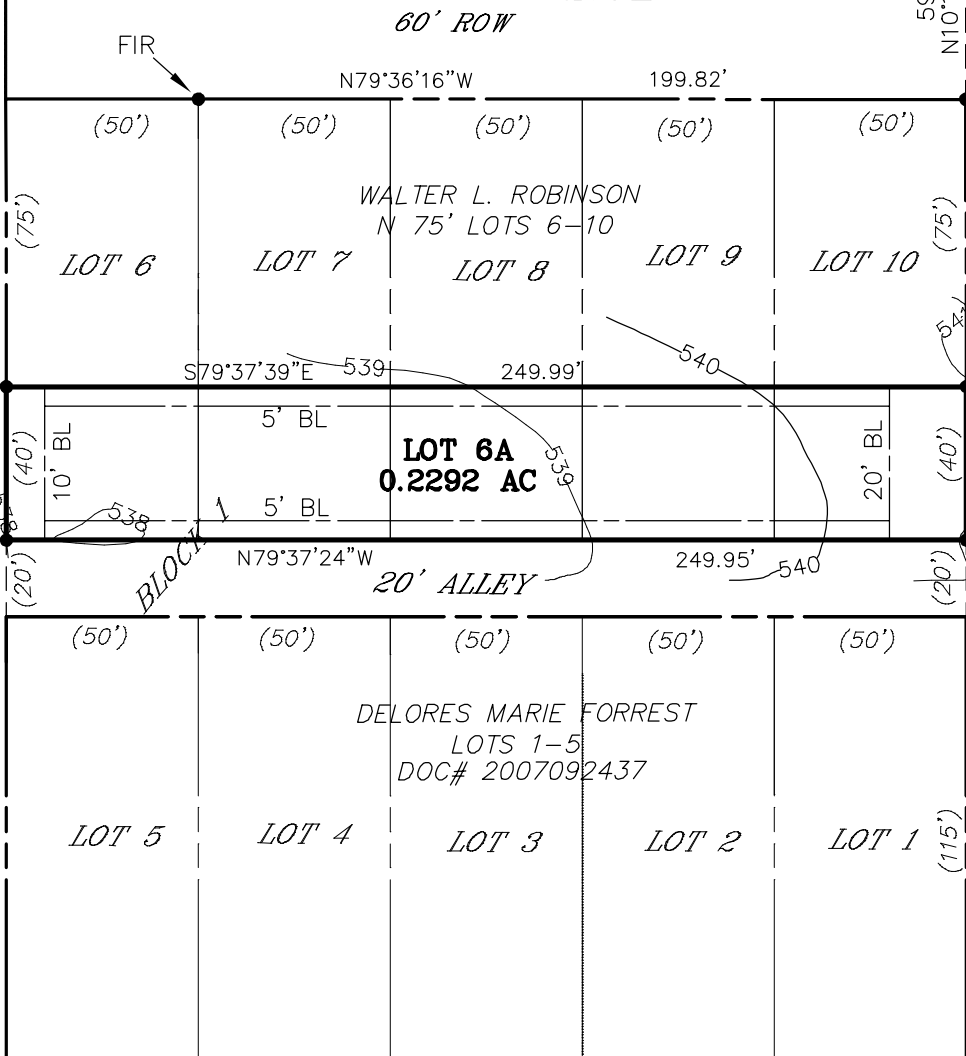
WEST MURRAY ST



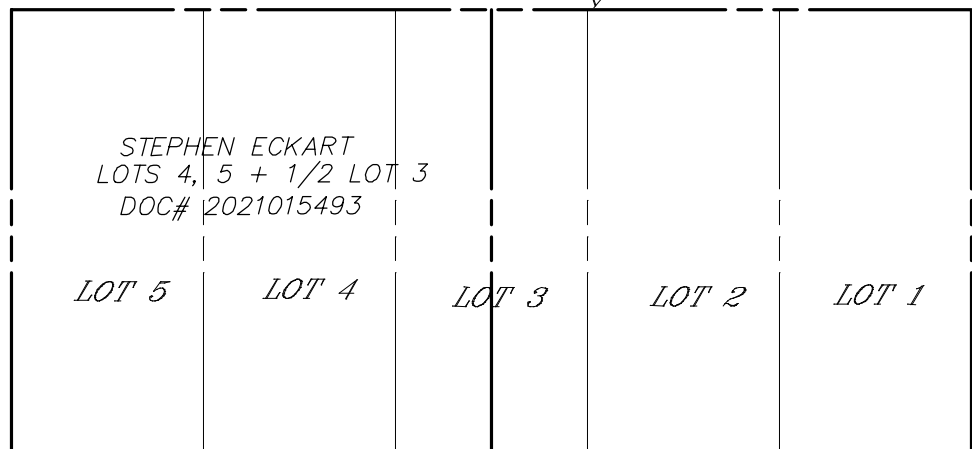
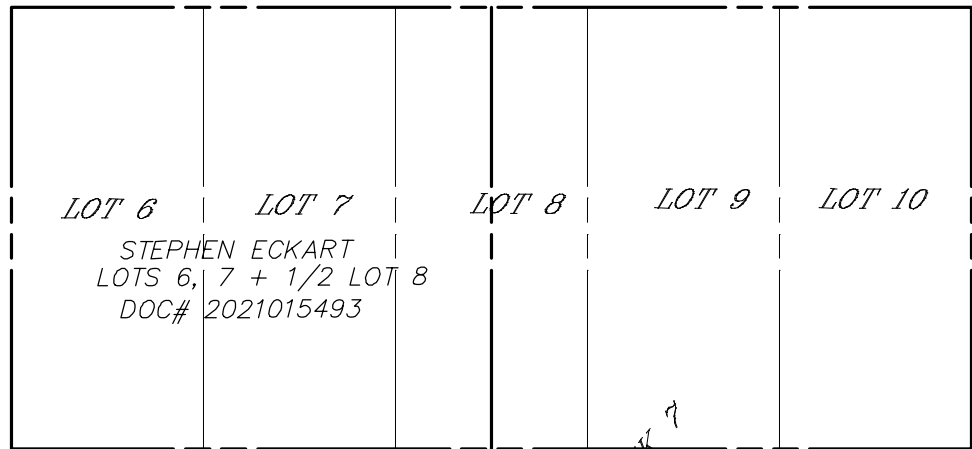
20' ALLEY



WEST LANE AVENUE



NORTH BASTROP STREET  
60' ROW



RECTOR STREET  
60' ROW

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.

GRAPHIC SCALE



( IN FEET )

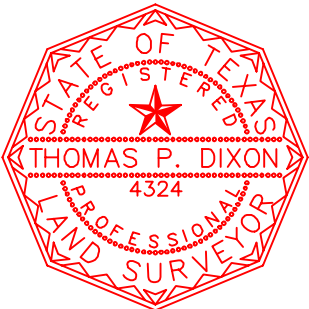
1 INCH = 50 FT.

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

WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P

7/17/23  
DATE



**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.

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.

PROPOSED 1 RESIDENTIAL LOT

PREPARATION DATE: JANUARY 17, 2023

SUBMITTAL DATE: APRIL 27, 2017

PAGE 2 OF 2

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: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
PRINT OR STAMP NAME HERE

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

FEB 16-83 2255

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

DEED RECORDS  
Travis County, Texas

Johnnie Mae Fisher  
Johnnie Mae Fisher

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

My commission expires:

NOTARY SEAL

May 28, 1985

16 day of February, 19 83

Cheryl D. Melrose

Cheryl D. Melrose

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.

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 stamp 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.

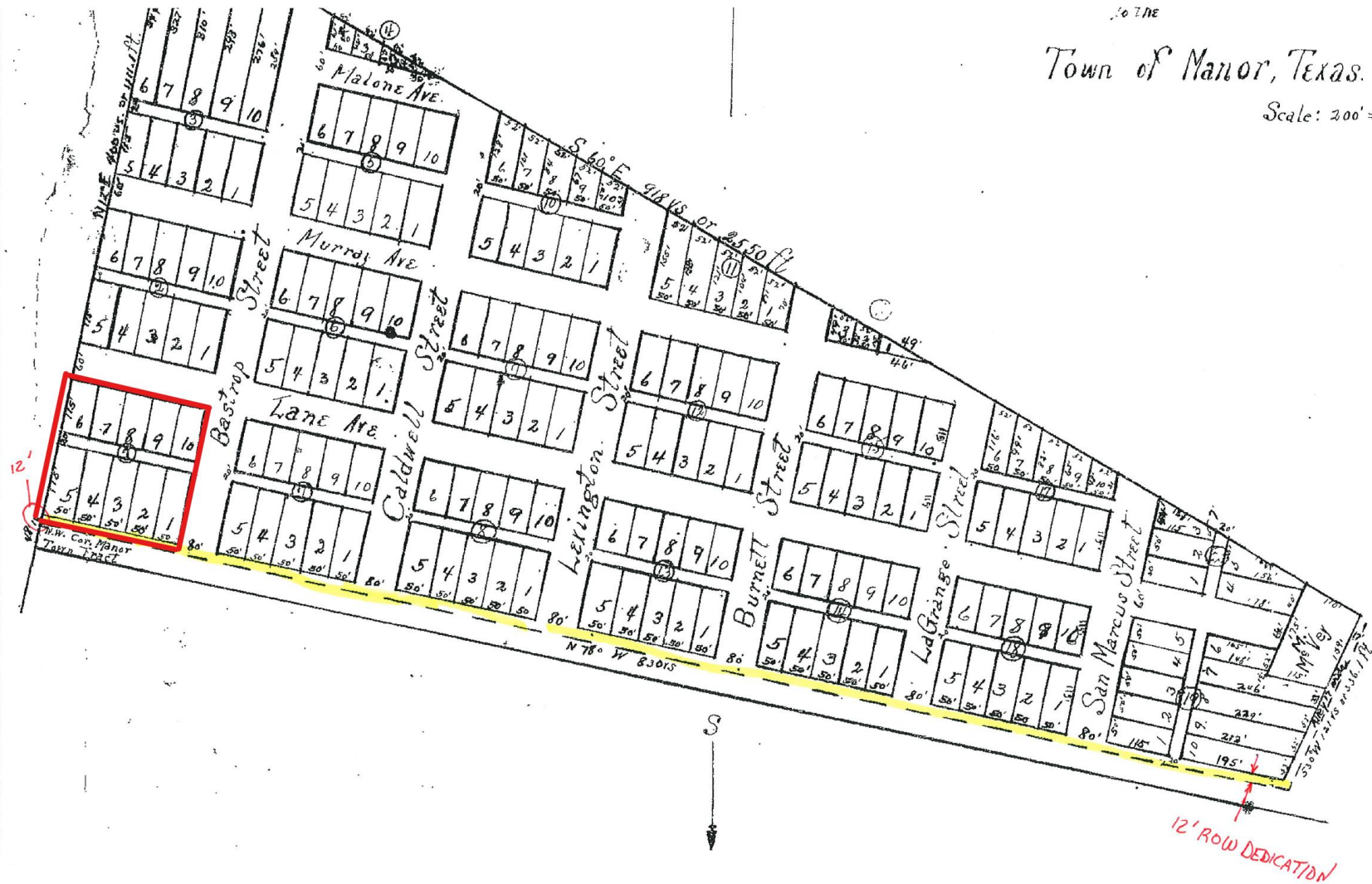
6.502. Lot Facing:

A. Street Frontage: Each lot shall be provided with the minimum frontage on an existing or proposed public street required by the Zoning Ordinance.

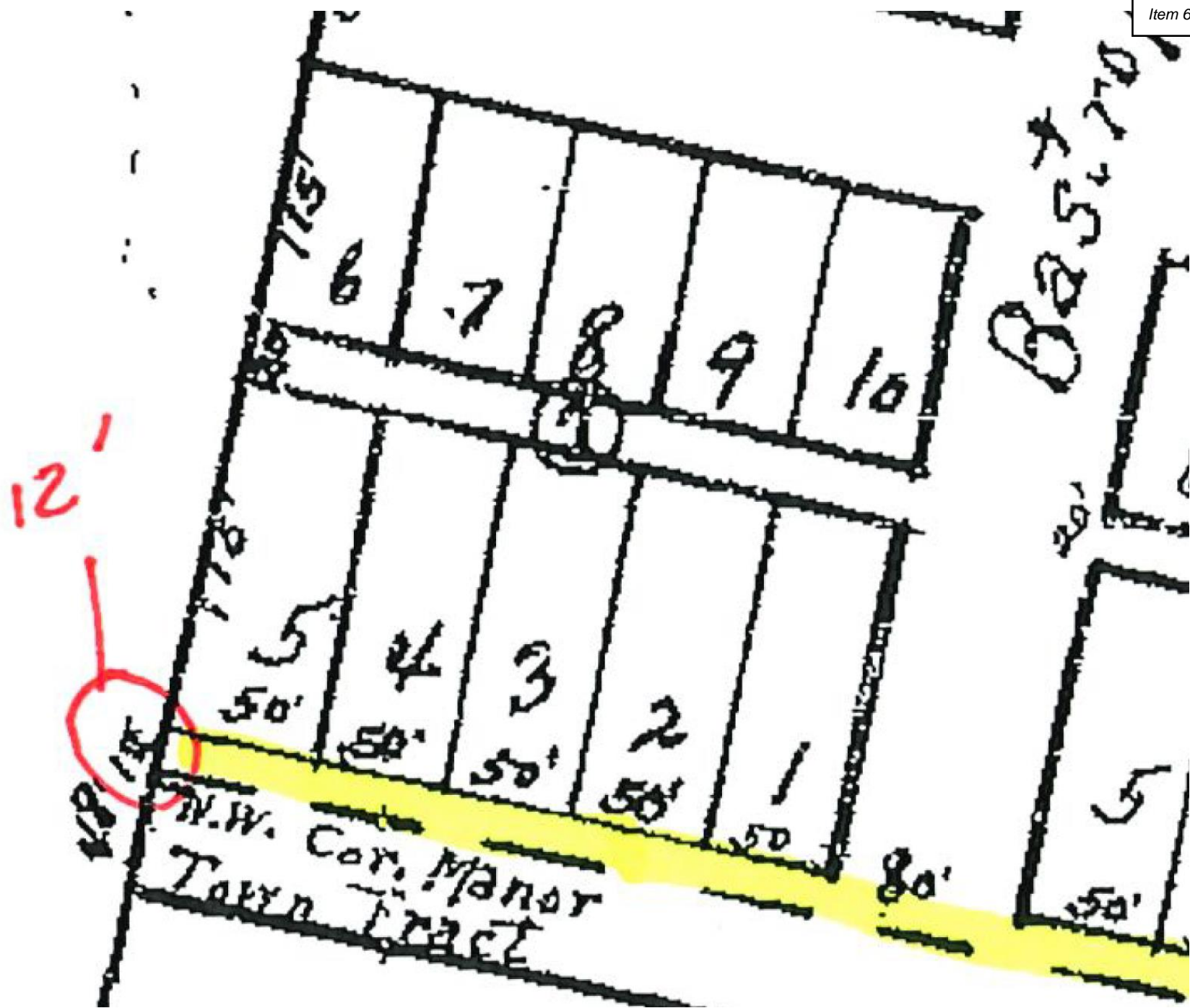
# A.E. LANE ADDITION PLAT MAP

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".

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,

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

Tyler Shows  
Staff Engineer  
GBA



# Answers to Engineer Review

Item 6.

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'.

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](mailto: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: SAWY 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



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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*

### 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.

This two-lot plat, along with the already platted adjacent Lot 2A in Las Entradas, form a three-lot development. The developer has filed plans to modify the existing access and construct new access points in TxDOT approved locations and construct proper fire lanes for new developments on these lots.

These lots do not fully comply with our lot standards that generally require rectangular shaped lots. Lot 1, Block A is angled on its western boundary due to the existing 30' waterline easement and the eastern property boundary angles in response that western property boundary's angle so the necessary parking and improvements for the proposed Lot 1 can be accommodated.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Plat
- Driveway site plan
- Engineer Comments

- Conformance Letter
- Notice
- Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for 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.

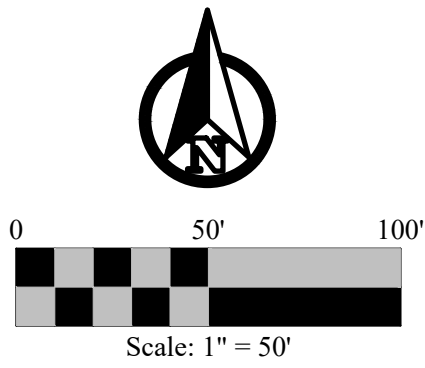
**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

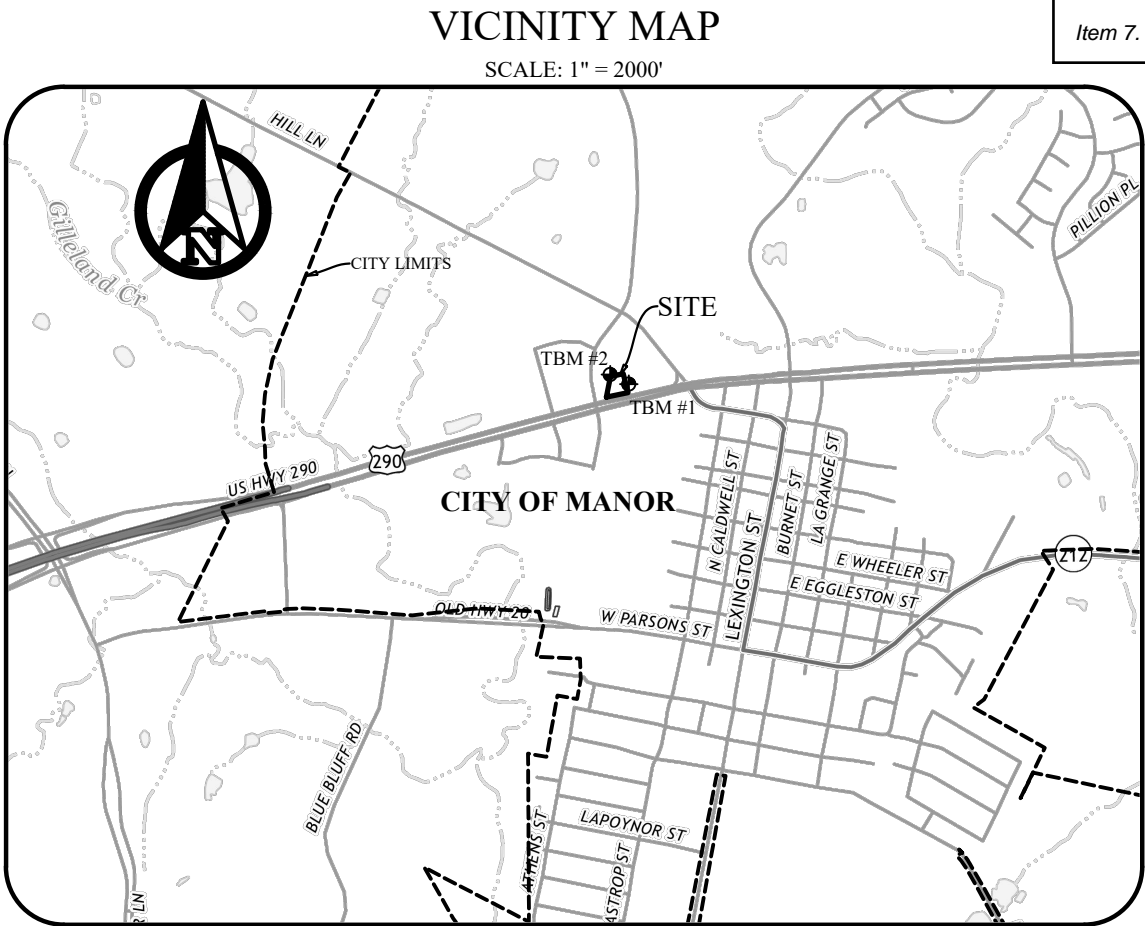




**MONUMENTS / DATUMS / BEARING BASIS**  
**Monuments are found if not marked MNS or CRS.**  
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
TBM ○ Site benchmark (see vicinity map for general location)  
"4" ○ "4" cut in concrete  
○ 1/2" rebar stamped "JPH Land Surveying" set at lot corner  
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ  
Elevations, if shown, are NAVD'88 (Geoid 18)  
Bearings are based on the TxCS,'83,CZ  
Distances & areas shown are represented in surface values  
**TYPE I ○** TxDOT Right of Way tapered concrete monument.

**LEGEND OF ABBREVIATIONS**  
US.SyFt. United States Survey Feet  
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.T.C.T. Plat Records of Travis County, Texas  
O.P.R.T.C.T. Official Public Records of Travis County, Texas  
D.R.T.C.T. Deed Records of Travis County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line  
AE Access Easement  
UE Utility Easement  
DE Drainage Easement  
LE Landscape Easement  
\* Easement/Setback Hereby Dedicated by this Plat

**LEGEND OF LINE TYPES**  
--- EASEMENT LINE  
--- DEED/ADJOINER LINE  
--- BUILDING SETBACK LINE  
--- BOUNDARY LINE



## FINAL PLAT OF LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE  
SITUATED IN THE  
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

PREPARED: SEPTEMBER 2022

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 2  
TOTAL ACREAGE: 0.769  
LINEAR FEET OF STREETS: NONE  
PROPOSED USE: COMMERCIAL

**OWNER:**  
Llano Las Entradas I, LLC  
1537 Singleton Boulevard  
Dallas, Texas 75212

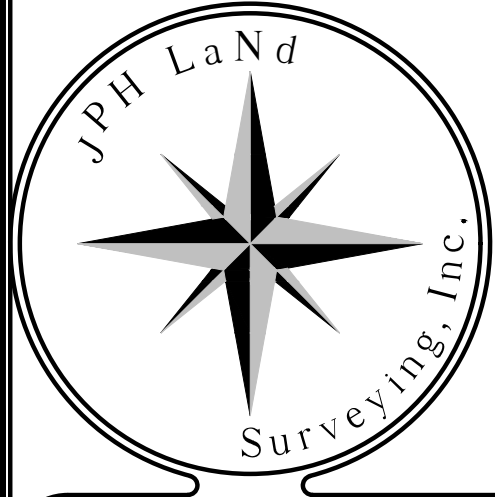
**SURVEYOR:**  
JPH Land Surveying, Inc.  
1516 E. Palm Valley Blvd, Ste. A4  
Round Rock, Texas 78664  
(817) 431-4971

**ENGINEER:**  
Triangle Engineering LLC  
1784 W. McDermott Drive, Ste. 110  
Allen, Texas 75013  
(469)-331-8566

**DEVELOPER:**  
Estacado Interests  
1537 Singleton Blvd.  
Dallas, Texas 75212

Line Data Table		
Line #	Bearing	Distance
L1	N11°08'26"W	33.36'
L2	N79°46'49"E	24.00'
L3	S11°08'26"E	33.38'
L4	N10°11'00"W	15.46'
L5	N79°49'00"E	10.00'
L6	S10°11'00"E	15.46'
L7	N12°07'50"W	9.00'
L8	N77°52'10"E	10.00'
L9	S12°07'50"E	9.00'
L10	S12°47'01"E	6.33'
L11	S77°52'10"W	25.00'
L12	N11°57'18"W	24.06'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.89'	25.00'	073°05'13"	S65°35'14"E	29.77'

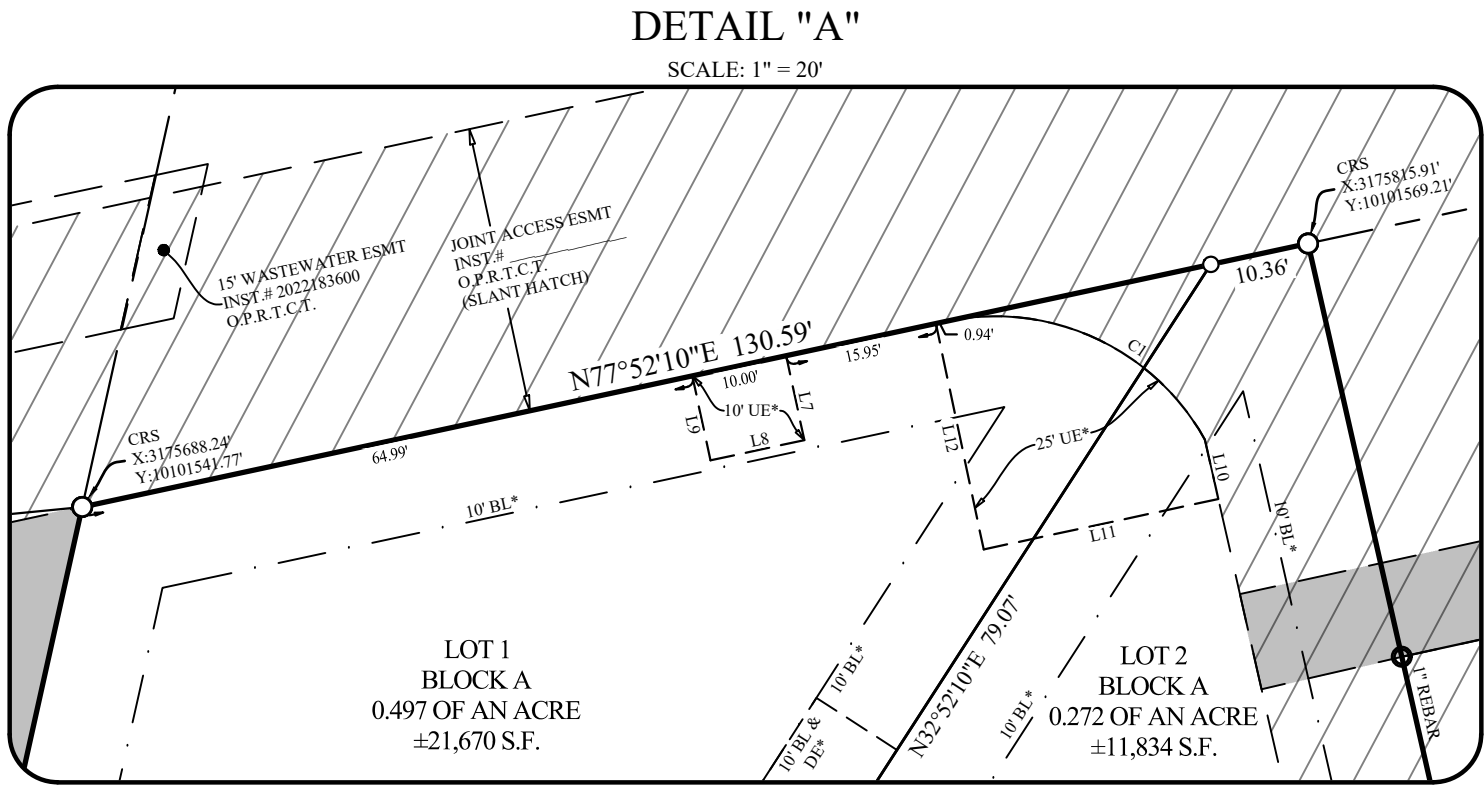


JPH Job/Drawing No. (see below)  
2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

GREGG MANOR ROAD  
VARIABLE WIDTH R.O.W.  
INST.# 2012000983  
P.R.T.C.T.

U.S. HIGHWAY 290  
VARIABLE WIDTH PUBLIC R.O.W.  
STATE CONT. # 114-2-30  
T.X.D.O.T.

LOT 1  
RIATA FORD MANOR  
INST.# 202100055  
P.R.T.C.T.



### BENCHMARKS:

The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk, located approximately 87 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 306 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 547.46' (NAVD'88). See vicinity map for general location.

The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete, located approximately 214 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 165 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 546.48' (NAVD'88). See vicinity map for general location.

FINAL PLAT  
OF  
LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE  
SITUATED IN THE  
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

- This subdivision is located within the City of Manor Corporate City Limits as of this date. September 6, 2022.
- A City of Manor development permit is required prior to site development of any lots in this subdivision.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to the City of Manor standards.
- Water and wastewater will be provided by the City of Manor.
- No lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.
- Current zoning: C1 (Light Commercial)

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL MEN BY THESE PRESENTS

That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with all City of Manor, Texas codes and ordinances and that known easements within the boundary of the plat are shown hereon.

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

-RELEASED FOR REVIEW ON MAY 9, 2023.

Cole Strevey  
Registered Professional  
Land Surveyor No. 6731  
cole@jphls.com

Date



JPH Job/Drawing No. (see below)  
2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS  
WHEREAS, Llano Las Entradas I, LLC is the owner of that certain 0.769 of an acre tract situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being a portion of the tract described as 0.703 of an acre and called Tract 1 (hereinafter referred to as Tract 1), and all of the tract described as 0.308 of an acre and called Tract 2 (hereinafter referred to as Tract 2) in a Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in north right-of-way line of U.S. Highway 290 (a variable width right-of-way per TXDOT right-of-way map, Control 114, Section 2, Job 30), at the common south corner of said Tract 2 and the tract described as 0.67 of an acre in a Special Warranty Deed to Cottonwood Holdings, Ltd., a Texas limited partnership (hereinafter referred to as Cottonwood tract), recorded under Instrument Number 2018055928 of said Official Public Records;

THENCE SOUTH 79° 49' 00" WEST, along the north right-of-way line of said U.S. Highway 290, a distance of 218.98 feet to a 1/2 inch rebar found at the common south corner of said Tract 1 and Lot 2A, Block B, *REPLAT OF LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B*, an addition to the City of Manor, Texas, recorded under Instrument Number 202300014, of said Official Public Records, from which a 1/2 inch capped rebar stamped "LANDESIGN" found at the intersection of the north right-of-way line of said U.S. Highway 290 and the east right-of-way line of Gregg Manor Road (a called 100-foot wide right-of-way dedicated under Instrument Number 2013102647 of said Official Public Records, and at the southwest corner of said Lot 2A bears SOUTH 79° 49' 00" WEST, a distance of 69.64 feet;

THENCE NORTH 12° 33' 46" EAST along the common line of said Tract 1 and said Lot 2A, a distance of 205.98 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the common north corner of said Tract 1 and said Lot 2A;

THENCE NORTH 77° 52' 10" EAST along the north line of said Tract 1, a distance of 130.59 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 12° 47' 01" EAST in part through the interior of said Tract 1 and along the east line of said Tract 2, a distance of 194.60 feet to the POINT OF BEGINNING, enclosing 0.769 of an acre (±33,504 square feet) of land.

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

That Llano Las Entradas I, LLC, acting by and through Matt Peterson, Manager, being the owner of 0.769 acres of land out of the James Manor Survey No. 40, Abstract No. 546 in Travis County, Texas. Same being conveyed by Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas, does hereby subdivide 0.769 acres of land in accordance with this plat to be known as *LAS ENTRADAS NORTH 9900*, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon.

Witness my hand at \_\_\_\_\_ County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Matt Peterson, Manager  
Llano Las Entradas I, LLC  
1537 Singleton Boulevard  
Dallas, TX 75212

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Devan Pharis, known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

LIEN HOLDER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

That FirstBank Southwest, a Texas state bank, Lien Holder of the certain tract on land shown hereon and described in a Deed of Trust recorded in Document Number 2022147376, of the Official Public Records of Travis County, Texas do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Manor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Manor may deem appropriate. This subdivision is to be known as *LAS ENTRADAS NORTH 9900*.

TO CERTIFY WHICH, witness by my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FirstBank Southwest, a Texas state bank

By:

Scott Whitaker, its Vice President

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Scott Whitaker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

No portion of this tract is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration, Firm Panel No. 48453C0485J, dated August 18, 2014 for Travis County, Texas.

Kartavya Patel  
Licensed Professional Engineer No. 97534  
Date: \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL:

Accepted and authorized for record by the Planning and Zoning Commission of the City of

Manor, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPROVED:

LaKesha Small, Chairperson

ATTEST:

Lluvia Almaraz, City Secretary

CITY COUNCIL APPROVAL:

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this

the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPROVED:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia Almaraz, City Secretary

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_M., plat records of said county and state as Document Number \_\_\_\_\_, Official Public Records of Travis County.

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Deputy









1500 County Road 269  
Leander, TX 78641

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

Date: Monday, November 7, 2022

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North, , LA.

Dear Cannon Maki,

The first submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat (*Short Form Final Plat*) submitted by Estacado Interests and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**

2. ~~The P&Z Chairperson is Julie Leonard.~~

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

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

5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~

6. ~~Gregg Manor road is spelled incorrectly.~~

7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~

8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~

9. ~~The title should be provided for anyone who will be signing the plat.~~

**10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right**

11/7/2022 10:28:40 AM  
 LAS ENTRADAS NORTH 9900 A SUBDIVISION -  
 Short Form Final Plat  
 2022-P-1475-SF  
 Page 2

~~of way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.  
 Lead AES  
 GBA

**Llano Las Entradas I, LLC  
1537 Singleton Blvd.  
Dallas, TX 75212**

---

Item 7.

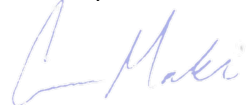
November 29, 2022

City of Manor – City Hall  
ATTN: Scott Dunlop, AICP  
105 E. Eggleston Street  
Manor, TX 78653

Re: Comment Response Narrative – Final Plat of Las Entradas North 9900 A Subdivision of 1.275 of an Acre Situated in the James Manor Survey No. 40, Abstract No. 546 City of Manor, Travis County, Texas

- 1) Tax Certificates attached. Please let us know if we need to mail the physical copies
- 2) Updated signature block.
- 3) Updated signature block.
- 4) Updated signature block.
- 5) Lot use descriptions attached as separate file.
- 6) Gregg Manor road is now spelled correctly.
- 7) ROW width is now shown.
- 8) Updated signature block.
- 9) Titles added.
- 10) Included.
- 11) Included.
- 12) Included.

Sincerely,



Cannon Maki

C: 817-999-0491

E: cannon@estacadointerests.com





1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, December 27, 2022

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

The subsequent submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat submitted by Estacado Interests and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**
2. ~~The P&Z Chairperson is Julie Leonard.~~
3. ~~The Mayor is Dr. Christopher Harvey.~~
4. ~~The City Secretary is Lluvia Almaraz.~~
5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~
6. ~~Gregg Manor road is spelled incorrectly.~~
7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~
8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~

~~9. The title should be provided for anyone who will be signing the plat.~~

~~10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, March 20, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

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2. ~~The P&Z Chairperson is Julie Leonard.~~
3. ~~The Mayor is Dr. Christopher Harvey.~~
4. ~~The City Secretary is Lluvia Almaraz.~~
5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~
6. ~~Gregg Manor road is spelled incorrectly.~~
7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~
8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~



~~9. The title should be provided for anyone who will be signing the plat.~~

~~10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, May 26, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

The subsequent submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat submitted by Estacado Interests and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**
2. ~~The P&Z Chairperson is Julie Leonard.~~
3. ~~The Mayor is Dr. Christopher Harvey.~~
4. ~~The City Secretary is Lluvia Almaraz.~~
5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~
6. ~~Gregg Manor road is spelled incorrectly.~~
7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~
8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~

~~9. The title should be provided for anyone who will be signing the plat.~~

~~10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, June 27, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

We have conducted a review of the final plat for the above-referenced project, submitted by Cannon Maki and received by our office on June 26, 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'.

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: LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat

Case Number: 2022-P-1475-SF

Case Manager: Michael Burrell

Contact: [mburrell@manortx.gov](mailto: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 for the Las Entradas North Subdivision located at 13301 E US Hwy 290, Manor, TX and being filed with a variance. The request will be posted on the agenda as follows:

**Public Hearing:** Conduct a public hearing on a Subdivision Short Form Final Plat for the Las Entradas North Subdivision 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 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 Planning and Zoning Commission 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.

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

FRONTIER BANK OF TEXAS (1538664)  
PO BOX 551  
ELGIN TX 78621-0551

MANOR QUICK STOP INC (217593)  
PO BOX 1232  
MANOR TX 78653-1232

COTTONWOOD HOLDINGS LTD (176360)  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

COTTONWOOD HOLDINGS LTD (1660278)  
9900 HWY 290E  
MANOR TX 78653-9720

NINH LILIAN DOAN ETAL (1855929)  
1411 DEXFORD DR  
AUSTIN TX 78753-1607

MANOR LODGING DEVELOPMENT LLC  
(1940242)  
29711 S Legends Village Ct  
Spring TX 77386-2036

CVS PHARMACY INC (563231)  
1 CVS DR UNIT 11210 01  
WOONSOCKET RI 02895-6146

K-N CORPORATION (1282419)  
1717 W 6TH ST STE 330  
AUSTIN TX 78703-4791

RIVER CITY PARTNERS LTD (109336)  
501 E KOENIG LN  
AUSTIN TX 78751-1426

LAS ENTRADAS DEVELOPMENT (1335894)  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

GABS INC (1676601)  
407 TALKEETNA LN  
CEDAR PARK TX 78613-2532

MANOR INDEPENDENT SCHOOL DISTR  
(217594)  
PO BOX 359  
MANOR TX 78653-0359

SCOTT BAYLOR & WHITE HEALTH  
(1720556)  
301 N WASHINGTON AVE  
DALLAS TX 75246-1754



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.

*Applicant: Claycomb Associates, Inc*

*Owner: Manor ISD*

### BACKGROUND/SUMMARY:

This plat was previously before the Commission on September 14, 2022, but there was an issue with the how the roadway was shown and the number of lots listed. The plat has been updated and reapproved by our engineers to accurately depict the ROW dedication and the 3 lots created. This ROW is part of our Thoroughfare Plan that extends a road from Anderson Lane to Gregg Lane. This road is planned to be constructed by the Mustang Valley and New Haven subdivisions. Additional ROW will be needed for adjacent property owners not a part of this plat.

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

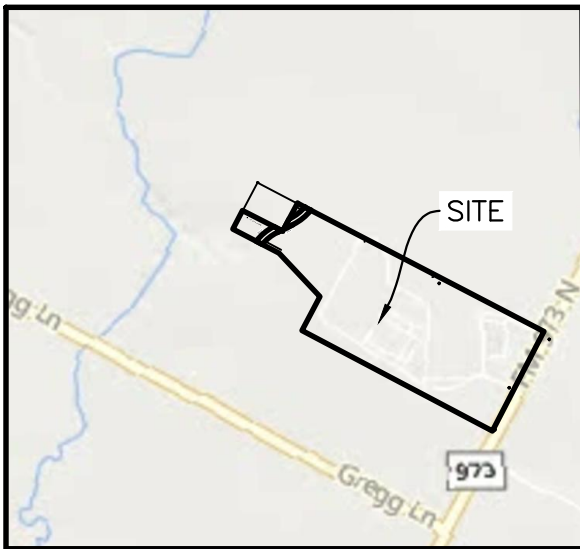
- Plat
- Engineer Comments
- Conformance Letter

- Notice
- Labels

### STAFF RECOMMENDATION:

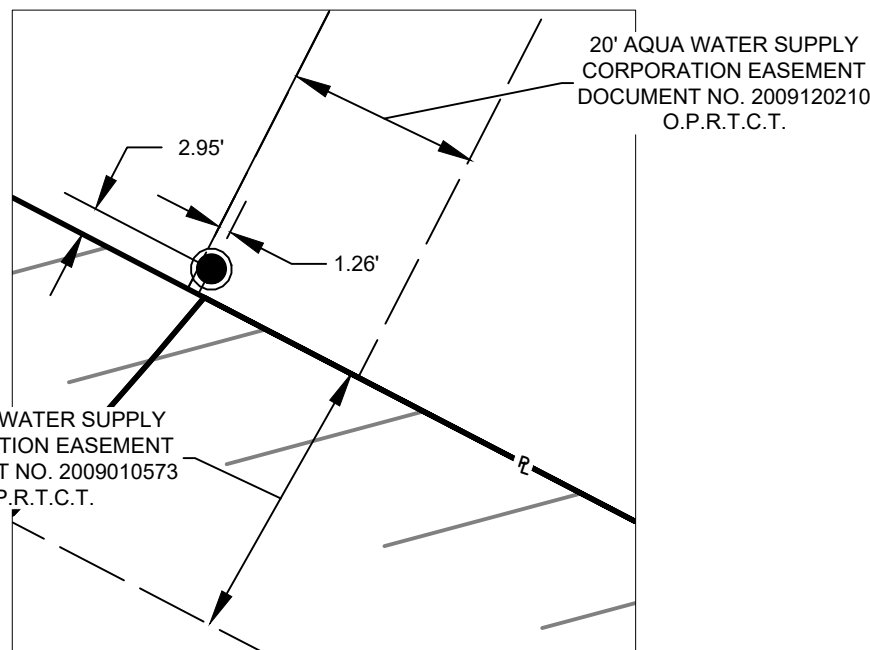
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.

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

VICINITY MAP  
(1" = 2,000')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°32'50" E	83.81'
L2	S 62°32'50" E	71.40'
L3	N 62°31'30" W	195.18'
L4	N 62°31'30" W	71.26'
L5	S 62°32'50" E	86.65'
L6	S 62°32'50" E	18.53'
L7	N 27°52'33" E	25.64'
L8	N 27°52'33" E	119.91'
L9	N 27°52'33" E	184.46'
L10	N 63°35'30" E	10.53'
L11	S 63°35'27" W	107.89'
L12	S 63°35'27" W	46.56'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.26'	465.00'	023°56'11"	N51°37'22"E	192.85'
C2	238.60'	535.00'	025°33'10"	S50°48'52"W	236.63'
C3	199.20'	465.00'	024°32'42"	S51°19'06"W	197.68'
C4	238.94'	535.00'	025°35'20"	N50°18'35"E	236.96'

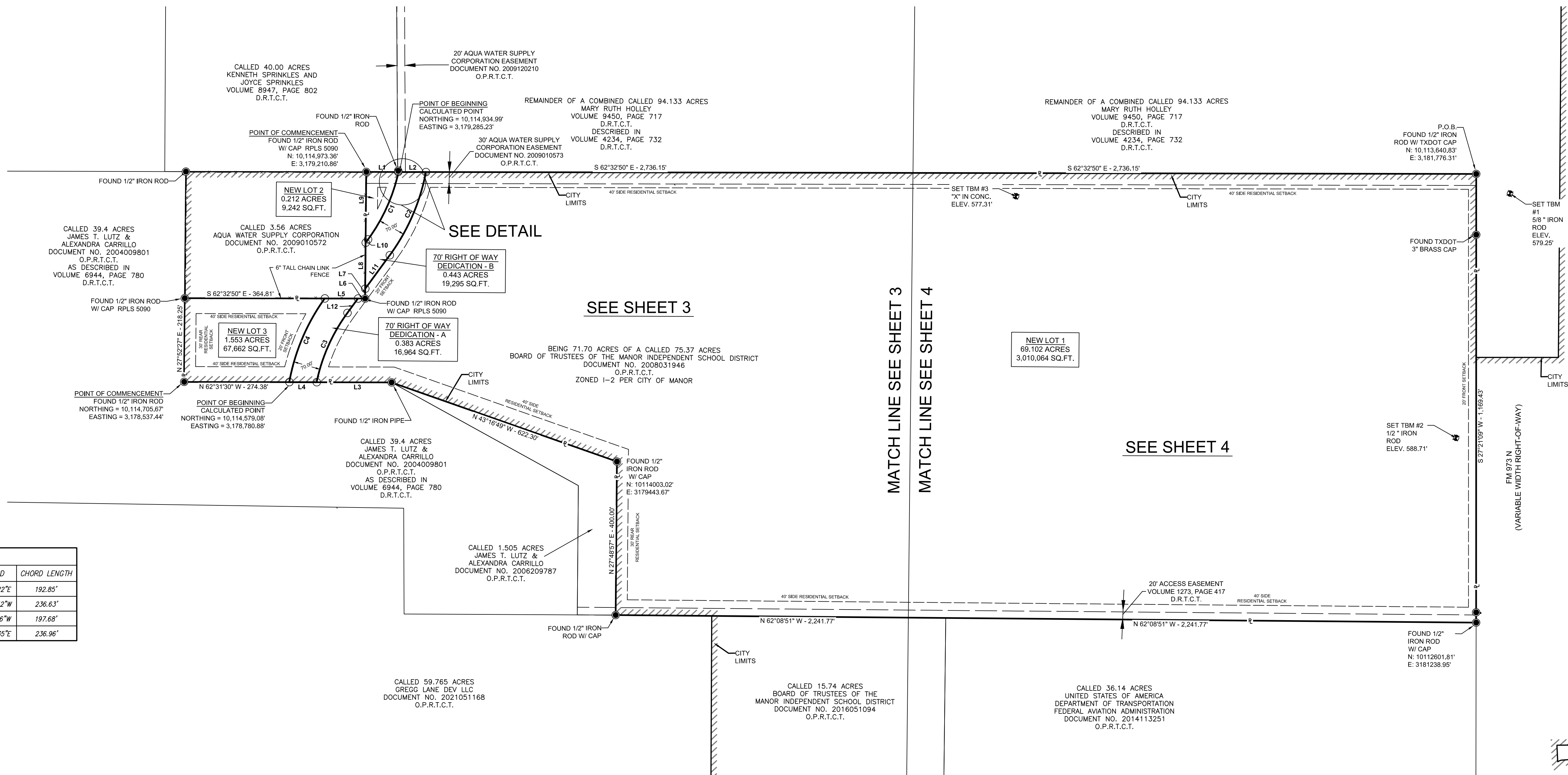


DETAIL

## LEGEND:

- P.O.B.** POINT OF BEGINNING  
 TBM = TEMPORARY BENCHMARK  
 FOUND PROPERTY CORNER AS DESCRIBED  
 REBAR SET  
 PROPERTY LINE  
 ROAD RIGHT OF WAY LINE  
 6" CHAIN LINK FENCE  
 ADJOINER LINE  
 CITY LIMITS  
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS  
 D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS

**FINAL PLAT**  
**OVERALL SHEET**  
**MANOR SENIOR HIGH SCHOOL**  
**14832 N. FM 973, MANOR, TX 78653**  
**TRAVIS COUNTY, TEXAS**



## GENERAL NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- SURVEYOR DID NOT ABSTRACT THE PROPERTY.
- PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
- BEARING BASIS IS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, US FEET.
- BOUNDARY SURVEY ONLY. NO IMPROVEMENTS WERE LOCATED PER CLIENT.
- BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- BUILDING SETBACKS LINES SHOWN PER MANOR, TEXAS CODE OF ORDINANCES SEC. 14.02.020. SETBACKS SHOWN HEREON ARE BASED ON INTERPRETATION OF SURVEYOR. PRIOR TO DEVELOPMENT, SETBACKS MUST BE CONFIRMED BY CITY OF MANOR.

## SET BENCHMARKS:

- N. 10113554.8000 E. 3181831.1940 ELEV. 579.252  
DESCRIPTION: 5/8" IRON ROD LOCATED 51 FEET SOUTH OF NORTHEAST PROPERTY CORNER AND 87 FEET EAST OF EAST PROPERTY LINE
- N. 10113053.9132 E. 3181413.8885 ELEV. 588.717  
DESCRIPTION: 1/2" IRON ROD 16.5 FEET NORTH OF CENTERLINE OF SOUTH ACCESS ROAD FOR THE SCHOOL AND 52.6 FEET WEST OF THE EAST PROPERTY LINE.
- N. 10114139.7000 E. 3180685.1530 ELEV. 577.305  
DESCRIPTION: "X" IN CONCRETE ON INLET BOX 60 FEET SOUTH OF NORTH PROPERTY LINE AND 1199 FEET WEST OF EAST PROPERTY LINE

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF ENCOMPASS SERVICES, LLC AND WERE BASED ON THE TEXAS STATE PLANE CENTRAL ZONE COORDINATES. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF WILLIAM J. CASH, R.P.L.S. # 3808.

**PRELIMINARY – FOR REVIEW ONLY**  
 WILLIAM J. CASH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 3808

## FINAL PLAT

BEING OUT OF A CALLED 75.37 ACRE TRACT DESCRIBED IN DEED UNTO  
 BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT  
 DOCUMENT NO. 2008031946 O.P.R.T.C.T., BEING SITUATED IN TRAVIS COUNTY, TEXAS

## REVISIONS:

NO.	DATE	DESCRIPTION
1	12/01/21	ADD PROPOSED ROW PER ARCHITECT
2	12/17/21	CHANGE TO FINAL PLAT PER ARCHITECT
3	10/06/22	REVISED PER CITY COMMENTS
4	06/22/23	REVISED ROW PER ARCHITECT

14800 ST. MARY'S LANE, SUITE 230 HOUSTON, TEXAS 77079 832-781-4800 WWW.ENCOMPASSSERVICES.COM		
150 	0 	150 
HORIZONTAL SCALE IN FEET		
DRAWN BY: SWW	DATE: 07/28/21	PROJECT NO. 63131
CHECKED BY: TML	DATE: 07/28/21	SCALE: 1" = 150'
FIELD WORK COMPLETED:		SHEET 2 OF 4





1500 County Road 269  
Leander, TX 78641

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

Date: Friday, March 25, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor, TX. 78653

Dear Cody Holt,

The first submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat (*Short Form Final Plat*) submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. The signature block years should be updated to read 202\_.
2. The Mayor is Dr. Christopher Harvey.
3. The P&Z Chairperson is Julie Leonard.
4. The City Secretary is Lluvia Almaraz.
5. The Travis County Clerk is Rebecca Guerrero.
6. The location map should be to a scale of 1" = 2000'.
7. Please provide the correct page numbers for matchlines.
8. The matchlines on the overall sheet appear to be mislabeled. Please correct.
9. Please provide the identification of proposed uses and reservations for the proposed lots.
10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.

3/25/2022 4:09:55 PM  
14832 N. FM 973 - Manor ISD Senior High School  
Short Form Final Plat  
2022-P-1406-SF  
Page 2

12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, July 5, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

- ~~1. The signature block years should be updated to read 202\_\_.~~
- ~~2. The Mayor is Dr. Christopher Harvey.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. The Travis County Clerk is Rebecca Guerrero.~~
- ~~6. The location map should be to a scale of 1" = 2000'.~~
- ~~7. Please provide the correct page numbers for matchlines.~~
- ~~8. The matchlines on the overall sheet appear to be mislabeled. Please correct.~~
- ~~9. Please provide the identification of proposed uses and reservations for the proposed lots.~~

10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/or our outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
17. A comment response letter needs to be provided with the next submittal.

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



August 3, 2022

Pauline Gray  
Jaeco  
1500 County Road 269  
Leander, TX 78641

RE: Manor Early College Addition Site Plan – Permit Number 2022-P-1406-SF

Per City staff review comments, attached are responses addressing corrections/revisions/changes noted by Jay Engineering.

---

**Engineer, Pauline Gray, Jay Engineering:** pgray@gbateam.com

1. Portions of the proposed right-of-way are shown on adjacent property. Only show right-of-way on the school's property.
  - Revised – Trimmed at Property Line
2. If applicable, the areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat.
  - N/A – see note 6
3. Floodplain information must be certified by a registered professional engineer.
  - N/A – see note 6
4. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
  - Shown
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
  - Shown – Coordinates on four corners
6. The property lines and number designations of all proposed lots shall be provided on the final plat.
  - No proposed lots, Parcel is existing
7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
  - Shown

Date: Friday, September 23, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on August 04, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

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

#### **Upon further review of the final plat, the following comments need to be addressed:**

- 1. The ROW that is being dedicated needs to be a separate lot.**
- 2. The area of the ROW lot needs to be provided along with metes and bounds for the lot.**
- 3. There is a section of ROW that is not 60' wide due to it being located on a property not owned by MISD. Please provide dimensions for the portion of ROW in that area that will be dedicated by MISD.**
- 4. The dedicated ROW splits the existing property, therefore, there should be three (3) separate lots created by the plat.**
- 5. The plat is missing the required signature block for MISD. An example of what is required is included with these comments.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, November 4, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

**Upon further review of the final plat, the following comments need to be addressed:**

- 1. The ROW that is being dedicated needs to be shown and labeled as a dedicated ROW. Attached is an example of how the ROW should be called out on the plat.**
- 2. The area of the ROW lot needs to be provided along with metes and bounds. See attached plat to use as a reference.**
- 3. There is a section of ROW that is not 60' wide due to it being located on a property not owned by MISD. Please provide dimensions for the portion of ROW in that area that will be dedicated by MISD.**
- 4. The dedicated ROW splits the existing property, therefore, there should be three (3) separate lots created by the plat. The ROW should not be its own lot.**
- ~~**5. The plat is missing the required signature block for MISD. An example of what is required is included with these comments.**~~



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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, July 6, 2023

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

We have conducted a review of the final plat for the above-referenced project, submitted by Cody Holt and received by our office on June 26, 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'.

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: 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat

Case Number: 2022-P-1406-SF

Case Manager: Michael Burrell

Contact: [mburrell@manortx.gov](mailto: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 Concept Plan for the Ginsel Tract located at 13301 E US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.**

***Applicant: Claycomb Associates, Inc***

***Owner: Manor ISD***

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 Planning and Zoning Commission 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.

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

Holley Mary Ruth  
PO Box 1209  
Manor, TX 78653-1209

Sprinkles Kenneth & Joyce  
15777 Anderson Rd  
Manor, TX 78653-3580

Dearing Harry Leonard Jr  
2002 Trust  
71 Indian Clover Dr  
The Woodlands, TX 77381-2590

Lutz James T & Alexandra Carrillo  
14812 FM 973 N  
Manor, TX 78653-3540

Gregg Lane Dev LLC  
101 Parklane Blvd Ste 102  
Sugar Land, TX 77478-5521

United States Attorneys Office  
Anderson Dennis  
533 Hiwasee Rd  
Waxahachie, TX 75165-6448

Wolf Geraldine & Edward  
2868 County Road 267  
Cameron, TX 76520-4936

Aqua Water Supply Corp  
PO Box P  
Bastrop, TX 78602-1989





## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**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***

### 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 existing roadways of Gregg Manor Road (two access points) and Threshold Lane (one access point). No driveways on US 290 are proposed.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Site Plan
- Aerial Image
- Notice
- Labels

### STAFF RECOMMENDATION:

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

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**



## 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.

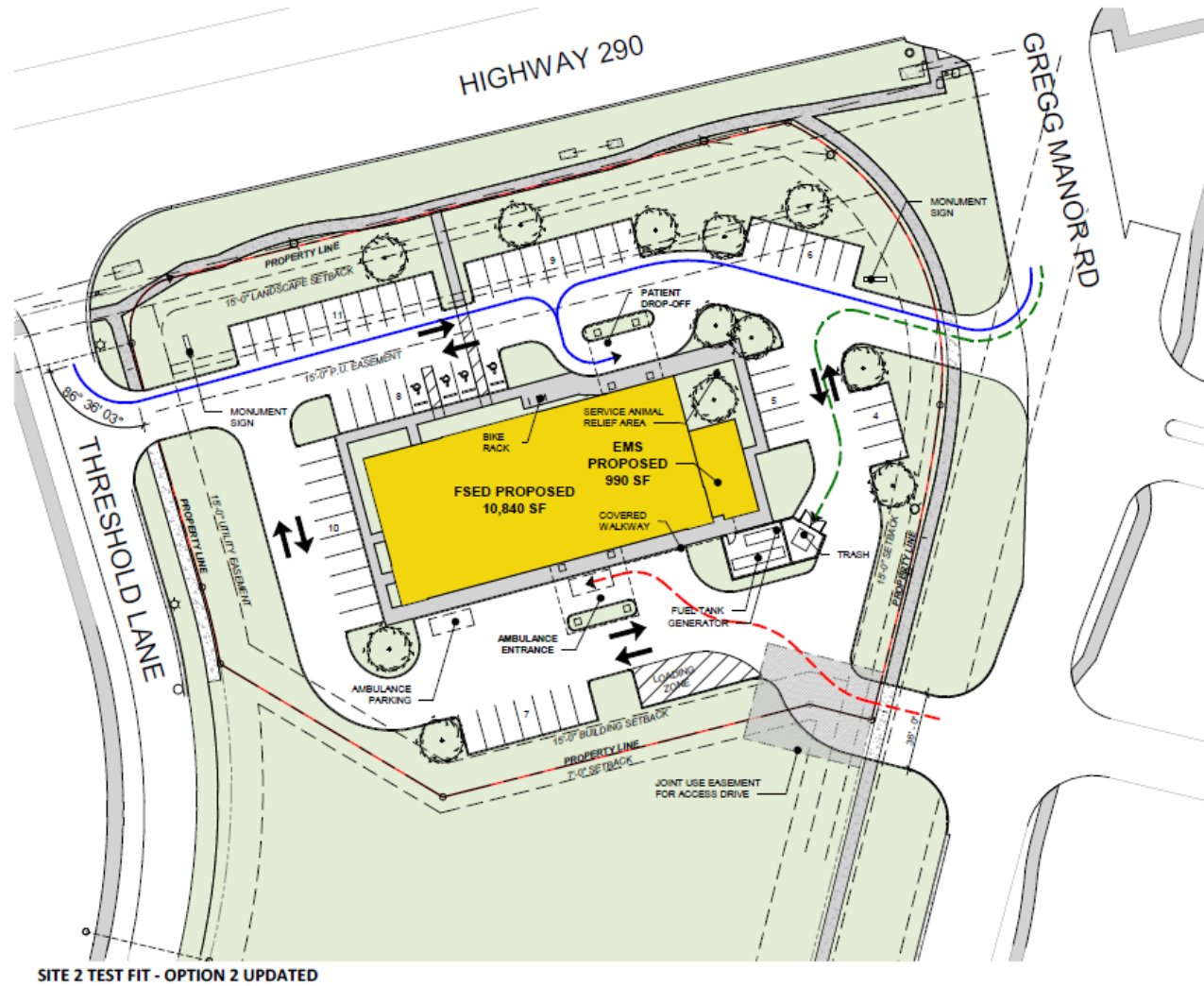
Free-Standing Emergency Departments also prefer sites with optimum visibility. Due to these requirements, this site makes obvious sense for this use, given the adjacent retail users like Auto Zone, Chevron, Texaco, Starbucks, Taco Bell, and Frontier Bank. We strongly believe this will be a quality development 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



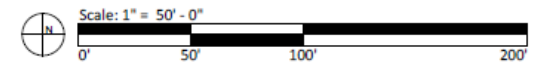
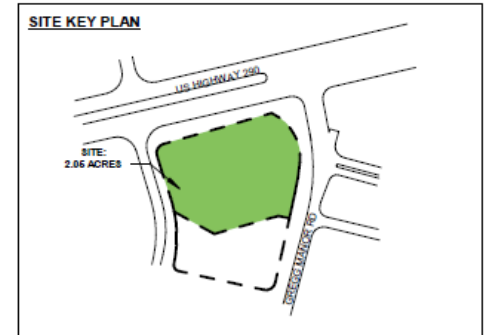
# STREET LEVEL

## EXHIBIT B

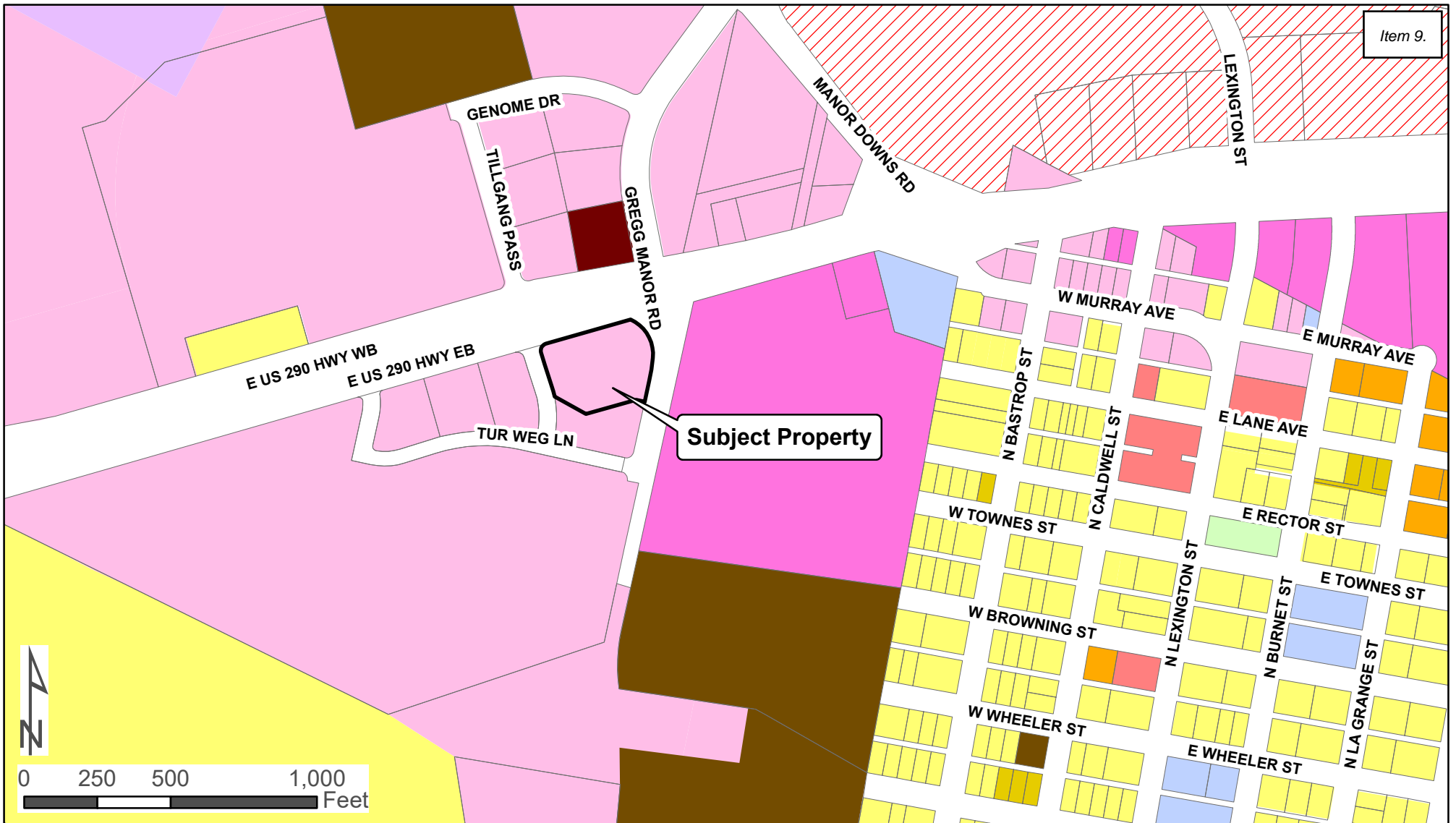


<b>SITE INFORMATION</b>	
ADDRESS	HWY 290 & GREGG MANOR RD MANOR, TEXAS 78853
ZONING	C-1 (NON-PERMITTED USE)
PLANNED USE	MEDICAL CLINIC
<b>BUILDING INFORMATION</b>	
BUILDING	10,840 G.S.F.
EMS BUILDING	990 G.S.F.
CANOPY/COVERED WALK	3,025 S.F.
TOTAL	14,855 G.S.F.
<b>PARKING CALCULATION</b>	
MINIMUM REQUIRED 1/200 SF	60 STALLS
TOTAL REQUIRED	60 STALLS
TOTAL PROVIDED	60 STALLS
ADA PROVIDED	4 STALLS
<b>TOTAL LOT SIZE:</b>	2.05 ACRES

<b>SITE INFORMATION</b>	
	VISITOR / PATIENT
	TRASH SERVICE
	AMBULANCE







Zoning:  
Light Commercial (C-1)

Specific Use Permit:  
Medical Clinic

**Zone**

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



# 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 9.







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](mailto: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.

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

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 9.

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:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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

- May 10, 2023, P&Z Commission Regular Session
- June 14, 2023, P&Z Commission Regular Session; and
- July 12, 2023, Commission Regular Session.

### BACKGROUND/SUMMARY:

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

- May 10, 2023, P&Z Commission Regular Session Minutes
- June 14, 2023, P&Z Commission Regular Session Minutes; and
- July 12, 2023, Commission Regular Session.

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the Consent Agenda.

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



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
MAY 10, 2023**

**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Permit Technician

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:33 p.m. on Wednesday, May 10, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding his concerns. Mr. Battaile thanked the Commission. Mr. Battaile informed the Commission of his Facebook Group and his version of the park plan. He expressed his disapproval of the parks and the Comprehensive Plan. Mr. Battaile spoke regarding the Manor Crossing development. He voiced his opinion on how he felt the city should proceed regarding the development and the Developer's contributions of parkland and amenities.

## PUBLIC HEARING

- 1. Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).**  
Applicant: Henry Juarez. Owner: Henry Juarez.

City Staff recommended that the Planning and Zoning Commission conduct a public hearing on the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

Chair Small opened the public hearing.

Chair Small stated there was no one signed up to speak during this public hearing. She asked Director Dunlop to give background information for this item.

Director Dunlop gave annex details and zoning information on the property and the properties surrounding it. Director Dunlop answered questions regarding the commercial plans. He stated there was only a conceptual site layout.

Discussion was held regarding the zoning details of the property. Consideration was given to the establishments currently occupying the area and the impact the zoning change would have on them.

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

There was no further discussion.

**Motion to Close carried 7-0**

## CONSENT AGENDA

- 2. Consideration, discussion, and possible action to approve the minutes of April 12, 2023, P&Z Commission Regular Meeting.**

City Staff recommended that the Planning and Zoning Commission approve the minutes of the March 8 April 12, 2023, P&Z Commission Regular Meeting.

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

There was no further discussion.

**Motion to Approve carried 7-0**

## REGULAR AGENDA

- 3. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).** Applicant: Henry Juarez. Owner: Henry Juarez.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

There was no further discussion.

### **Motion to Approve carried 7-0**

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

City Staff recommended that the Planning and Zoning Commission postpone to June 14th the Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF)

Chair Small stated there was no one signed up to speak regarding this item.

Director Dunlop stated there was a postponement request at the last P&Z Commission meeting to allow the applicant time to submit a more detailed architectural design layout. He stated the applicant has not completed this task and is requesting postponement to the next meeting.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Butler to postpone to the next P&Z Commission regular scheduled meeting.

There was no further discussion.

### **Motion to Postpone carried 7-0**



- 5. Consideration, discussion, and possible on a Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

Jason Reece with Kimley Horn & Associates, 10814 Jollyville Rd., Austin, Texas, submitted a speaker card. He did not wish to speak, however, was available for any questions.

Director Dunlop gave a summary of the Final Plat for the Las Entradas North Subdivision. He gave details of the connector roads and answered questions from the Commission.

Discussion was held regarding the thoroughfare improvements for Highway 290 East. Director Dunlop stated he was not aware of any improvements that needed to be made at this time.

Director Dunlop answered questions on how this item was related to TransPak and other businesses that are planned for this area. He gave details on the location of this property, the egress plans, and the location of other businesses.

Director Dunlop answered questions from the Commission regarding the Final Plat. He addressed the recording process and the measures the developers are to take to have the plat finalized and recorded. He confirmed this plat has been approved by City Engineers.

Director Dunlop answered questions regarding the wording on the final plat. He confirmed that a subdivision final plat, if approved by the City Engineer, would be non-discretionary.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the Final Plat for the Las Entradas North Subdivision Section 4a, four (4) lots on 15.612 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

There was no further discussion.

**Motion to Approve carried 7-0**

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

City Staff recommended that the Planning and Zoning Commission conditionally approve with the conditions the Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

Jason Reece with Kimley Horn & Associates, 10814 Jollyville Rd., Austin, Texas, submitted a speaker card. He did not wish to speak, however, was available for any questions.

Director Dunlop gave information regarding the Hill Lane extension, between Lexington and Gregg Manor. He explained the construction took too long so the plat expired. The Plat needs to be re-approved. He explained there were small changes to include conditions required to meet new State Statue. He read the 3 conditions. He requested the Commission to approve the plat with the conditions as he read them.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to approve the Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX, with the following conditions: (1) The New Roads being constructed in accordance with the approved construction plans and applicable City ordinances and accepted by the City; (2) The closure, abandonment, and conveyance of the ROW becoming effective as provided in the Ordinance; (3) The Assignment and the Deed being executed and recorded in the real property records.

There was no further discussion.

#### **Motion to Approve carried 7-0**

#### **7. Consideration, discussion, and possible action on a Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX. Applicant: LJA Engineering. Owner: 13100 FM 973 Inc.**

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke during the Public Comment section in opposition of this item.

Director Dunlop gave detailed information regarding the Manor Crossing Subdivision. He stated there were fifteen (15) commercial lots, two (2) multifamily lots and Right of Ways. City Engineers have approved; therefore, City Staff recommends approval.

Discussion was held regarding the Manor Crossing development. Director Dunlop reviewed the usual timeframes for a development of this size. He confirmed that the retailers going in on this development have not submitted any applications to the city.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the Final Plat for the Manor Crossing Subdivision, seventeen (17) lots on 95.05 acres, more or less, and being located at 13100 N. FM 973, Manor, TX.

There was no further discussion.

**Motion to Approve carried 7-0**

**8. Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'.**

Applicant: Cecilia Lopez. Owner: Cecilia Lopez.

City Staff recommended that the Planning and Zoning Commission approve the Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'

Director Dunlop stated this property is currently zoned for single family. The owner would like to build a house. This lot is only requesting setback on sides to allow for more buildable space.

Discussion was held regarding the setback waiver. Director Dunlop answered questions from the Commission about this request.

**MOTION:** Upon a motion made by Commissioner Butler and seconded by Vice Chair Paiz to approve the Setback Waiver for Lot 8, Block 18, locally known as 505 East Carrie Manor Street, to reduce the side setbacks to 5'.

There was no further discussion.

**Motion to Approve carried 7-0**

**9. Consideration, discussion, and possible action on a Performance Bond Extension request for the Village at Manor Commons Phase 3.**

City Staff recommended that the Planning and Zoning Commission approve the Performance Bond Extension request for the Village at Manor Commons Phase 3 to June 8, 2024.

Director Dunlop gave background information on the extension request. He reviewed the normal process of Performance Bonds and how this development has varied from the normal process.

Discussion was held regarding the extension. The Commission questioned how this extension would affect the collection of taxes.

Director Dunlop informed the Commission of the purpose of the Performance Bond and how it is applicable if the developer defaults on their responsibilities.

Brandon Reinhart with Qualico MC, LLC., 14400 The Lakes Blvd., Building C, Suite 200, Pflugerville, Texas, submitted a speaker card to speak in support of this item. Mr. Reinhart answered questions from the Commission regarding the delays in the construction of this project. He stated they were asking for the extension to stay in compliance with Manor Code of Ordinance. He confirmed the new completion date is set for mid to late July if there are no further rain delays.

Mr. Reinhart addressed concerns regarding the delays. He explained supply chain issues, specifically with transformers and power equipment. He stated this has created an issue with energizing the project. He answered questions regarding when they realized the project would be delayed. He assured the Commission the Bond would stay in place until the City of Manor fully accepted the improvements.

**MOTION:** Upon a motion made by Commissioner Butler and seconded by Vice Chair Paiz to approve the Performance Bond Extension request for the Village at Manor Commons Phase 3.

There was no further discussion.

**Motion to Approve carried 7-0**

#### **ADJOURNMENT**

**MOTION:** Upon a motion made by Vice Chair Paiz and seconded by Commissioner Butler to adjourn the regularly scheduled P&Z Commission at 7:22 p.m. on Wednesday, May 10, 2023.

There was no further discussion.

**Motion to Adjourn carried 7-0**

These minutes were approved by the Planning and Zoning Commission on the 9th day of August 2023. *(Audio recording archived).*

#### **APPROVED:**

---

LaKesha Small  
Chairperson

#### **ATTEST:**

---

Mandy Miller  
Development Services Supervisor





**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
JUNE 14, 2023**

**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Scott Jones, Economic Development Director  
Mandy Miller, Development Services Supervisor  
Chasem Creed, IT Technician

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With no quorum of the Planning and Zoning Commission present, the Regular Session of the Manor Planning and Zoning Commission was cancelled by Chair Small at 6:56 p.m. on Wednesday, June 14, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Chair Small announced the following agenda items were non-discretionary, therefore are statutorily approved:

- 10. Consideration, discussion, and possible action on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.**

*Applicant: Jones Carter*

*Owner: Gregg Lane Dev., LLC*

- 11. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.**  
*Applicant: Carney Engineering, PLLC*  
*Owner: Carney Engineering, PLLC*
- 12. Consideration, discussion, and possible action on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**  
*Applicant: Carlson, Brigrance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 15. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 18A, 68 lots on 17.96 acres more or less, and being located near the intersection of Shadowglen Trace and Arbor Hill Cove, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 16. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 23B, 7 lots on 1.692 acres, more or less, and being located near the intersection of Misty Grove Boulevard and Claress Lane, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*

#### ADJOURNMENT

These minutes approved by the P&Z Commission on the 9<sup>th</sup> day of August 2023. (*Audio recording archived*)

#### APPROVED:

\_\_\_\_\_  
 LaKesha Small  
 Chairperson

#### ATTEST:

\_\_\_\_\_  
 Mandy Miller  
 Development Services Supervisor



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
JULY 12, 2023**

*This meeting was live-streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>*

**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Michael Burrell, Planning Coordinator  
Pauline Gray, City Engineer  
Sonia Wallace, City Council  
Michael Pachnick, IT Technician

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With no quorum of the Planning and Zoning Commission present, the Regular Session of the Manor Planning and Zoning Commission was cancelled by Vice Chair Piaiz at approximately 6:55 p.m. on Wednesday, July 12, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

These minutes approved by the P&Z Commission on the 9<sup>th</sup> day of August 2023. *(Audio recording archived)*

**APPROVED:**

---

LaKesha Small  
Chairperson

**ATTEST:**

---

Mandy Miller  
Development Services Supervisor



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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

**Applicant:** Saavy ATX Realty LLC

**Owner:** Wenkai Chen

### BACKGROUND/SUMMARY:

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

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

This item was postponed at the April 12<sup>th</sup> and the May 10<sup>th</sup> meetings so the applicant can provide updated renderings of the proposed units. The updated renderings have been provided so the item has been brought back before the Commission.

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



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

**STAFF RECOMMENDATION:**

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

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

# Letter of Intent

March 12, 2023

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

Re: **707 BASTROP ST TX 78653**

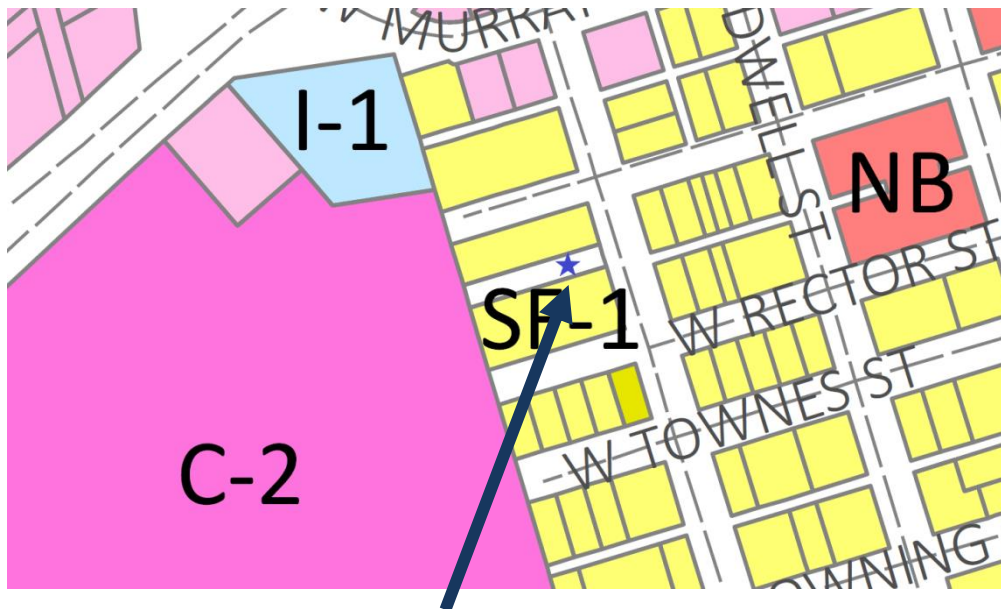
**Dear Mr. Dunlop,**

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

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

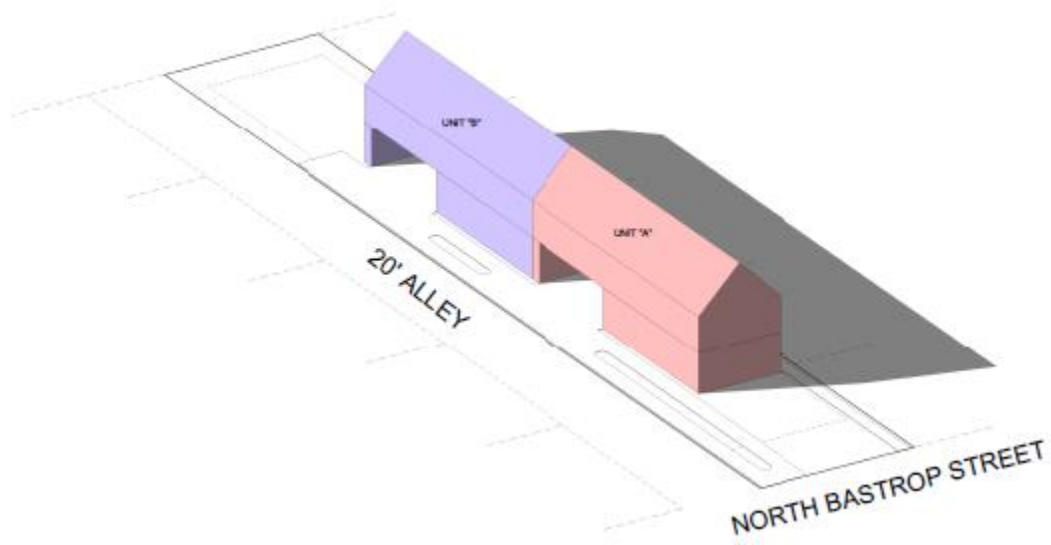
We are requesting to:

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



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

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



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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Katherine Chen'.

Katherine Chen  
Savvy ATX Realty

Appendix B: Architecture Design (high level) and Rendering

Item 11.

INTERIM  
REVIEW DOCUMENTS  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION  
Daniel B. Shearer  
Tx. Reg. No. 26562  
6.12.2023

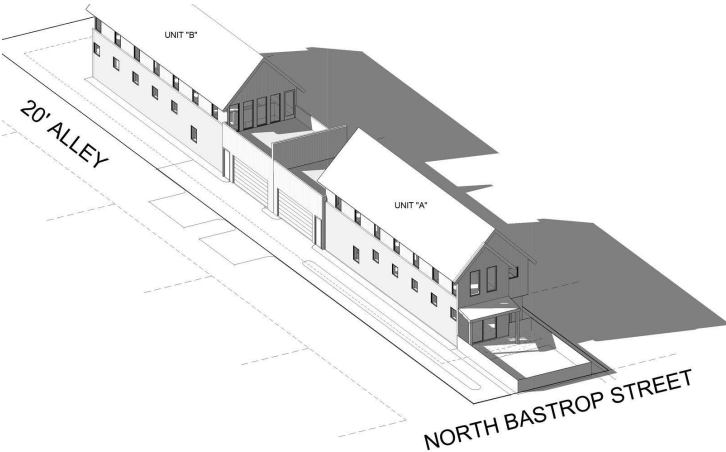
CIRCLE + SQUARE  
600 Congress Avenue  
14th Floor  
Austin, Texas  
214.280.3527

PROJECT OWNER  
Katherine Chen

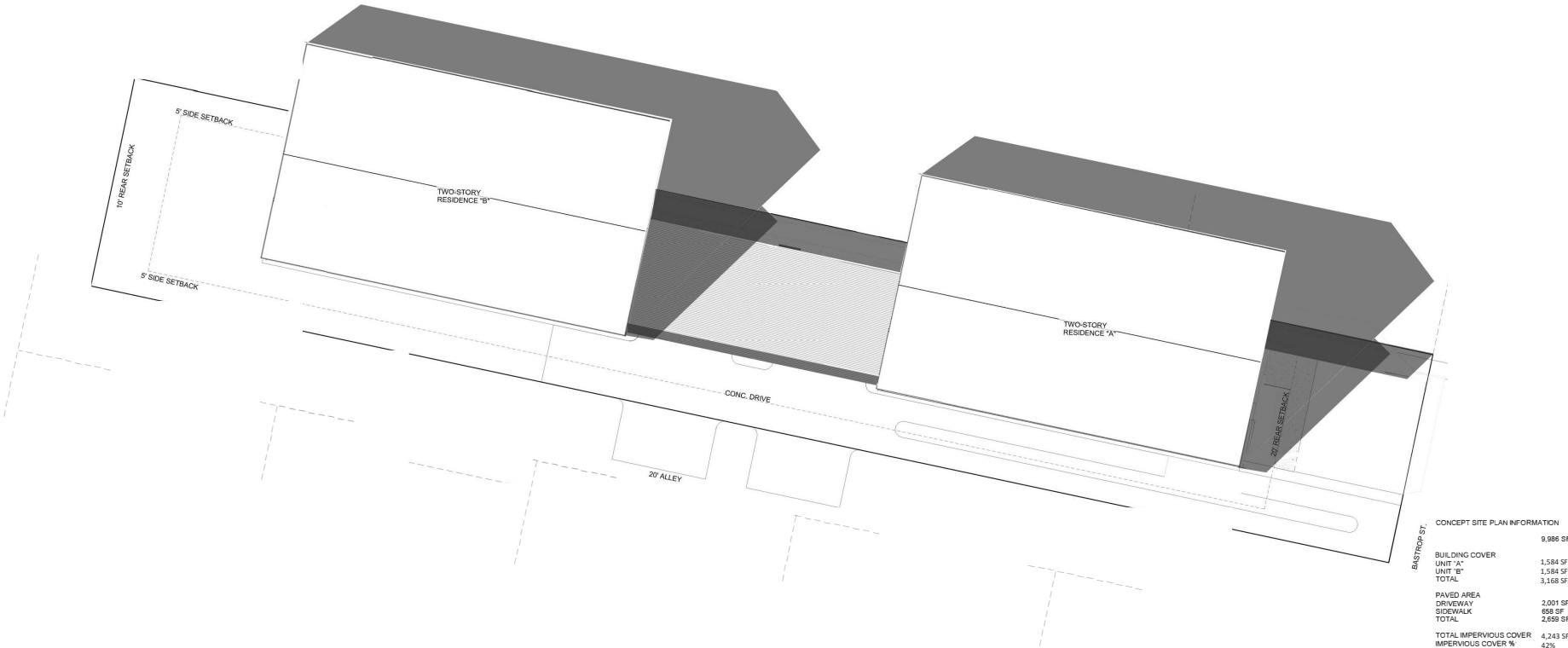
PROJECT NAME  
707 N. Bastrop St.  
Manor, Texas 78655

COMMENTS:

6.12.2023  
ARCHITECTURAL  
182



3D AXONOMETRIC EXHIBIT







6.12.2023

CIRCLE + SQUARE  
600 Congress Avenue  
Austin, Texas 78701  
214.280.3627

PROJECT OWNER  
Katherine Chen

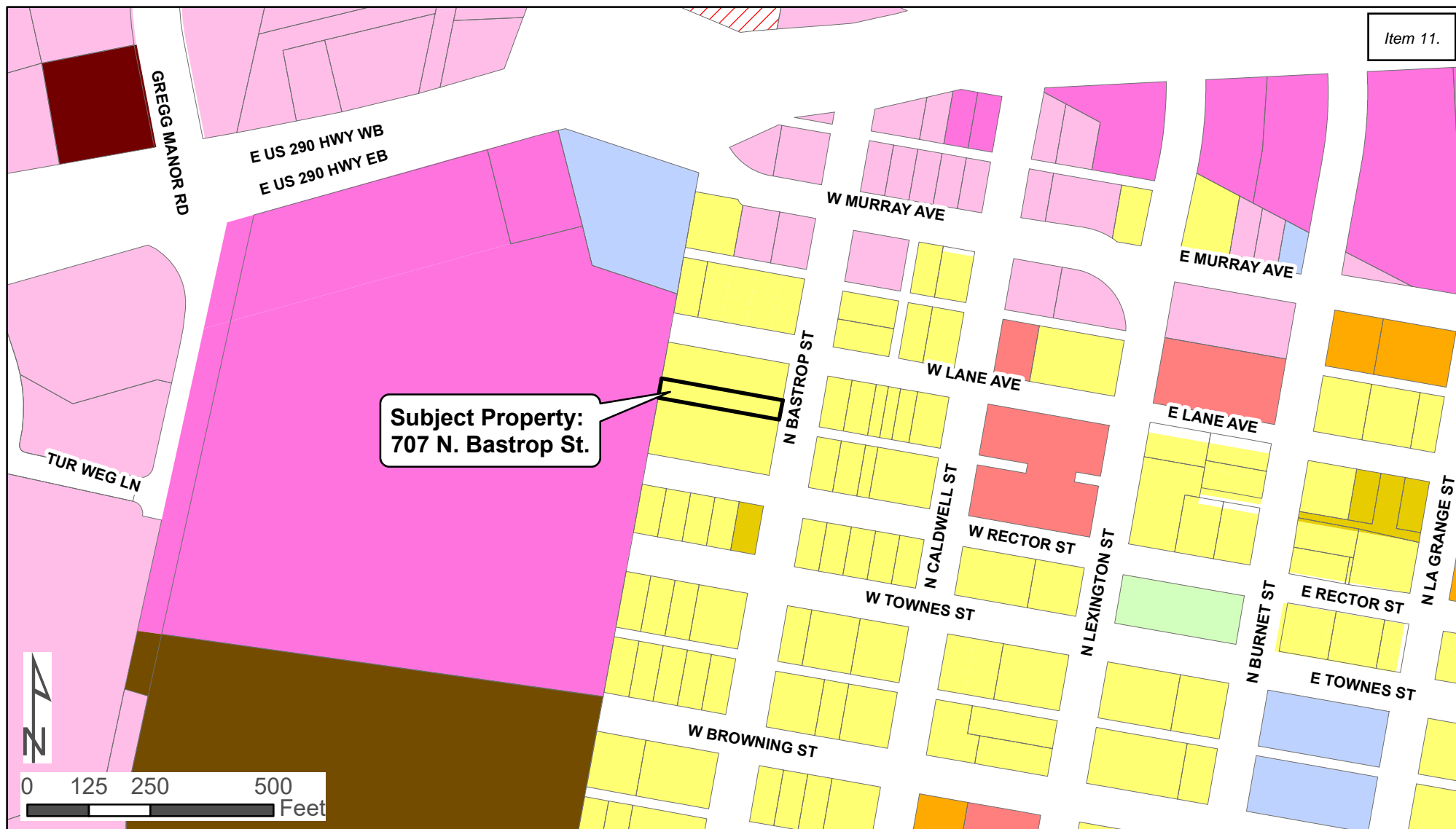
PROJECT NAME  
707 N. Bastrop St.  
Marion, Texas 75653

COMMENTS:


6.12.2023

EXTERIOR VIEWS





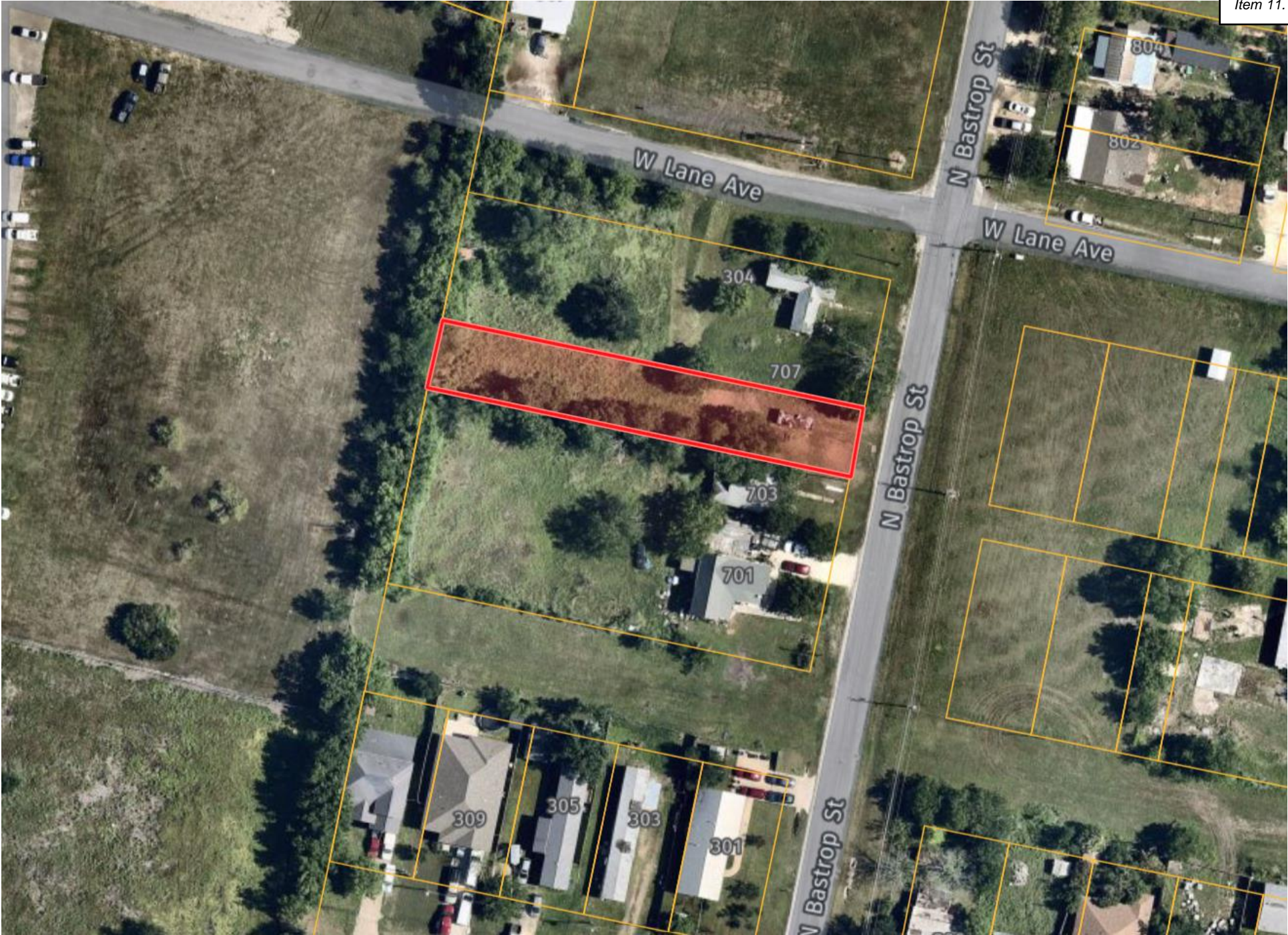
**Current:**  
Single Family Suburban (SF-1)

**Proposed:**  
Two-Family (TF)

**Zone**

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







## COMMUNITY MIXED-USE

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

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

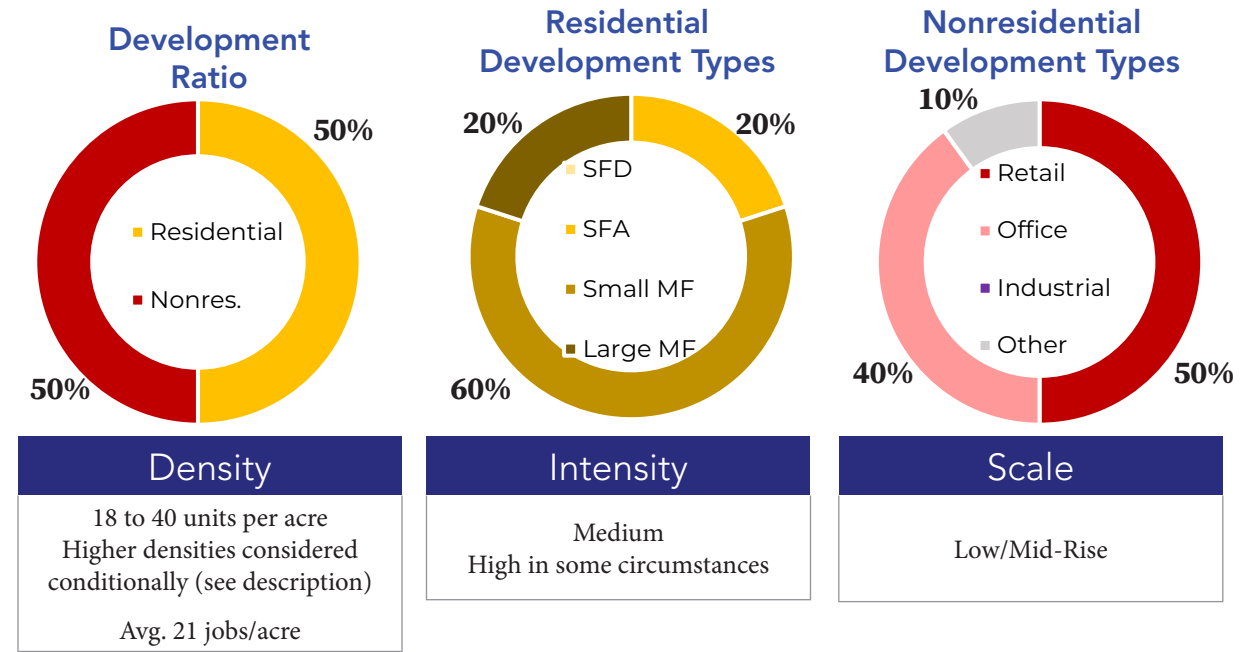
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard





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



7/26/2023

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

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

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

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

*Applicant: SAVVY ATX REALTY LIMITED LIABILITY COMPANY*

***Owner: Wenkai Chen***

The Planning and Zoning Commission will meet at 6:30PM on 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 Subdivision Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

MARTINEZ ORALIA  
1301 CHICON ST 303  
AUSTIN TX 78702-2154

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

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

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

ECKART STEPHEN  
PO BOX 170309  
AUSTIN TX 78717-0019

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

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

ROMERO RONALDO & ANTONIA  
5808 HERON DR  
BUDA TX US 78610

FORREST DELORES M  
3262 KESTRAL WAY  
SACRAMENTO CA 95833-9616

LOZANO BENJAMIN KEEF  
8005 Briarwood Ln  
Austin TX 78757-8111

SEPECO  
PO BOX 170309  
AUSTIN TX 78717-0019

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

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

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

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

GARCIA EDWARD  
PO BOX 452  
MANOR TX 78653-0452

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

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

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

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

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



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .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

### BACKGROUND/SUMMARY:

The property at 108 W. Boyce was previously requested to be rezoned to Downtown Business by the same applicant. At the February 8<sup>th</sup> P&Z meeting, discussion was held and the rezoning request for 108 W. Boyce was recommended for denial due to the lot's small size and the remaining single family home at 104 W. Boyce between 108 W. Boyce and 109 N. Lexington. The City Council also denied the request for 108 W. Boyce for the same reasons. The applicant has purchased the lot at 104 W. Boyce to alleviate the prior concerns as the property is now larger and there won't be a single family residence between two commercial/mixed-use developments.

The applicant has provided a conceptual layout of 3-story mixed-use building for the property. Downtown Business zoning is consistent with the area's designation in the Comprehensive Plan's Future Land Use Map as Downtown Mixed-Use. A combination of on-site and off-site (street) parking is envisioned.

**LEGAL REVIEW:** NO

**FISCAL IMPACT:** NO

**PRESENTATION:** NO

**ATTACHMENTS:** YES

- Letter of Intent
- Rezoning map
- Aerial Image
- Conceptual Site Plan
- FLUM
- Downtown Mixed-Use Dashboard
- Public Notices and Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

**PLANNING & ZONING COMMISSION:**

Recommend Approval

Disapproval

None



May. 15, 2023

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 104 Boyce St, Manor, TX 78653**

**Property ID: 238661**

**Legal Description: W 1/2 OF LOT 16, 17 & E 1/2 OF LOT 18 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

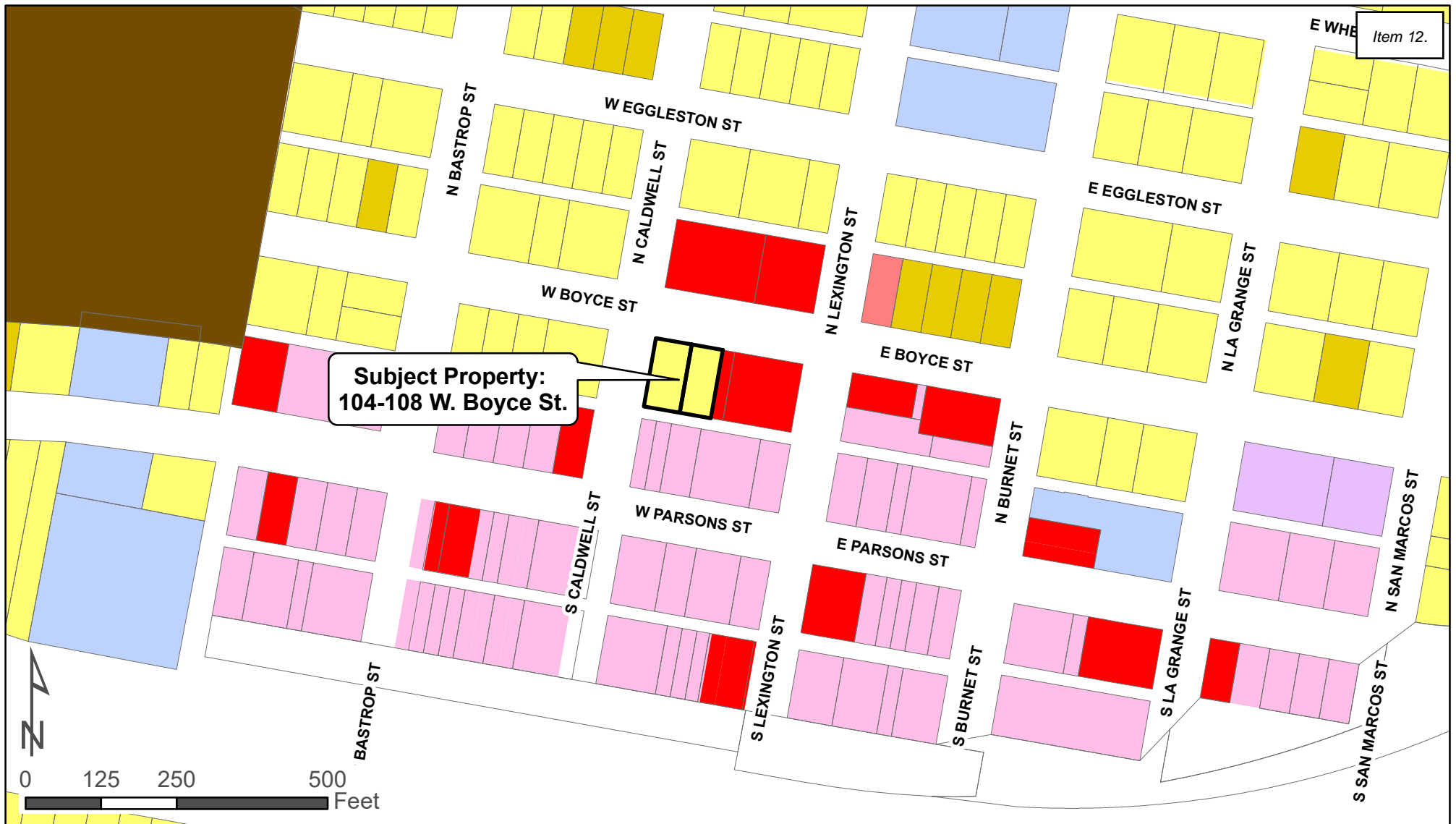
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033



Current:  
Single Family Suburban (SF-1)


Proposed:  
Downtown Business (DB)

#### Zone


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





Legend


 104 W Boyce


Item 12.


 108 W Boyce St

 Bright Beginnings Learning Center

 Feature 1

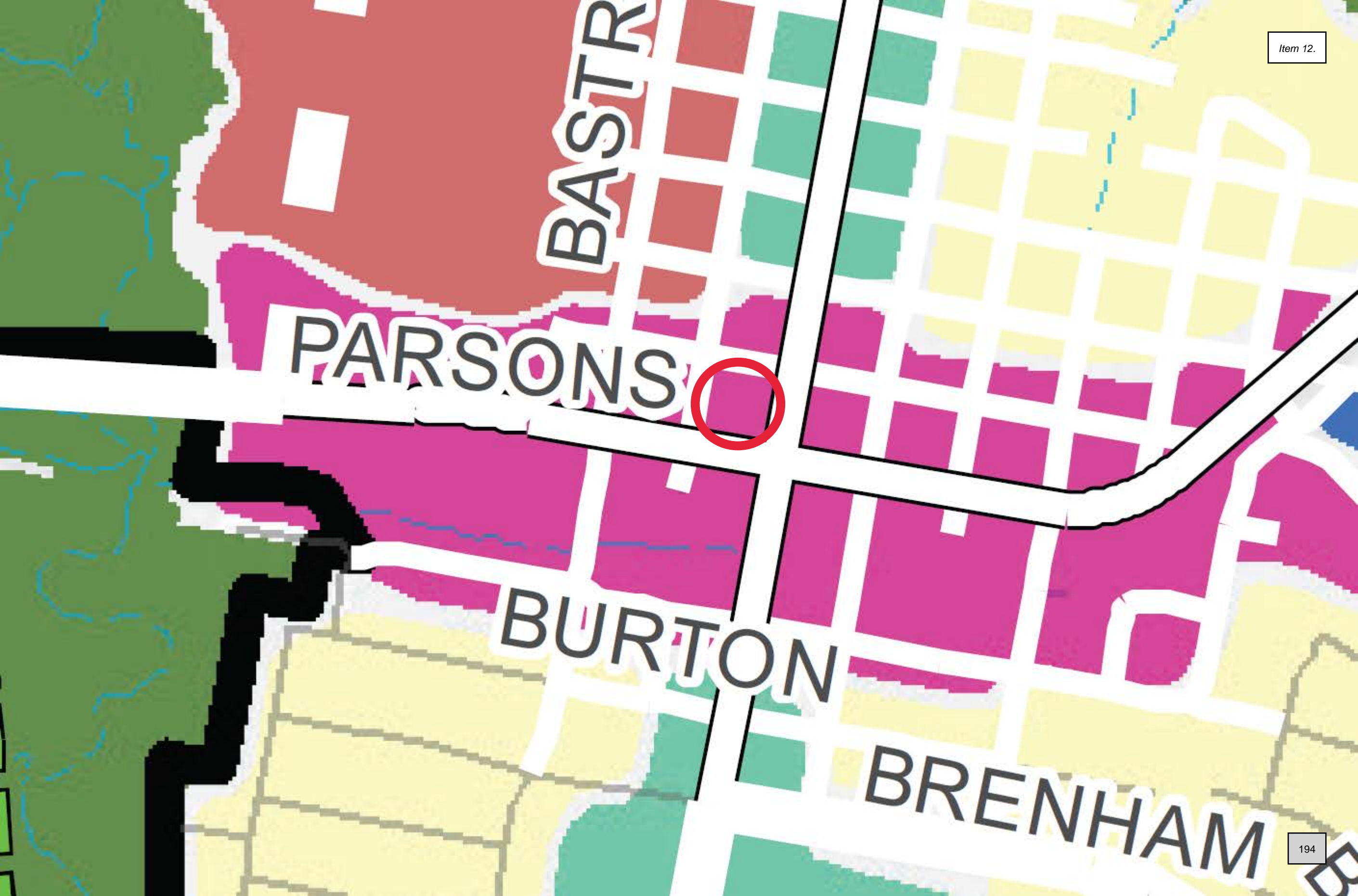
 Feature 2

 Olga book

 Polygon Measure









### 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.

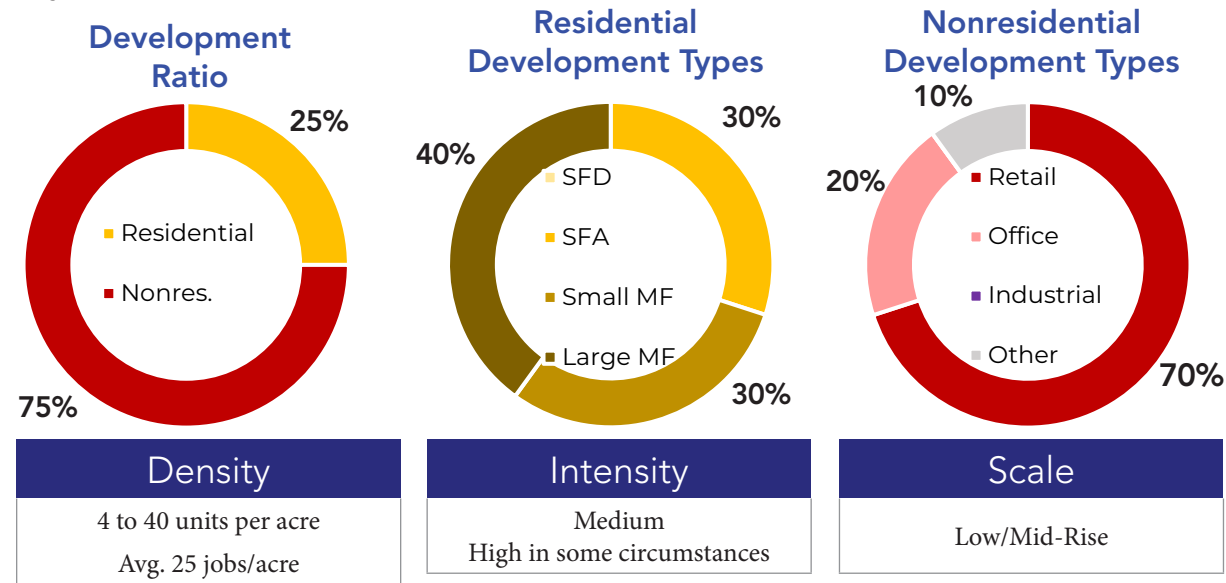
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail 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.

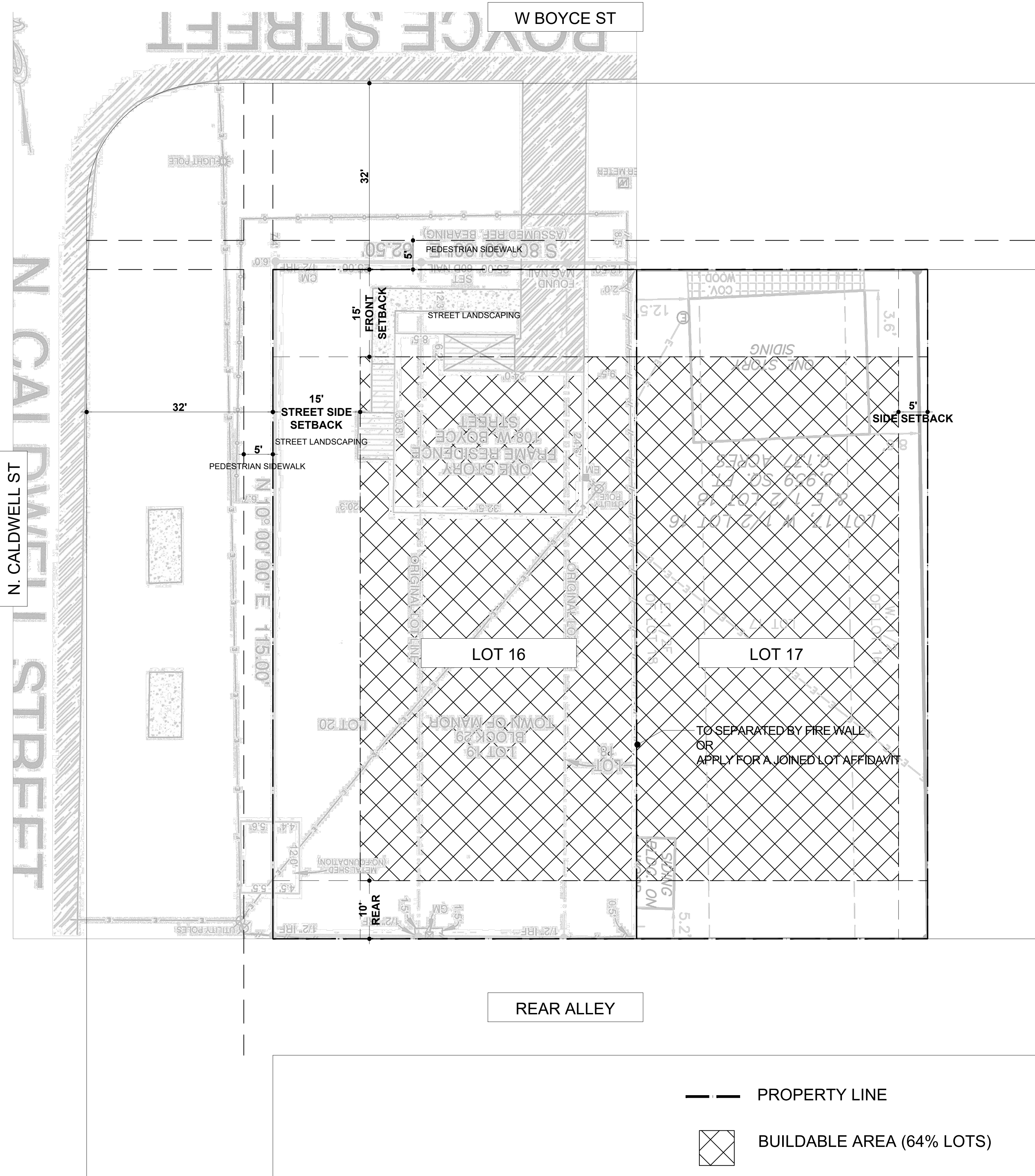
The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

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 De-tached 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, Neighbor-hood 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, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood 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 walk-ability; 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 particu-larly 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 build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





**A (N) BUILDABLE AREA**  
SCALE = 3/32" = 1'-0"

**SITE INFORMATION - 108 BOYCE**

Site Address: 108 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 18, 19-20 BLK 29 Town of Manor  
  
Lot Size: 0.165 acres (7,187.4 SF)

**SITE INFORMATION - 104 BOYCE**

Site Address: 104 W Boyce St, Manor, TX 78653  
Block: 29  
Legal Description: W 1/2 of lot 16, 17 & E 1/2 of lot 18 BLK 29 Town of Manor  
  
Lot Size: 0.132 acres (5,749.92 SF)

**BUILDING CODE ANALYSIS (DOWNTOWN BUSINESS)**

Setbacks	
Front:	15 ft
Side:	0 ft with Fire-Rated Walls
Rear:	10 ft
Street Side:	15 ft
Max. Building Height:	60 ft
Max. Building Coverage:	95%
Minimum Dwelling Size:	500 SF, Historic
Max. # of Dwelling Units:	25 per Acre

**PARKING ANALYSIS**

Residential	1 1/2 Required for 1-Bedroom unit 2 Required for each 2-Bedroom unit 2 1/2 Required for 3+ Bedroom unit - 10% of total spaces for guests
Commercial	1 per 250 square feet

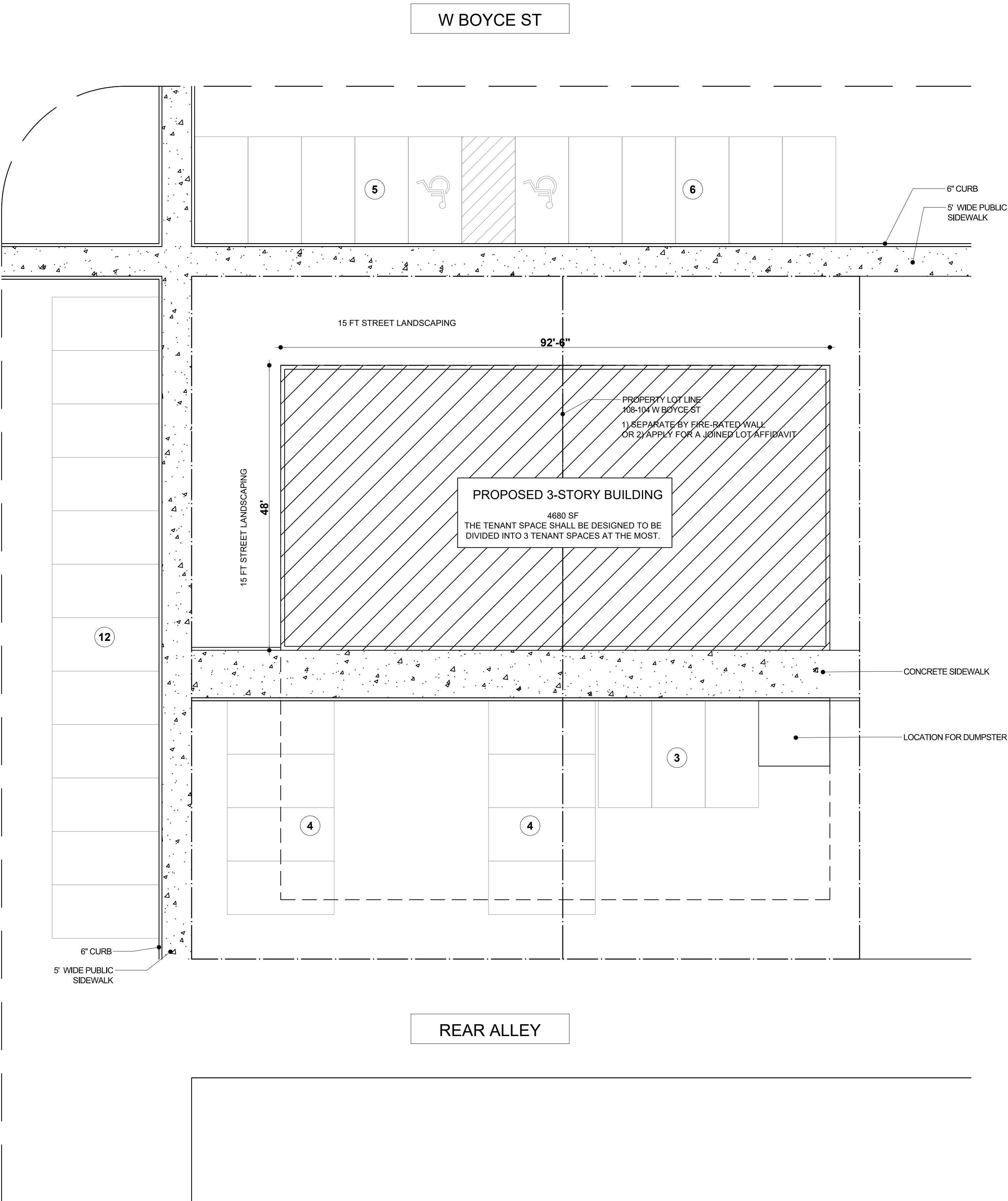
OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
**MIXED-USE DEVELOPMENT**

REVISION TABLE		
Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
PLOT DATE : 2023 / 05 / 22  
DRAWN BY : JIWON JUNG  
CHECKED BY : JIWON JUNG  
ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

**PROJECT SUMMARY**

**A-0.0**



ARTICLE 15.02 - PARKING STANDARDS

USE	# OF PARKING SPACES	REQUIRED	PROVIDED
RESIDENTIAL - MULTI-FAMILY	1 & 1/2 SPACE FOR EACH 1-BEDROOM UNIT	6	15
	2 SPACES FOR EACH 2-BEDROOM UNIT	8	
RETAIL SALES	ONE SPACE FOR EACH 250 SF OF RETAIL FLOOR AREA	19	19
TOTAL		34	35

**A** GROUND FLOOR PLAN (COMMERCIAL)  
SCALE = 3/32" = 1'-0"

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
MIXED-USE DEVELOPMENT

REVISION TABLE

Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
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PRELIMINARY  
PLANS

A- 0.1





7/26/2023

## City of Manor Development Services

# Notification for a Rezoning Application

Project Name: 108 W Boyce & 104 W Boyce Rezoning from SF-1 to DB  
 Case Number: 2023-P-1541-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto: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 108 W Boyce & 104 W Boyce St., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on .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 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 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 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  
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Behzad Bahrami  
PO Box 82653  
Austin TX 78708

Ramon E Jr Paiz  
PO Box 280  
Manor TX 78653

Marcos & Maria Chavez  
127 Dry Creek Rd  
Unit B Manor TX 78653

Claudie G & Sammie M Young  
PO Box 145  
Manor TX 78653

Juan Jr & Diana E Gerl Vasquez  
PO Box 449  
Manor TX 78653

Monica Ann Castillo  
PO Box 1097  
Manor TX 78653

Veronica Michelle Donley  
204 W. Eggleston St  
Manor TX 78653

Debbie Ann & Darrell Guajardo  
2501 Goforth Rd  
Kyle TX 78640

Helen Casas  
PO BOX 223  
Manor TX 78653

Victor M & Debra B Almaguer  
3209 Ray St  
Austin TX 78702

Nora L & Jose A Jr Sanchez  
PO Box 232  
Manor TX 78653

Maria Rocha  
207 W Boyce St  
Manor TX 78653

Jesse & Julia Rocha  
PO Box 1002  
Manor TX 78653

Alfredo, Contreras Renteria, Aurelia  
PO Box 11  
Manor TX 78653

Bradley G & Paula B Bowen  
18109 Whitewater CV  
Round Rock TX 78681

Jesse & Olivia Sanchez  
PO Box 811  
Manor TX 78653

Jose Soto & Maribella, Cortez Gonzalez,  
Jaimes  
14845 Bois Darc LN  
Manor TX 78653

Sepeco  
PO Box 170309  
Austin TX 78717

2017 Manor LLC  
203 W Parsons St  
Manor TX 78653

Barbarita Samudio Sanchez  
PO Box 142  
Manor TX 78653

Jorge Moreno  
4301 Jan St Unit B  
Harlingen TX 78550

Davis Capital Investments LLC  
PO Box 268  
Manor TX 78653

William C Gault  
PO Box 32  
Manor TX 78653

Michael E & Tabatha A Darilek  
PO Box 976  
Manor TX 78653

Virginia Z Cardenas  
PO Box 243  
Manor TX 78653

Timothy Mack Sherrod  
2705 Taft Blvd  
Wichita Falls TX 76308

120 East Boyce Street LLC  
1004 Meriden Ln  
Austin TX 78703

Ernesto Suarez  
14121 Bois D Arc Ln  
Manor TX 78653

Lundgren Edwin O Estate  
507 Arbors CIR  
Elgin TX 78621

Lopez Mar Lift Estate  
208 West Parsons  
Manor TX 78653

Ringo Ming-Ling, Yu Chi Sun, Wu  
707 Knollwood Dr  
Austin TX 78746

L&L Investment Enterprises LLC  
302 E 32nd St  
Austin TX 78705

Aurelio Jr Ponce  
200 W Parsons St  
Manor TX 78653

Billy C Duett  
Po Box 562  
Manor TX 78653

Maqil Inc  
PO Box 399  
Manor TX 78653

Moein M Hassan  
Po Box 140853  
Austin TX 78714



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (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.



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

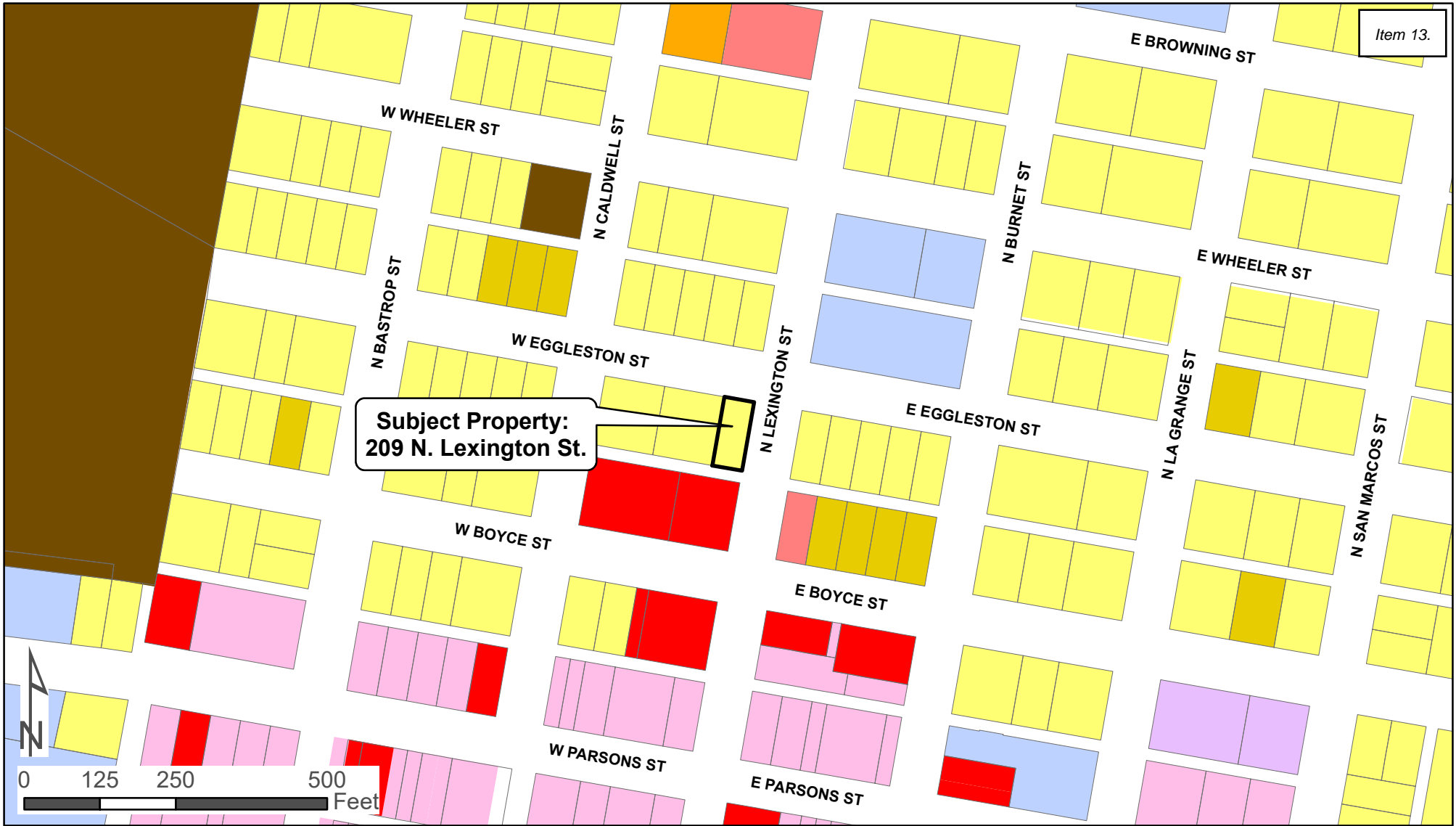
- Rezoning Map
- Aerial Image
- FLUM
- Downtown Mixed-Use Dashboard

- Neighborhood Mixed-Use Dashboard
- Notice and Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (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**



Current:  
Single Family Suburban (SF-1)

Proposed:  
Neighborhood Business (NB)

**Zone**

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

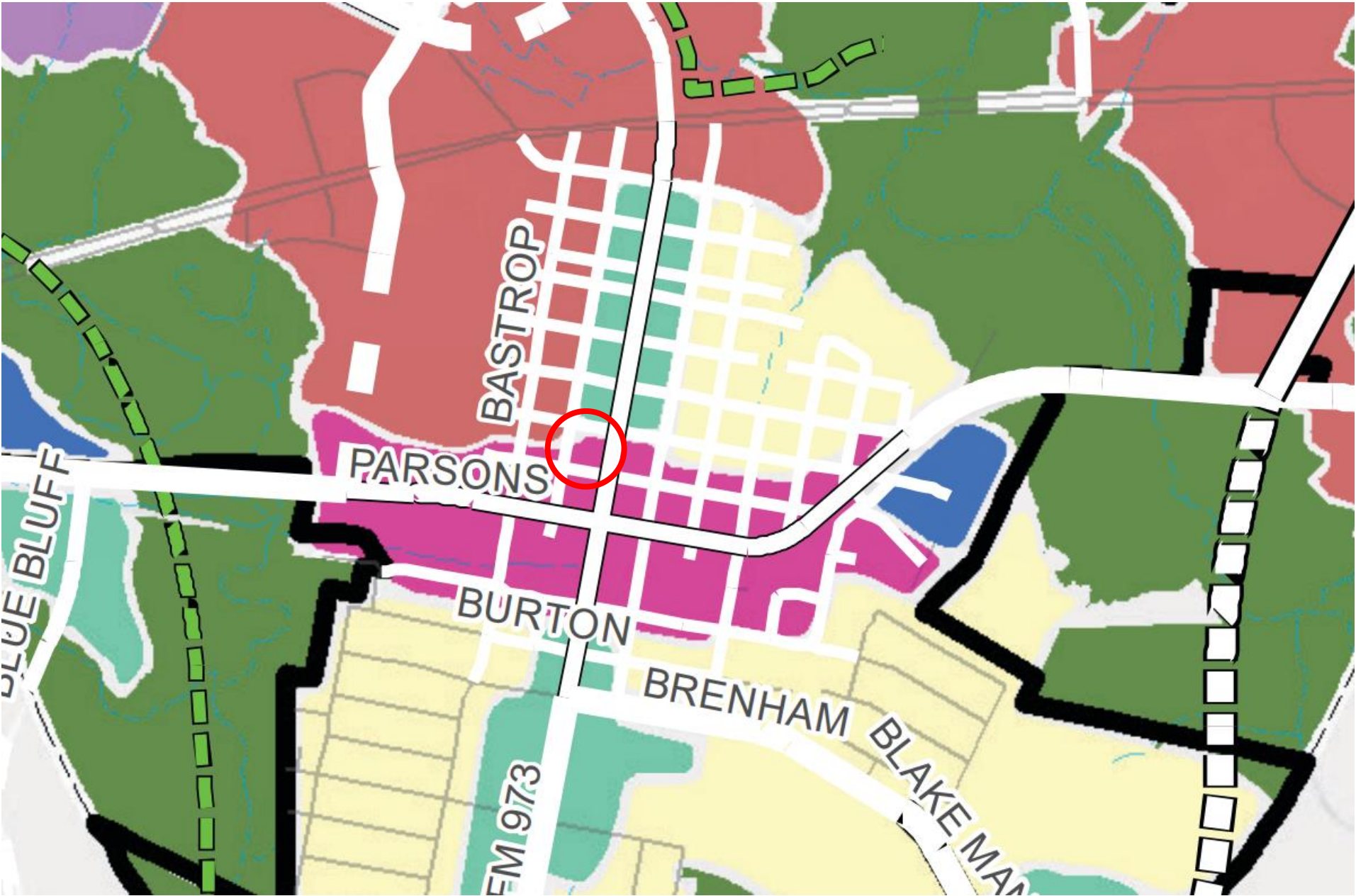





















## FUTURE LAND USE MAP

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.

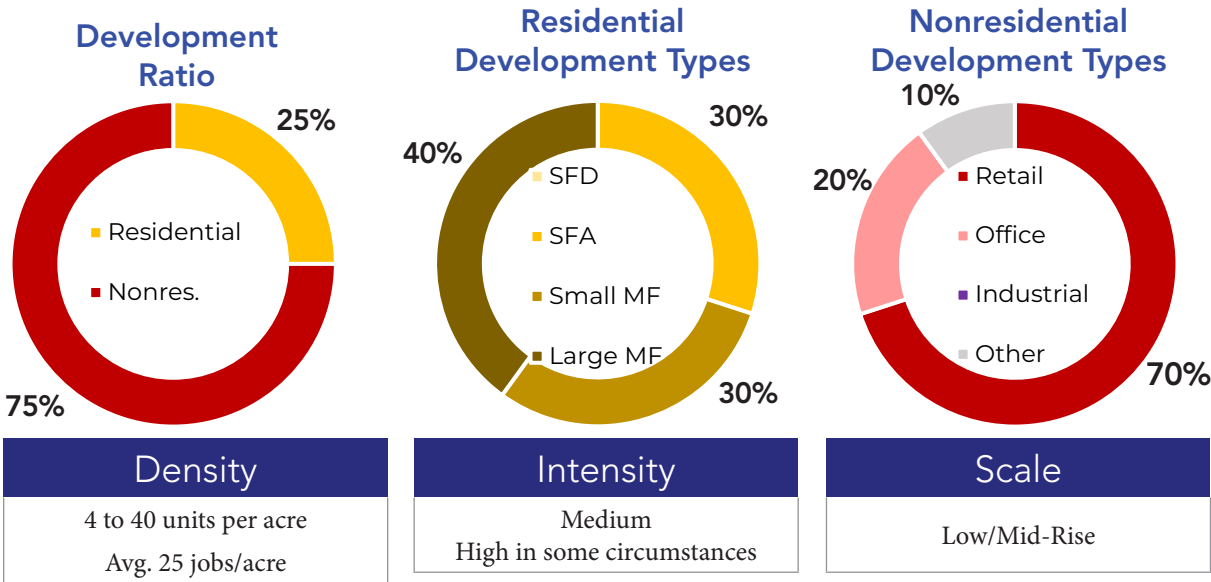
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail 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 De-tached 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, Neighbor-hood 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, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood 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 walk-ability; 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 particu-larly 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 build-ings, 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.

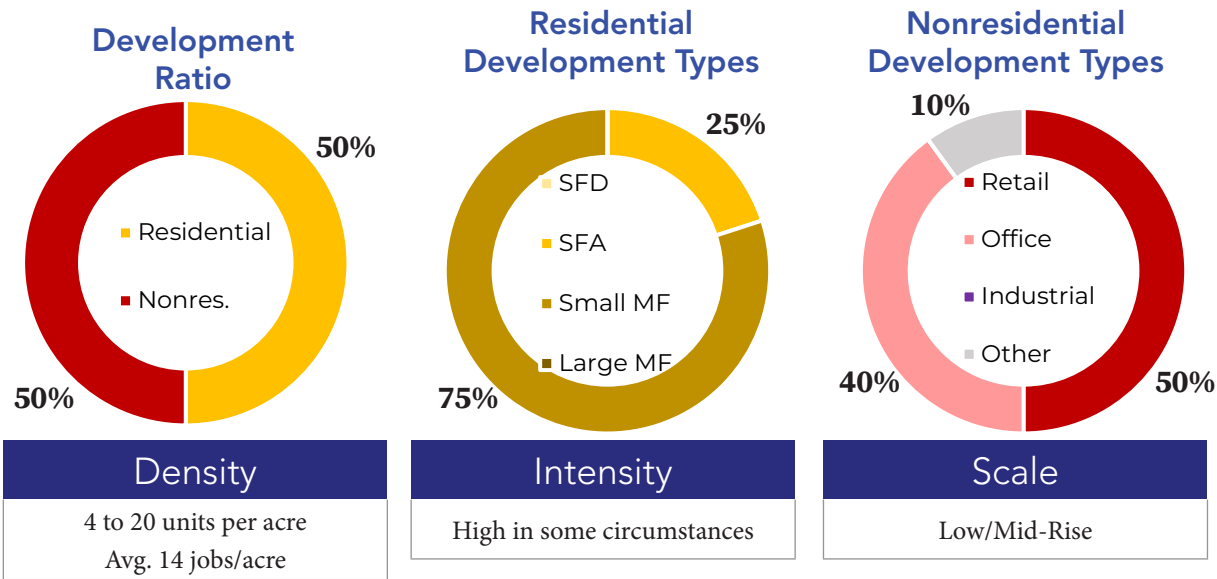
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

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](mailto: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 Wellding & 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.

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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:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**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.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

### BACKGROUND/SUMMARY:

This Preliminary PUD allows up to 325 single family lots with up to 80% of the lots being 50' and 20% being 60' wide. The minimum lot size is 6,000 (50' x 120') and the minimum dwelling unit size (heated/cooled area) is 1,700 sf.

There are 4.1 acres of C-2 Medium Commercial on FM 973 with certain uses prohibited.

The PUD is consistent with the land use designations in the Comprehensive Plan's Future Land Use Map with Commercial Corridor uses on FM 972 and Neighborhood uses between the commercial and Wilbarger Creek. The PUD is also consistent with the Trails Plan and Thoroughfare Plan in the Comprehensive Plan.

The PUD has 8.8 acres of non-floodplain, non-detention area parkland in three areas and connected by a trail system. The amount of parkland acreage exceeds code requirements by 3.88 acres. Within the parkland, they'll construct a 2-5 year old playground, 5-12 year old playground, minimum 20 stall parking lot, 10,000 sf dog park, minimum 20'x30' pavilion, and a basketball court. These are public amenities but maintained by the HOA.

Additionally, the owner is retaining the floodplain/open space but is dedicating an access easement for a regional trail that will be constructed with this PUD that connects to the Shadowglen trail(s) in the south and Monarch Ranch to the north, as well as internal trails that connect to the proposed Monarch Ranch internal trails. To provide a safe trail crossing across the collector road, a crosswalk with pedestrian-activated flashing lights will be installed.

Staff also recommends that one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract.

The PUD also contains two unloaded collector roads that are 64' ROW, one of which is on our Thoroughfare Plan and would be a parallel north-south route to FM 973. This roadway, Silent Falls Way, would extend through Okra and Monarch Ranch, then cross Gregg Lane and extend north through the New Haven and Mustang Valley subdivisions to Anderson Lane ending at Schmidt Lane. Similar to Mustang Valley, New Haven and Monarch Ranch, the collector roads will have a 10' landscaping buffer along them and upgraded subdivision fencing with masonry columns.

TxDOT has provided and the developer has agreed in-lieu of a TIA they will extend the center turn lane from Tinajero to the northern connection of Suncrest with it tapering off past Suncrest. A right turn lane on southbound FM 973 will also be added. No signal is planned. Travis County also waived a TIA as the County roads that are being connected to within Shadowglen are built-out and no further improvements would be required. No existing city roads are being connected to so the city is not requiring a TIA as TxDOT has worked out the necessary mitigations with the developer.

Due to the lack of a quorum at the June and July P&Z meetings, the City Council chose to conduct the public hearing for this item at their July 19<sup>th</sup> meeting and after the City Council voted to approve the first reading of this PUD. It is planned to go back to the City Council on August 16<sup>th</sup> with any recommendations provided by the Commission for second reading.

If the Preliminary PUD is approved on second reading, the applicant will revise the PUD based on approved comments and resubmit it as a Final PUD which will come back before the Commission and City Council for recommendation and approval.

<b>LEGAL REVIEW:</b>	<i>NO</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>YES</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- PUD Site Plan
- Rezoning Map
- Aerial Image
- FLUM & Dashboards

- FM 973 Improvement Area
- Collector Road Alignment
- Allard Drive Trail Connection
- Engineer Comments & Acceptance
- Public Notice and Labels

#### **STAFF RECOMMENDATION:**

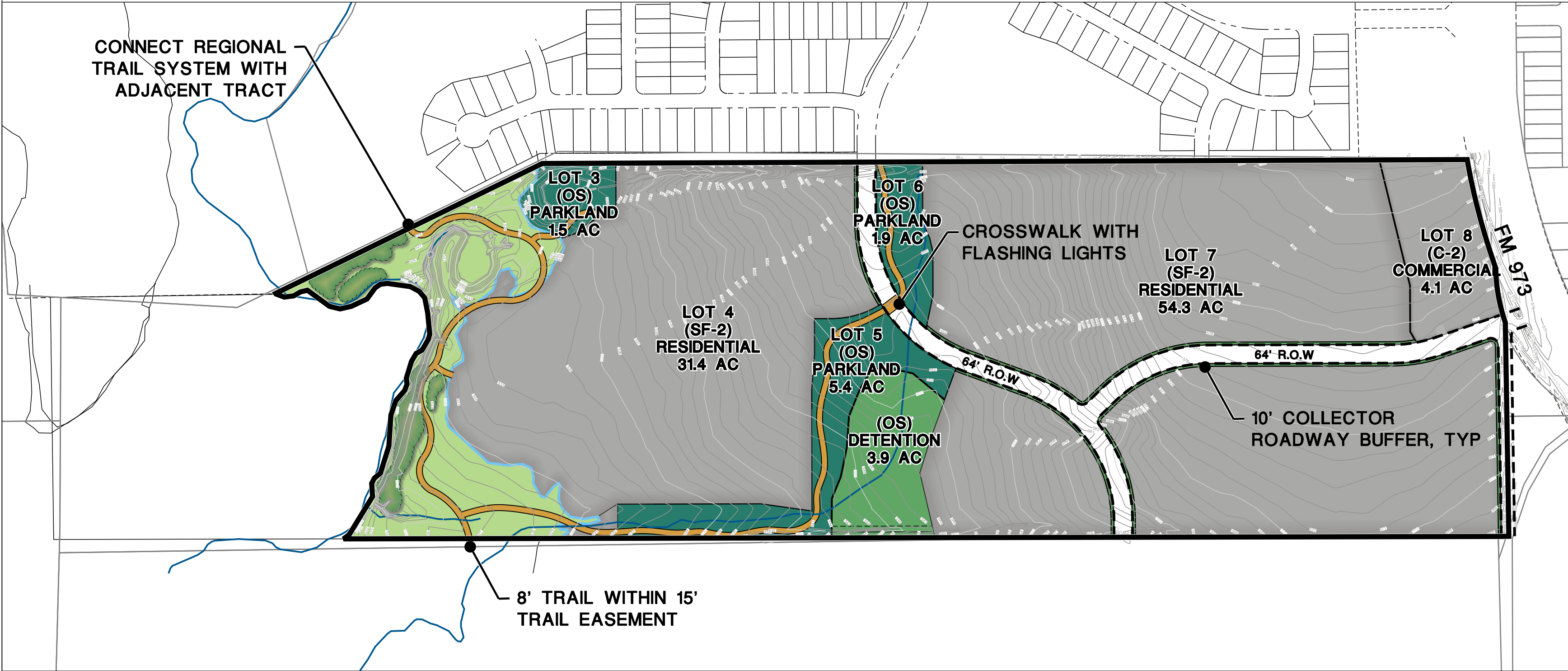
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with one additional trail connection be made into Shadowglen from the sidewalk trail that extends from Allard Drive to the southern boundary of the Okra Tract

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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LAND USE PARCEL TABLE				LEGEND	
LAND USE	ACREAGE	LOTS	DENSITY		
(SF-2) RESIDENTIAL	86.0 ACRES	325 LOTS	3.7 DU/AC		PLAN BOUNDARY
(C-2) MEDIUM COMMERCIAL	4.1 ACRES	1 LOTS			PROPOSED RIGHT-OF-WAY
(OS) FLOODPLAIN (RETAINED BY OWNER)	10.9 ACRES	1 LOTS			CITY LIMITS
(OS) PARKLAND	8.8 ACRES	3 LOTS			8' TRAILS
(OS) DETENTION	3.9 ACRES	1 LOTS			
TOTAL	113.4 ACRES		2.9 DU/AC		



## PARK PLAN

### PARK LAND DEDICATION:

325 /66 x 1 = 4.9 8.8  
(number of dwelling units) (required park acreage) (proposed park acreage)

8' CONCRETE TRAILS 4,733 L.F.

Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Honorable Mayor Dr. Christopher Harvey  
Mayor of the City of Manor, Texas

#### A. Purpose and Intent

- The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

#### B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)  
C-2 (Medium Commercial)

#### C. Conceptual Site Layout and Land Use Plan

- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

#### D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be three hundred and twenty five (325). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
  - Amusement (outdoor)
  - Automobile Repair (minor)
  - Automobile Repair (major)
  - Commercial Off-Street Parking
  - Contractor's Shop
  - Financial Services (alternative)
  - Funeral Services
  - Kennel
  - Laundry Services
  - Mini-Storage Warehouse
  - Off-Site Accessory Parking
  - Pawnshop
  - Recreational Vehicle Sales and Rental
  - Truck and Trailer Sales and Rental
  - Veterinary Service, Large

#### E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
  - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
  - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Okra Tract residential development will comply with the Development Standards set forth below:

#### RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)  
Lot Width: (minimum)50 ft.  
Front Setback: (minimum)25 ft.  
Side Setback: (minimum)5 ft.  
Street Side Setback: (minimum)15 ft.  
Rear Setback to residential:(minimum)10 ft.  
Rear Setback to commercial: 15 ft.  
Minimum dwelling unit size: 1,700 sq. ft.  
Maximum building coverage: 50%  
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

#### F. Commercial Development Standards

- The Okra Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

#### G. Drainage Dedication and Facilities

- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

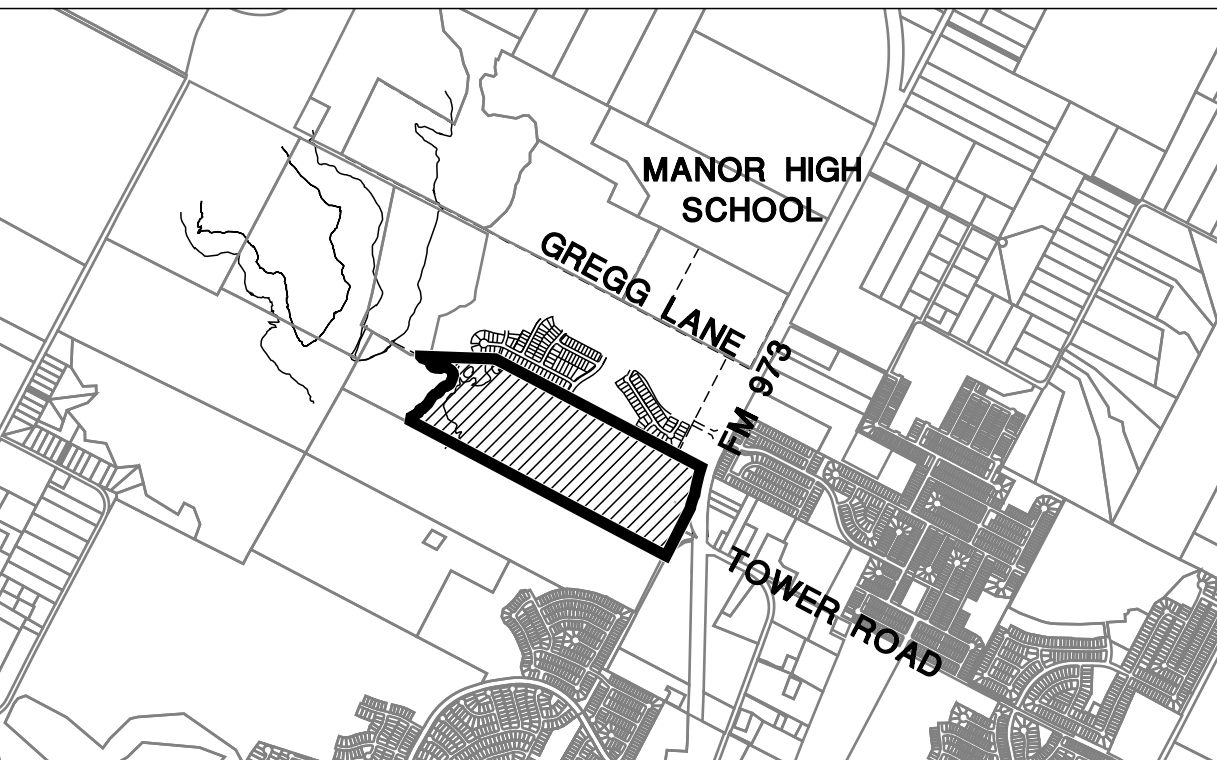
#### H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the dedication of three (3) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, trail corridor easement and active programmed parkland.
- An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian/bike access along the owner retained floodplain connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Okra Tract PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
  - Age 5-12 playground
  - Age 2-5 playground
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park
  - Minimum 20 foot by 30 foot picnic pavilion
  - Basketball court
- The proposed parkland and public regional trail shall be dedicated to the City of Manor and privately maintained by the Okra Tract Homeowner's Association.

#### I. Landscaping

- Unloaded Collector Landscape Buffer.
  - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
  - Subdivision wall fence standard for fence walls along the unloaded collector roadways, a minimum (6) foot masonry walls with masonry columns a minimum of (200) foot apart.
- Storm Water Detention
  - Storm water detention facilities, if required shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- All landscape buffers and walls shall be privately maintained by the Okra Tract Homeowners Association.

VICINITY MAP  
Scale: 1" = 1/2 Mile



**OKRA TRACT**  
**PRELIMINARY PUD SITE PLAN**  
**MANOR, TEXAS**

J:\220013-DWAL\Cadfiles\PLANNING\Submittals\PLUD Site Plan

Issued:	
1. PUD Submittal	2/10/2023
2.	
3.	
4.	
5.	
Revisions:	
1. 3/29/2023	
2.	
3.	
4.	
5.	
Issue Date:	2/10/2023

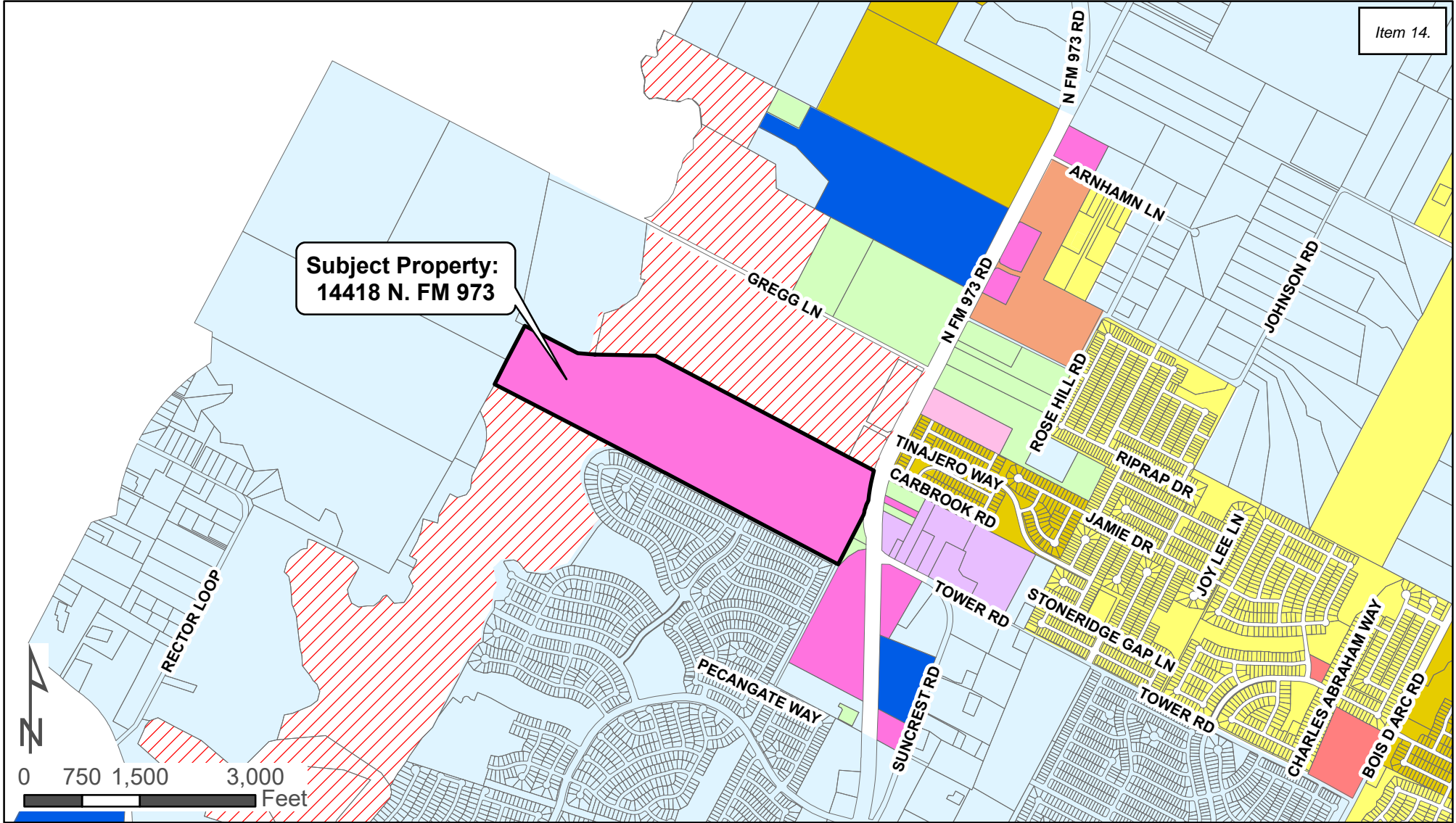
Drawn By: TW  
Reviewed By: MB

Project No.  
220013 - BBGR

SHEET 1 of 1



**Subject Property:**  
**14418 N. FM 973**



**Current:**  
**Medium Commercial (C-2)**

**Proposed:**  
**Planned Unit Development (PUD)**

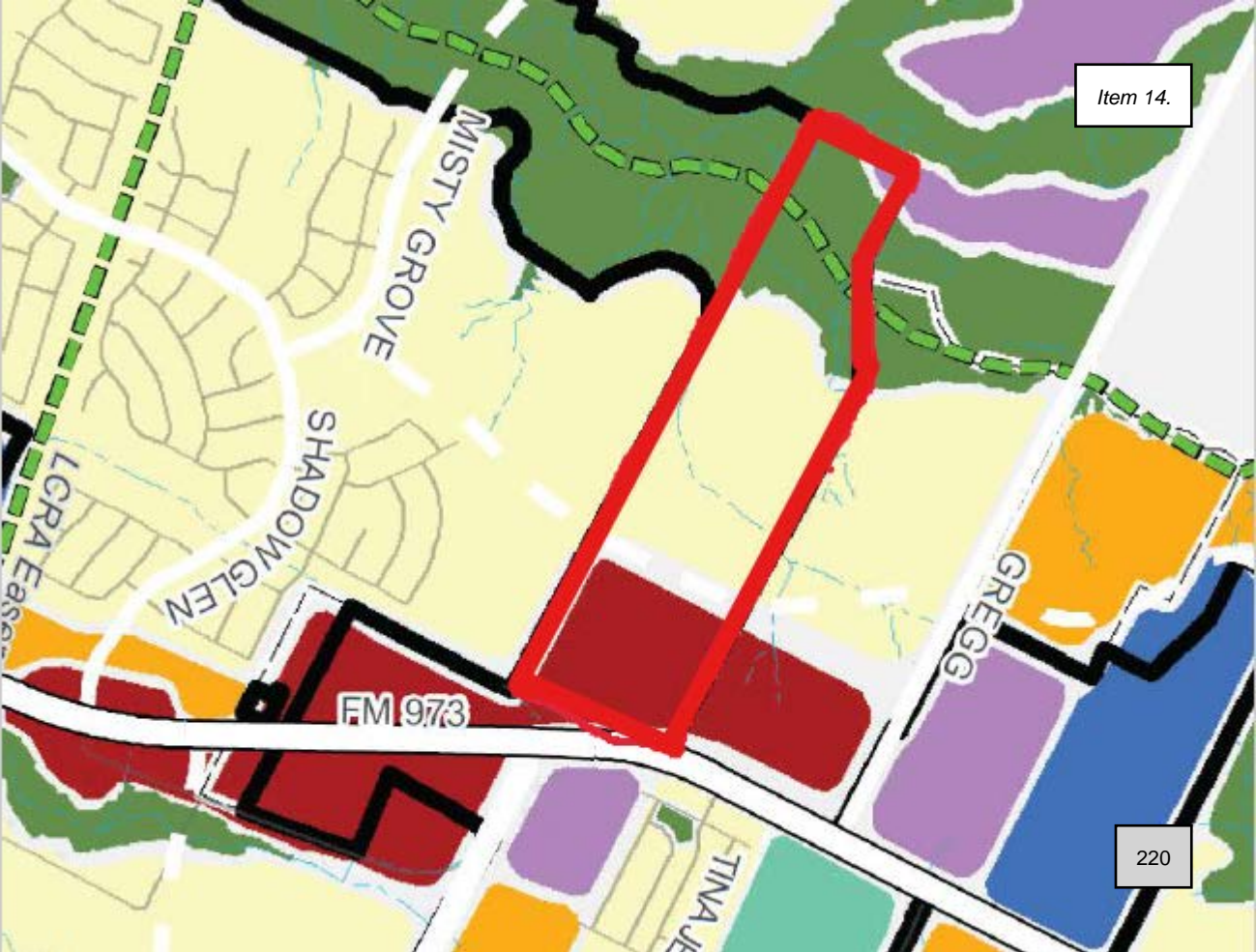
Zone		GO - General Office
A - Agricultural		C-1 - Light Commercial
SF-1 - Single Family Suburban		C-2 - Medium Commercial
SF-2 - Single Family Standard		C-3 - Heavy Commercial
TF - Two Family		NB - Neighborhood Business
TH - Townhome		DB - Downtown Business
MF-1 - Multi-Family 15		IN-1 - Light Industrial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







Item 14.



## COMMERCIAL CORRIDOR

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

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

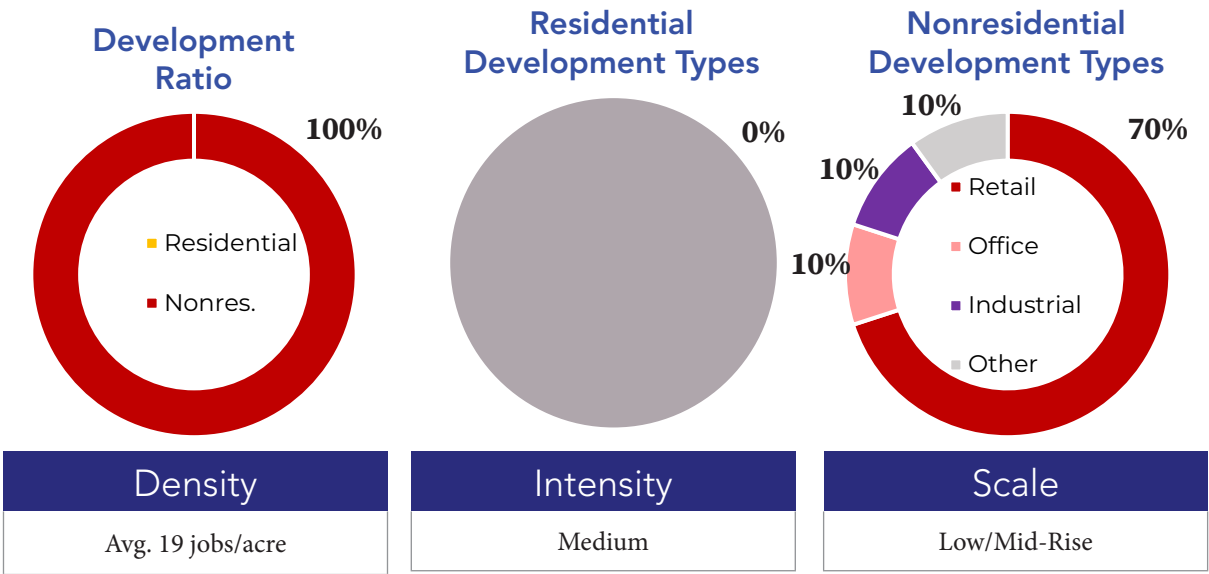
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

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

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

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

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



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



### NEIGHBORHOODS

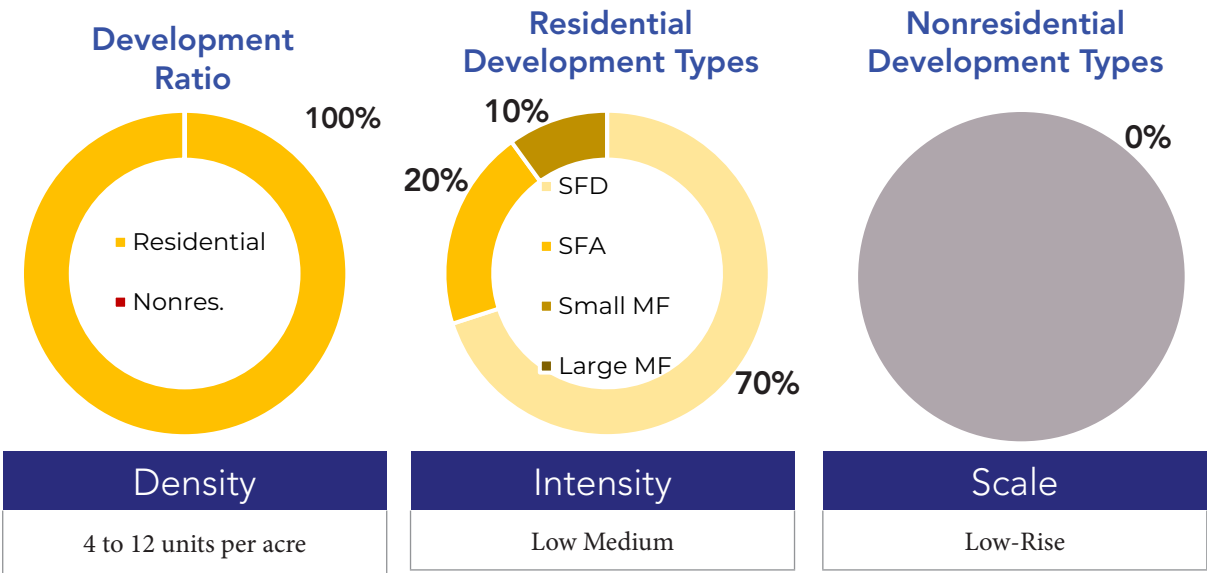
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture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

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

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

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

Figure 3.4. Neighborhoods Land Use Mix Dashboard



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



APPROXIMATE CENTER TURN LANE IMPROVEMENT AREA: TINAJERO TO SUNCREST

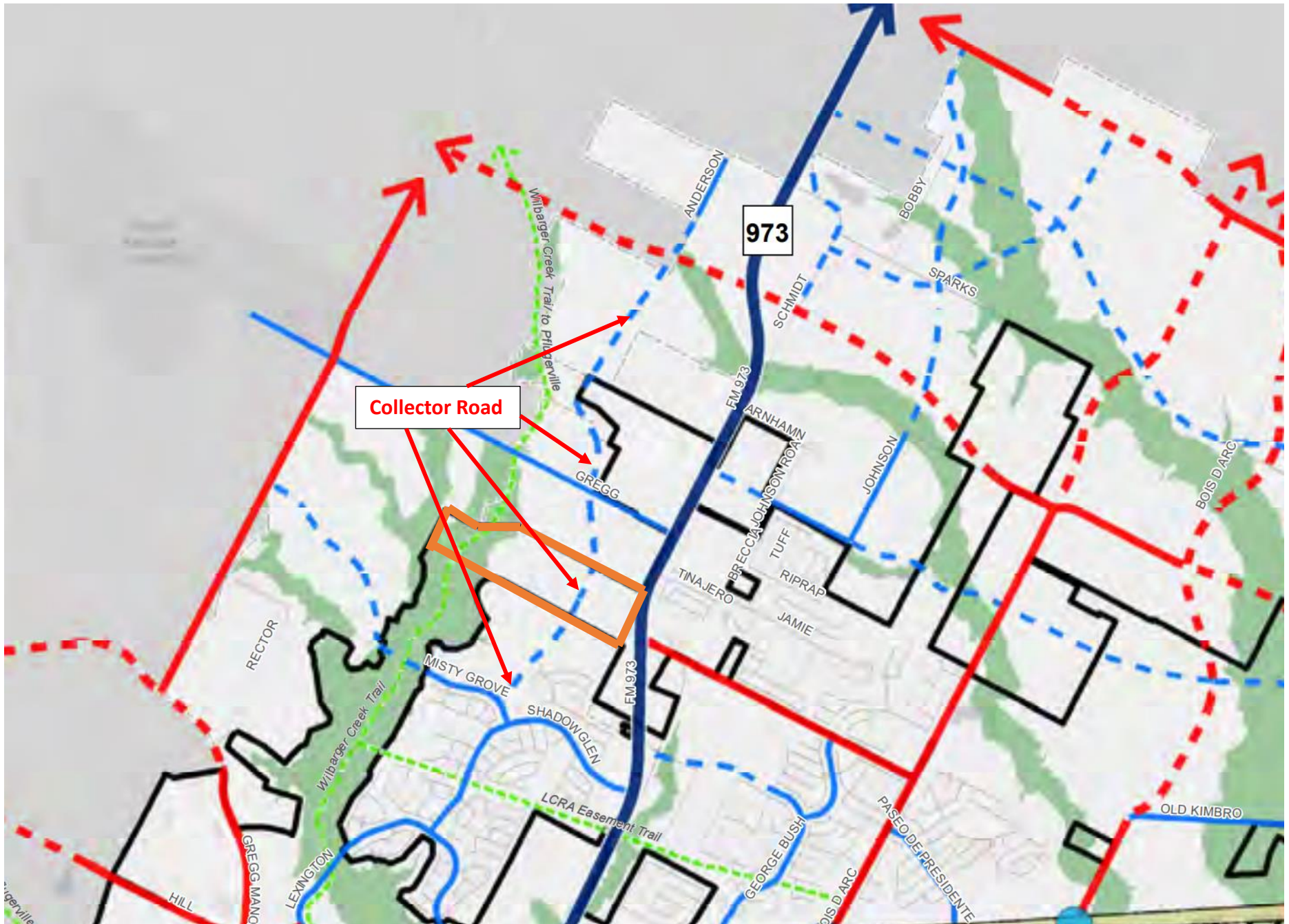
RIGHT TURN LANE ON SOUTHBOUND FM 973 AT SITE DRIVEWAY





## COLLECTOR ROADWAY ALIGNMENT

Item 14.

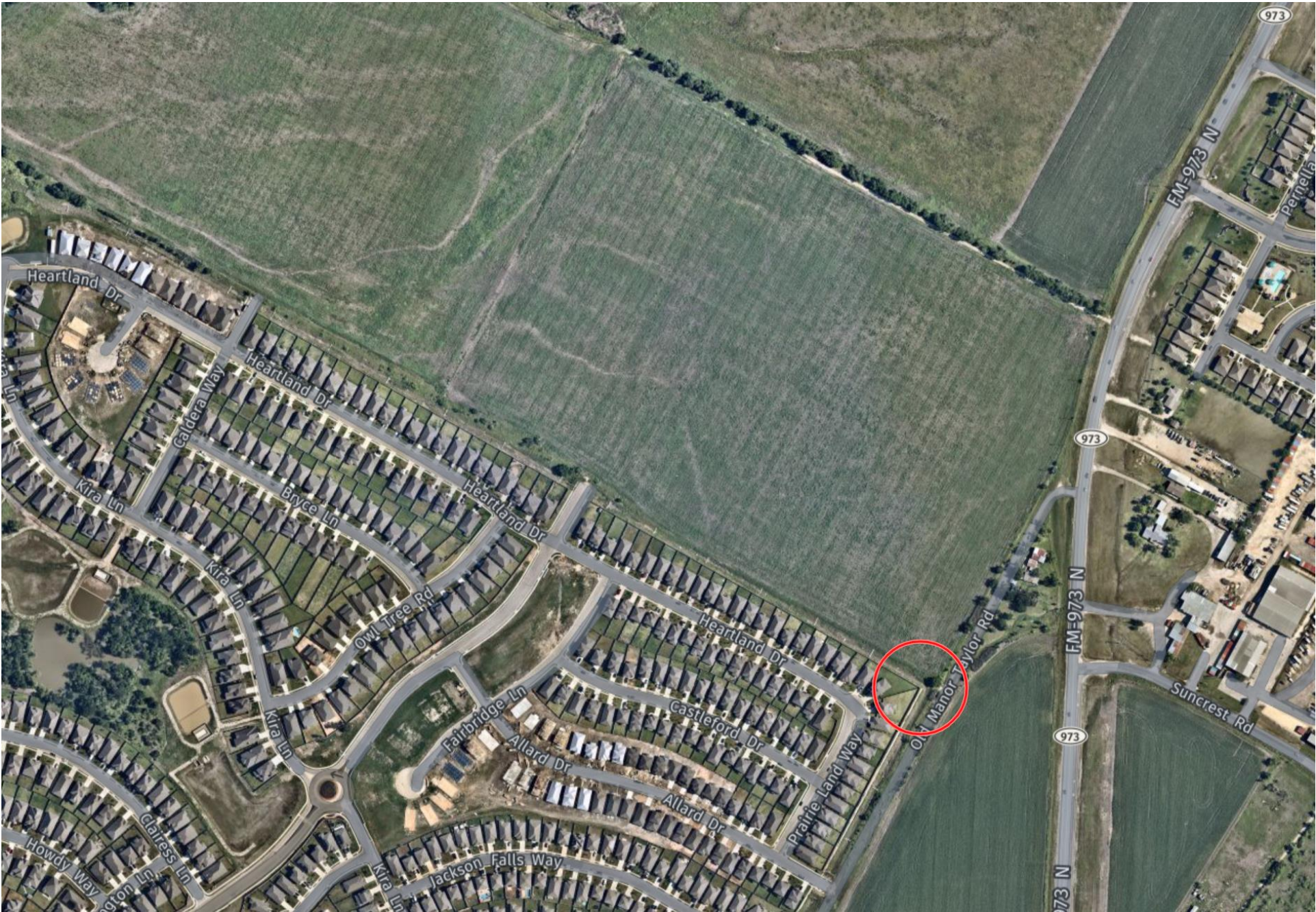




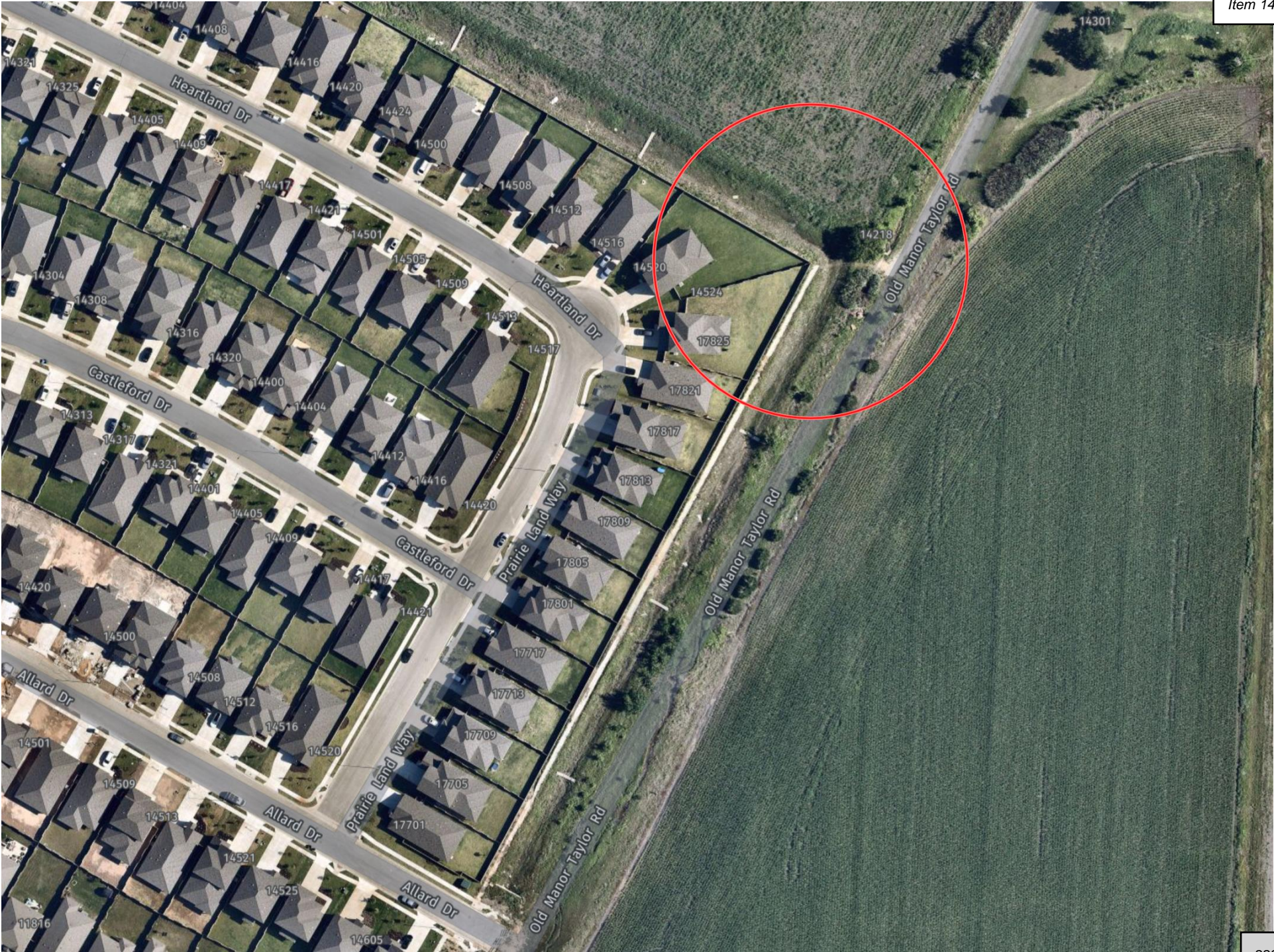
**ADDITIONAL TRAIL CONNECTION AREA TO SHADOWGLEN AT ALLARD DRIVE**















1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.



### Engineer Review

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

#### **The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.
2. The P&Z Signature Block should say Preliminary PUD Site Plan.
3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.
8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.
9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.
10. Note 2 is missing from the Landscaping Notes.
11. Landscaping is required for all detention facilities.
12. The proposed trails should be maintained by the HOA.

#### **The following are comments from the City Planner:**

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.
2. Remove note 4. The amenity center can't reduce public parkland.
3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.
4. Update P&Z chair to LaKesha Small
5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.
6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, March 21, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin, TX. 78653

Dear Rachel Shanks,

The first submittal of the Okra Tract PUD (*Zoning Request*) submitted by Sotol Ventures and received on February 21, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### Engineer Review

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

#### The following are comments from the City Planner:

1. How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.

Approximately 4 to 5 acres in the 7.5 acre central park is detention. Plan and park calculations have been revised to remove detention area. Please note this is zoning and the detention pond has not been engineered, so this is an approximate estimate.

2. Remove note 4. The amenity center can't reduce public parkland.

Amenity center has been removed from the PUD.

3. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults.

Added.

4. Update P&Z chair to LaKesha Small

Added.

5. What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.

Depth is approximately 290 feet. There is ample room for the required buffers and landscaping, parking and building in the commercial parcel.

6. How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.

Floodplain is 10.9 acres. Color and acreage are shown in the legend on the land use plan.



**The following are Comments from the City Engineer:**

1. The drawing name should be Preliminary PUD Site Plan.

Okay. Revised. On the Monarch PUD to the north we had to revise the language to say Final Site Plan.

2. The P&Z Signature Block should say Preliminary PUD Site Plan.

Okay. Revised

3. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

Contour labels are on the lines. We increased the label size and have tried to create a higher resolution image so you can zoom in and read if you like.

4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

Depth is 290 feet approximately.

5. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Since we are still in the entitlement process, the park area has not been designed. The list of amenities guaranteed are in the PUD language under H.3

6. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

Please see attached Phase 1 Environmental Report.

7. Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.

The trail in Lot 3 is intended to meander around the existing trees along the creek. However, Section H.2 of the PUD already calls out trees every 40 feet along the trail.

8. Landscape lots should be shown in the PUD. Buffer yards should be shown as well.

The landscape buffers along the collector road are shown on the park plan and labeled accordingly. We added the buffers to the land use plan as well in case you missed them. Any other internal landscape lots are not defined at this zoning stage.

9. Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.

The 10 foot wide landscape area has been added graphically along the collector roads. Other landscape lots will not be fully known until more detailed subdivision plans are prepared. The PUD already states that the landscape and parks will be maintained by the HOA.

10. Note 2 is missing from the Landscaping Notes.

Numbers have been re-formatted.

11. Landscaping is required for all detention facilities.

We call out in the PUD, Section L, that we will landscape the detention per the Manor ordinance.

12. The proposed trails should be maintained by the HOA.

Section H of the PUD requires parks and trails to be maintained by the HOA.

addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) at the online portal to upload your drawings in PDF format.

Item 14.

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, May 4, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO  
Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD submitted by Sotol Ventures and received on May 12, 2023, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):



## Engineer Review

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

### The following are comments from the city planner:

- i. ~~How much of the parkland is detention facilities. Detention areas can no longer be counted as parkland.~~
- ii. ~~Remove note 4. The amenity center can't reduce public parkland.~~
- iii. Add a basketball court to the amenities. P&Z and City Council are requiring amenities for young adults. Refer to question 7.
- iv. ~~Update P&Z chair to Lakesha Small~~
- v. ~~What is the depth of the commercial area? Commercial uses have a 25' landscaping buffer to residential along with a 15' streetscape landscaping requirement that cannot contain any buildings, parking or paving so the lot depth needs to be deep enough for a commercial site with that combined 40' of landscaping buffers/setbacks.~~
- vi. ~~How much floodplain is there? Parkland and floodplain are listed as 10.9 acres, but the diagram only calls out parkland.~~
- vii. Section H1 - update park acreage. Has 10.9 when the Parks Plan has 8.8
- viii. Section H3f - is "sports court" a basketball court?
- ix. Section I1 - add subdivision wall standard for fence walls along unloaded collectors: Minimum 6' masonry walls with masonry columns a minimum of 200' apart

### The following are comments from the city planner:

1. ~~The drawing name should be Preliminary PUD Site Plan.~~
2. ~~The P&Z Signature Block should say Preliminary PUD Site Plan.~~
3. ~~Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
4. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. **Provide a callout for the depth of the commercial portion. (290 feet approximately).**
5. ~~Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.~~
6. ~~The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.~~
7. ~~Trees should be planted along the trail located in Lot 3. The tree spacing should be 40 feet and the trees should be Type A/B per the City's Ordinance.~~
8. ~~Landscape lots should be shown in the PUD. Buffer yards should be shown as well.~~
9. ~~Landscape lots should be located outside of the right-of-way and should be maintained by the HOA.~~
10. ~~Note 2 is missing from the Landscaping Notes.~~
11. ~~Landscaping is required for all detention facilities.~~
12. ~~The proposed trails should be maintained by the HOA~~

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

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

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

Thank you,

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

Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Wednesday, May 24, 2023

Rachel Shanks  
Sotol Ventures

rshanks@sotolventures.com

Permit Number 2023-P-1515-ZO

Job Address: 14418 Old Manor-Taylor Road, Manor, Austin 78653

Dear Rachel Shanks,

The subsequent submittal of the Okra Tract PUD Site Plans submitted by Rachel Shanks and received by our office on May 12, 2023, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA

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





7/26/2023

## City of Manor Development Services

### Notification for a Preliminary PUD Site Plan

Project Name: Orka Tract Preliminary PUD  
 Case Number: 2023-P-1515-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto: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 Preliminary Planned Use Development for the Okra Tract Subdivision located at 14418 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary PUD 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.**

***Applicant: Sotol Ventures***

***Owner: Dalton Wallace***

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.

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 Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

14420 Pernella Rd Intervivos Revocable Trust  
14420 Pernella Rd  
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL  
13917 HEARTLAND DR  
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor  
14416 Pernella Rd  
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM  
139 HEARTLAND DR  
Manor, TX 78653

BIREDDY ANVESH REDDY  
14012 Heartland Dr  
Manor, TX 78653

BRASSELL REBECCA & PATRICK  
14005 HEARTLAND DR  
Manor, TX 78653

CABRERA KEVIN E & ISABEL S  
14401 HEARTLAND DR  
Manor, TX 78653

CITY OF MANOR  
105 E EGGLESTON ST  
Manor, TX 78653

CONROY KEVIN  
13916 Heartland Dr  
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR  
13925 HEARTLAND DR  
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL  
14405 FM 973 N  
Manor, TX 78653

DEROCH MANDY BARBER  
14108 HEARTLAND DR  
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD  
14420 Heartland Dr  
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM  
14316 HEARTLAND DR  
Manor, TX 78653

Enfield Partners LLC ETAL  
2303 Camino Alto  
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY  
13933 HEARTLAND DR  
Manor, TX 78653

Gliberto & Maria Estrada  
1411 FM 973 N  
Manor, TX 78653

GLORIA ALVARO F  
13904 Heartland Dr  
Manor, TX 78653

GUZMAN MASON ANDREW  
14208 HEARTLAND DR  
Manor, TX 78653

HAYNES BUCHANAN CAROL M  
14200 HEARTLAND DR  
Manor, TX 78653

Henrietta Velasquez  
14315 Old Manor-Taylor Rd  
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT  
14029 Heartland Dr  
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI  
14032 Heartland Dr  
Manor, TX 78653

JEFF 1 LLC  
5001 PLAZA ON THE LATE #200  
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU  
13901 Heartland Dr  
Manor, TX 78653

Juan Chaparro  
14408 Pernella Rd  
Manor, TX 78653

KALE MICHAEL & LASHONDRA M  
14013 HEARTLAND DR  
Manor, TX 78653

Kristine & Matthew Escobedo  
14400 Pernella Rd  
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL  
14004 Heartland Dr  
Manor, TX 78653

LAKE ELIJAH & KANESHA  
14301 HEARTLAND DR  
Manor, TX 78653

LEKCAM Communication LLC  
16404 Marcello Dr  
Pflugerville, TX 78660

LEONARD SCOTT  
13921 Heartland Dr  
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAMANE  
BALACHANDRA  
14309 HEARTLAND DR  
Manor, TX 78653

Mary Clark  
14404 Pernella Rd  
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman  
14412 Pernella Rd  
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG  
14033 Heartland Dr  
Manor, TX 78653

Meritage Homes of Texas LLC  
611 S Congress Ave, suite 510  
Austin, TX 78704

Meritage Homes of Texas LLC  
17101 Orinda Lane  
Pflugerville, TX 78660

Monarch Ranch at Manor LLC  
310 Enterprise Dr.  
Oxford, MS 38655

PADILLA ELIAS JOSE  
14308 HEARTLAND DR  
Manor, TX 78653

PERRY HOMES LLC  
PO BOX 34306  
Houston, TX 77234

Roy & Frank Velasquez  
14301 Old Manor-Taylor Rd  
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT  
14421 HEARTLAND DR  
Manor, TX 78653

RUST CREEK LLC  
9606 OLD MANOR RD #1  
Austin, TX 78724

SAMUEL ANCY & SIJU THOMAS VARGHESE  
14325 HEARTLAND DR  
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY  
14017 HEARTLAND DR  
Manor, TX 78653

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SNELL TYLER & MATTIE  
13908 HEARTLAND DR  
Manor, TX 78653

SNYDER JACOB ADAM  
13913 HEARTLAND DR  
Manor, TX 78653

SORATHIA BHARGAV  
3472 Fitzsimmons Cmn  
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA  
14009 Heartland Dr  
Manor, TX 78653

Stanley & Sandra Voelker  
14401 FM 973 N  
Manor, TX 78653

STEVES DANIEL & JANELLE  
14400 HEARTLAND DR  
Manor, TX 78653

STEWART MARIANNE K & LARRY N  
14300 HEARTLAND DR  
Manor, TX 78653

STONE LEISA M & ZACHARY P  
14413 HEARTLAND DR  
Manor, TX 78653

SUTT DYLAN J  
14104 Heartland Dr  
Manor, TX 78653

THOMPSON MATTHEW  
14505 HEARTLAND DR  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale ST  
Austin, TX 78746



VALENZUELA MELINDA S & MATTHEW R  
14204 HEARTLAND DR  
Manor, TX 78653

WILLIAMS LAURA  
14305 HEARTLAND DR  
Manor, TX 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Planned Unit Development (PUD) Amendment for the 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*

### 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.

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

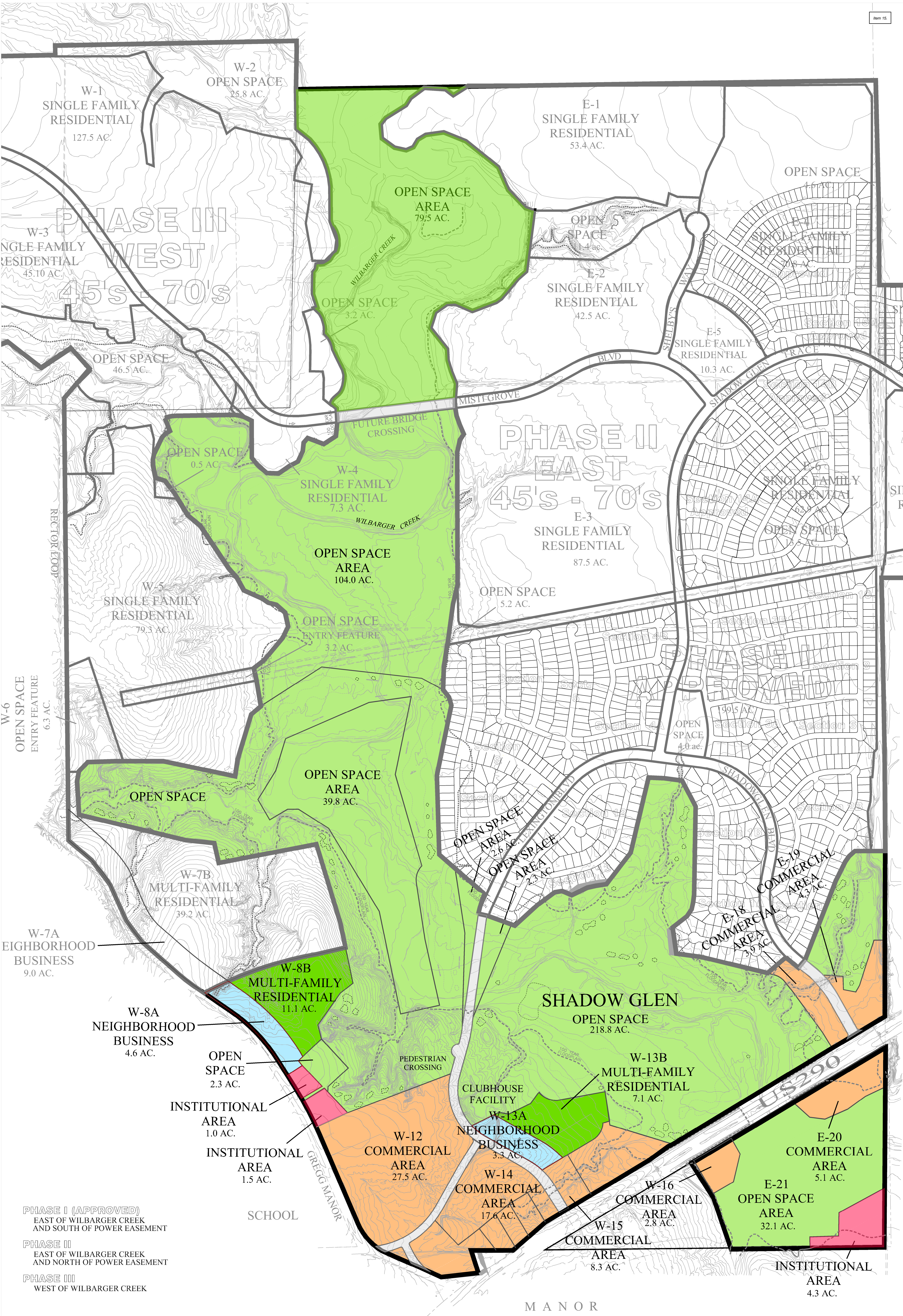
- 2018 Land Plan – Zoning Exhibit
- Aerial Image
- 1996 PUD Zoning Ordinance
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

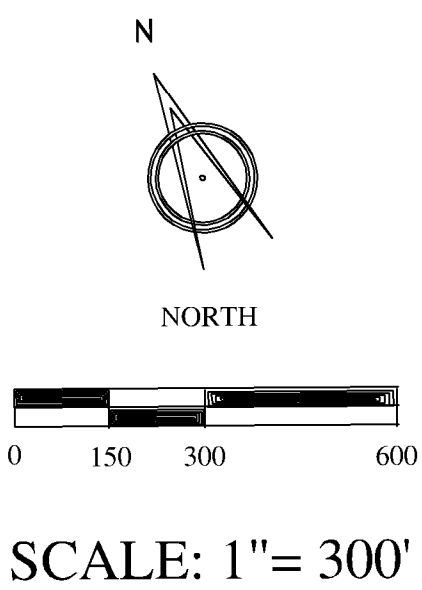
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

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





# 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


 Feature 2

 Feature 3

 Frontier Bank of Texas

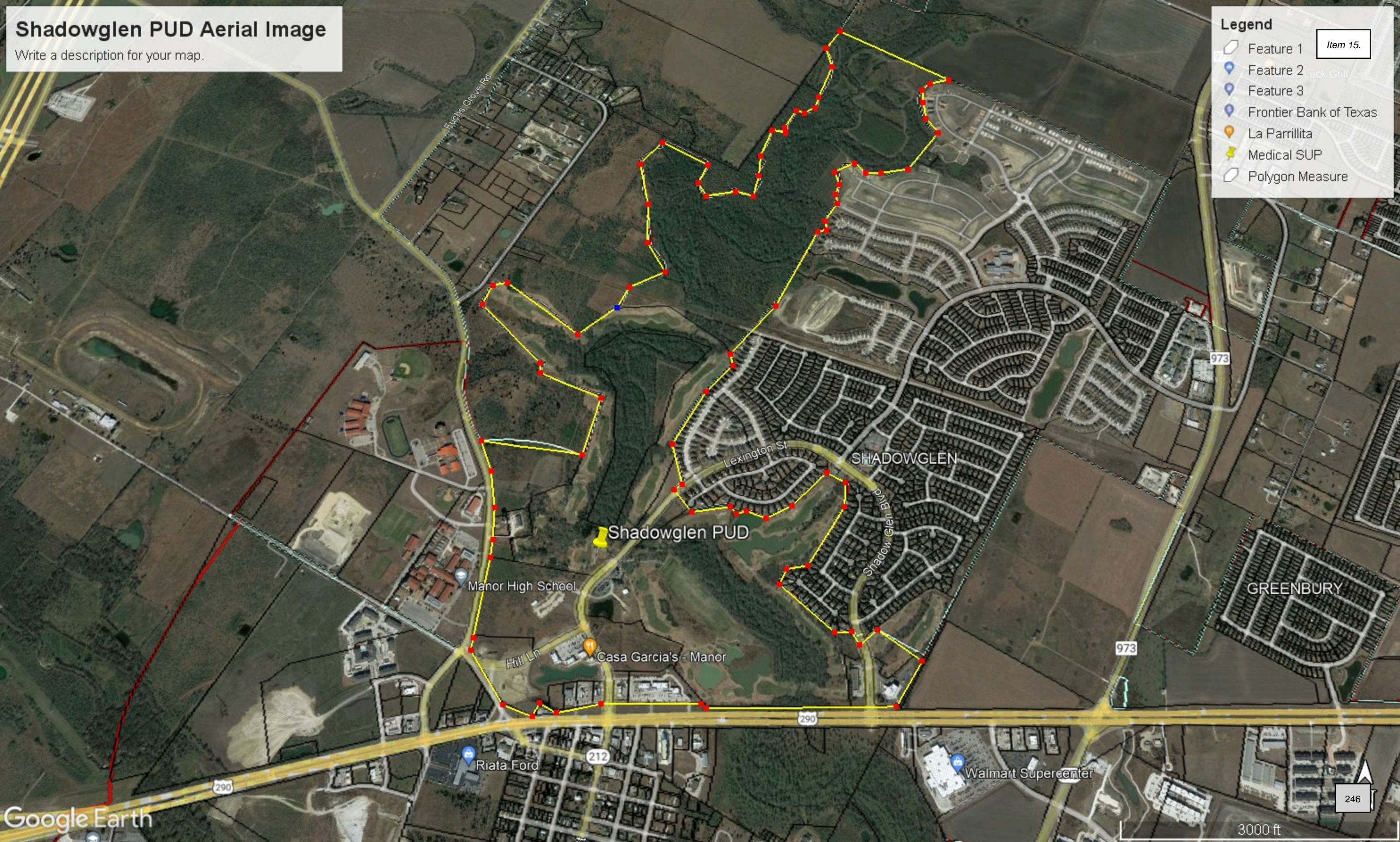
 La Parrillita

 Medical SUP

 Polygon Measure

Item 15.

La Parrillita





## 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.

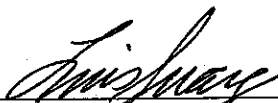
Section 8. Adoption. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each hearing on the PUD and meeting at which this ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open 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;
- (4) 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  $82^{\circ}01'15''$  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-450.81 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. 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



## 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;

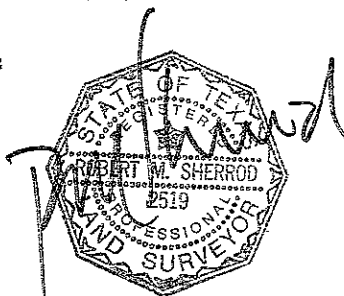
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South  $78^{\circ}20'55''$  East-1029.14 feet to a point of compound curvature for a corner of the herein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

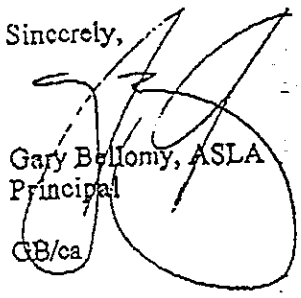
<u>Departure Item</u>	<u>Benefit</u>	
1. Width of minor street @ 24'-26' rather than 30'.	Slower vehicle speeds, more room for street trees to shade street area, less paving and impervious cover.	
2. Single family lot size at 4,500 sf likely rather than 7,500 (R-1) or 7,200 (R-2).	Allows ample room for 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.	unit 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

Page 2

5. Dwelling unit density for multi-family of 20 dwelling units/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,



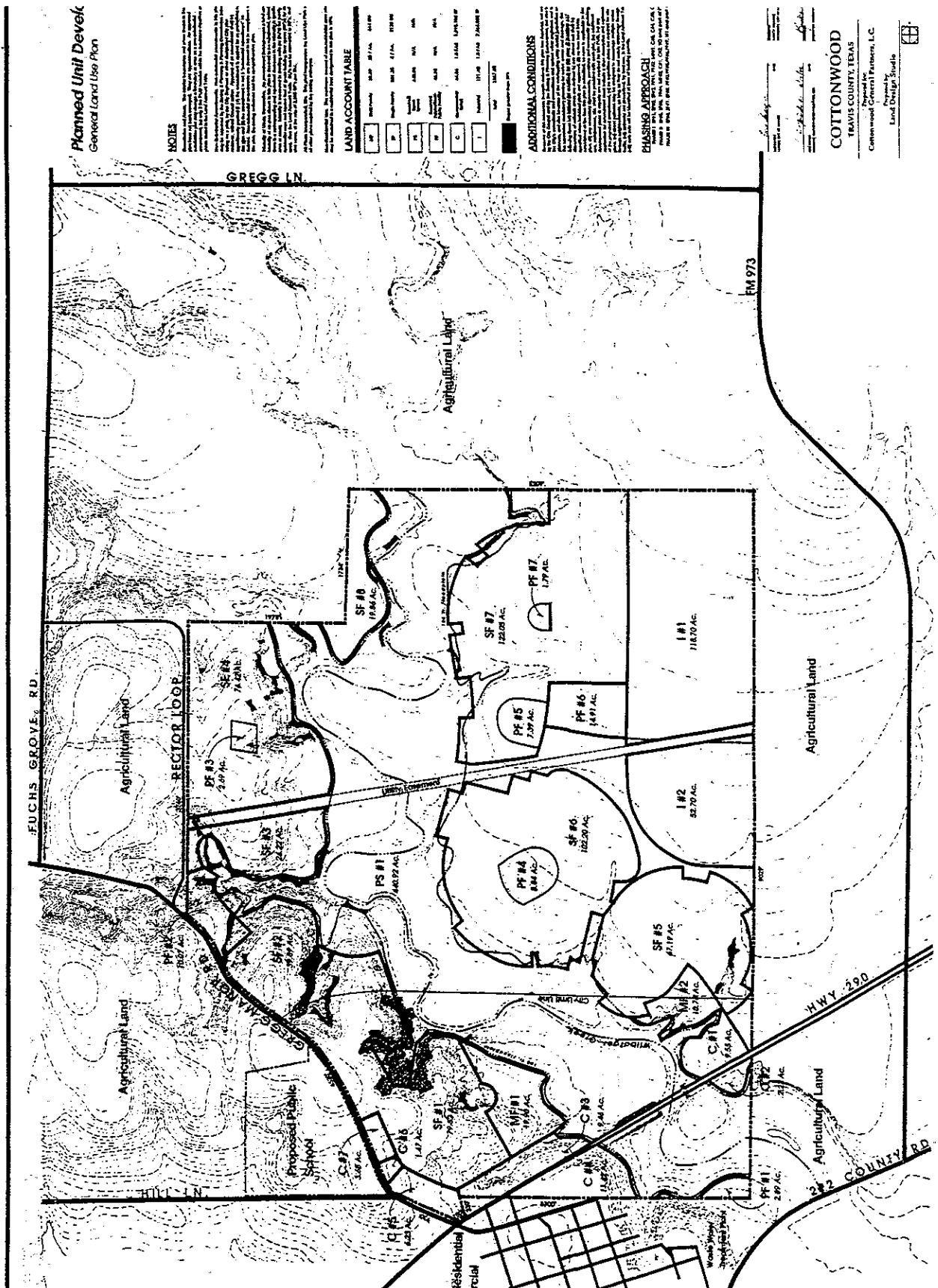
Gary Bellomy, ASLA  
Principal

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](mailto: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](http://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 Josefine 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 Developm  
 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 & Raette 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 Pl**  
**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 Pl**  
**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 Pl**  
**Manor, TX 78653-3767**  
**Property ID: 697052**

**Sanchez Arturo & Sanjuana Perez**  
**Sanchez**  
**13717 Shadowglade Pl**  
**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 Pl**  
**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 Siggys 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 Syfuiddin 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 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 Pl  
Manor, TX 78653-3691  
Property ID: 568270

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

Willis Sonny & April Ann  
13728 Shadowglade Pl  
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 Pl  
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**

**Zezulka 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 Christina 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 Pl**  
**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 Pl**  
**Manor, TX 78653-3690**  
**Property ID: 568265**

**Riedl David A & Kristy L**  
**11529 Pillion Pl**  
**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 Pl**  
**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 Pl**  
**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:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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:** 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 has been filed which also has minimum lot width of 70'.

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.

**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 Planning and Zoning Commission 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**

# 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,

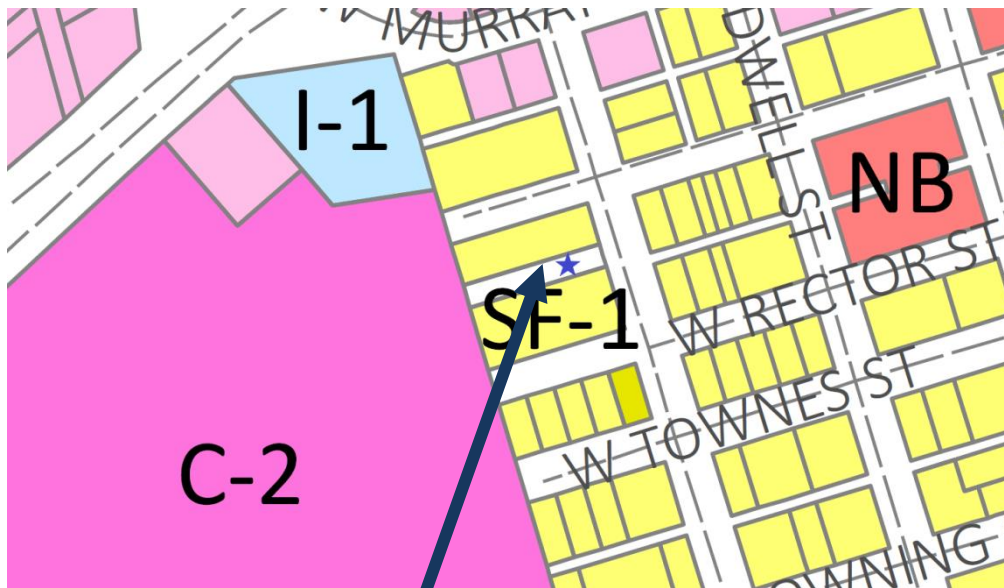


Katherine Chen

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 16.

INTERIM  
REVIEW DOCUMENTS  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION  
Daniel B. Shearer  
Tx. Reg. No. 26562  
6.12.2023

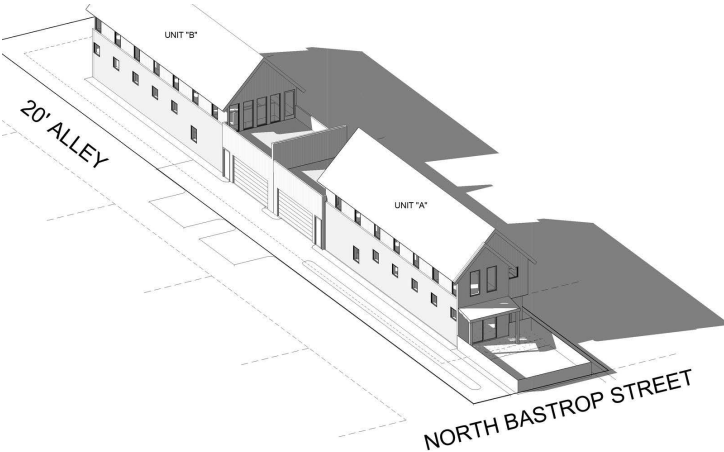
CIRCLE + SQUARE  
600 Congress Avenue  
14th Floor  
Austin, Texas  
214.280.3527

PROJECT OWNER  
Katherine Chen

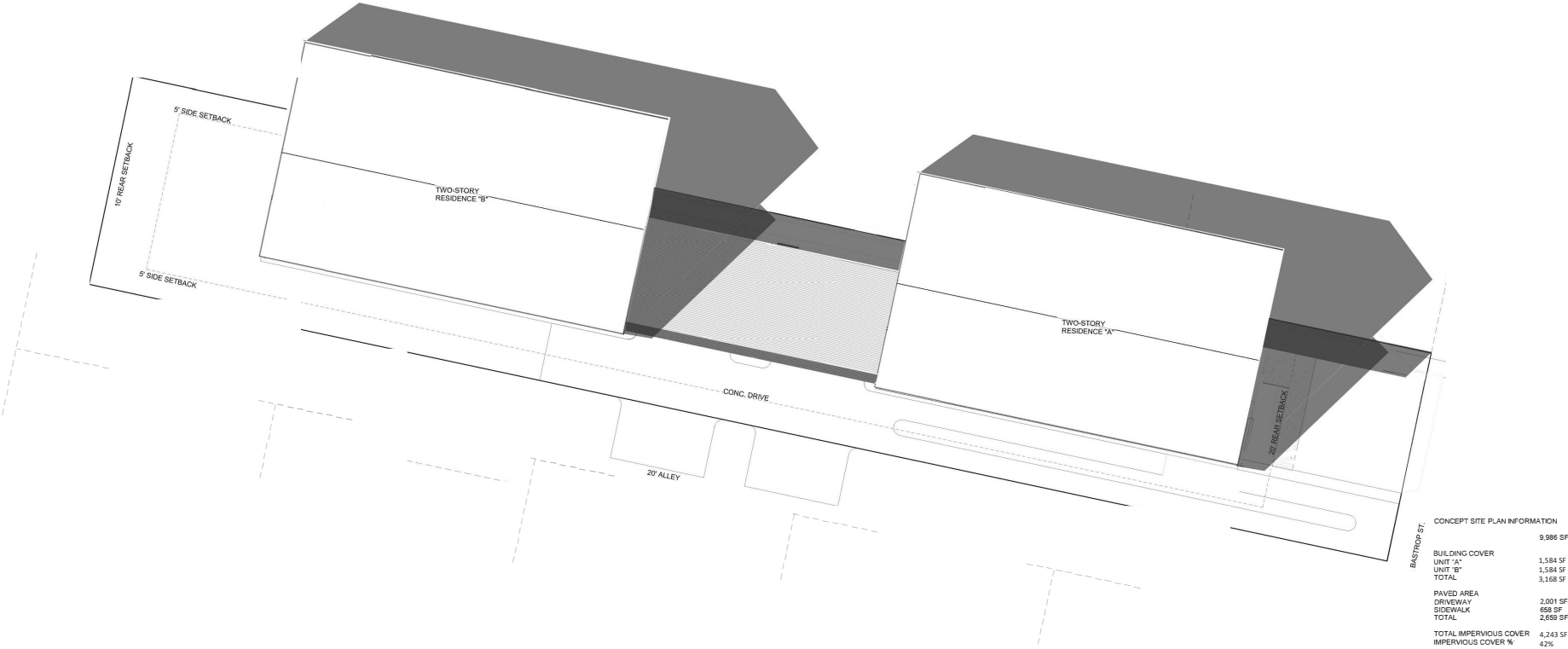
PROJECT NAME  
707 N. Bastrop St.  
Manor, Texas 78655

COMMENTS:

6.12.2023  
ARCHITECTURAL  
284



3D AXONOMETRIC EXHIBIT



CONCEPT SITE PLAN INFORMATION	
	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	659 SF
TOTAL	2,659 SF
TOTAL IMPERVIOUS COVER	
IMPERVIOUS COVER %	42%
PRINCIPAL STRUCTURE %	21%
PRINCIPAL/ACCESSORY %	42%



6.12.2023

CIRCLE + SQUARE

600 Congress Avenue  
Austin, Texas 78701  
214.280.3627

PROJECT OWNER

Katherine Chen

PROJECT NAME

707 N. Bastrop St.  
Marion, Texas 75653

COMMENTS:

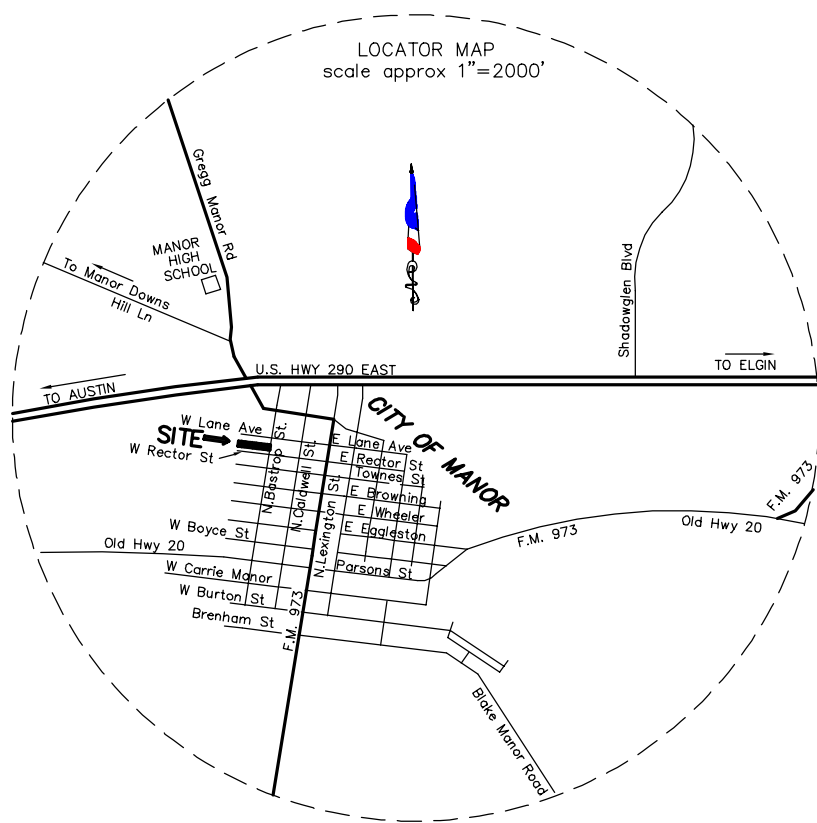

6.12.2023

EXTERIOR VIEWS

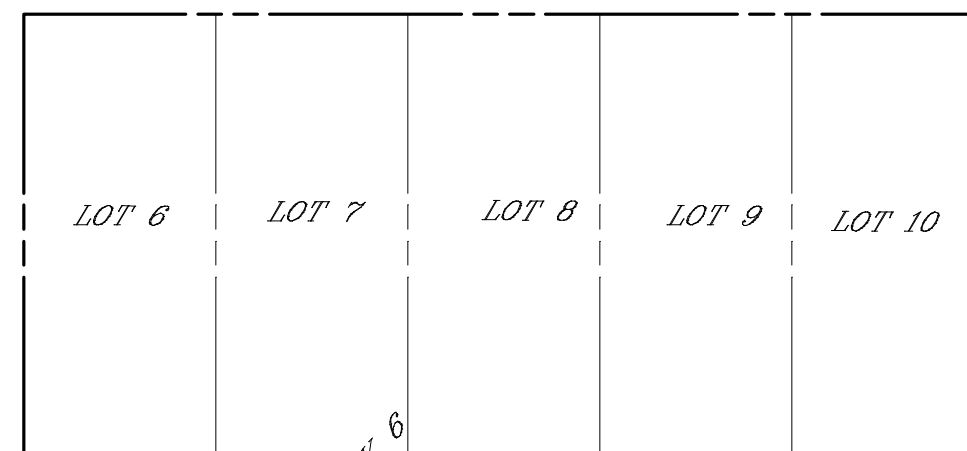
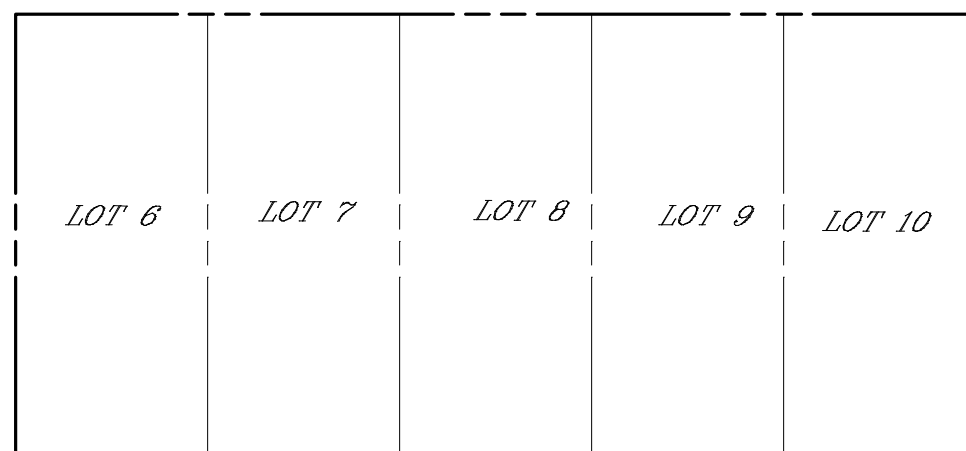




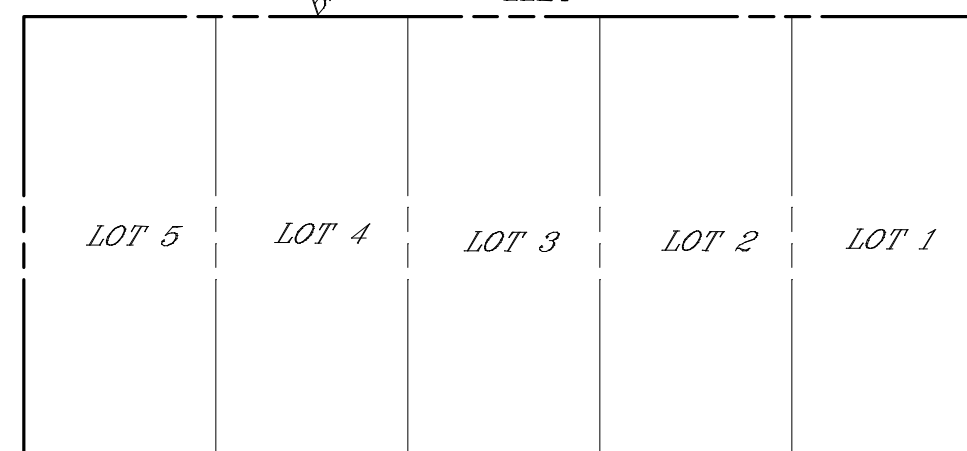
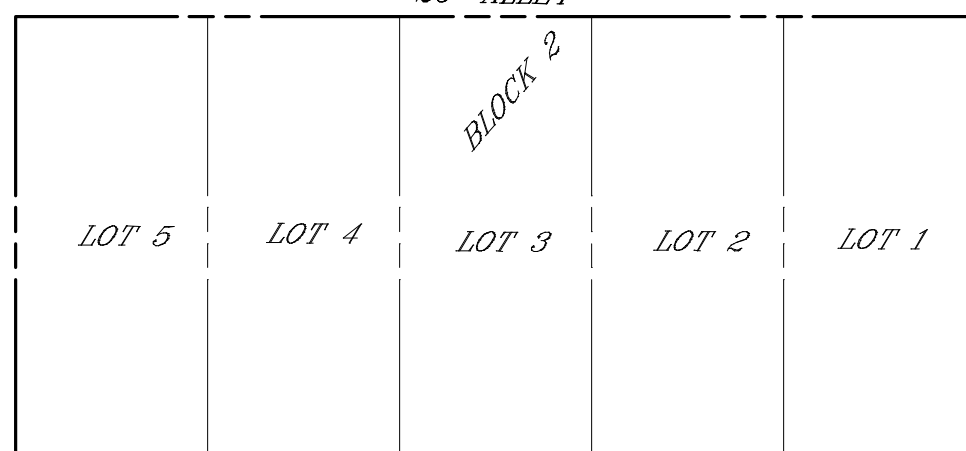
# RESUBDIVISION OF PORTION OF LOTS 6-10 A.E. LANE'S ADDITION TO THE TOWN OF MANOR SHORT FORM FINAL PLAT



**WEST MURRAY ST**

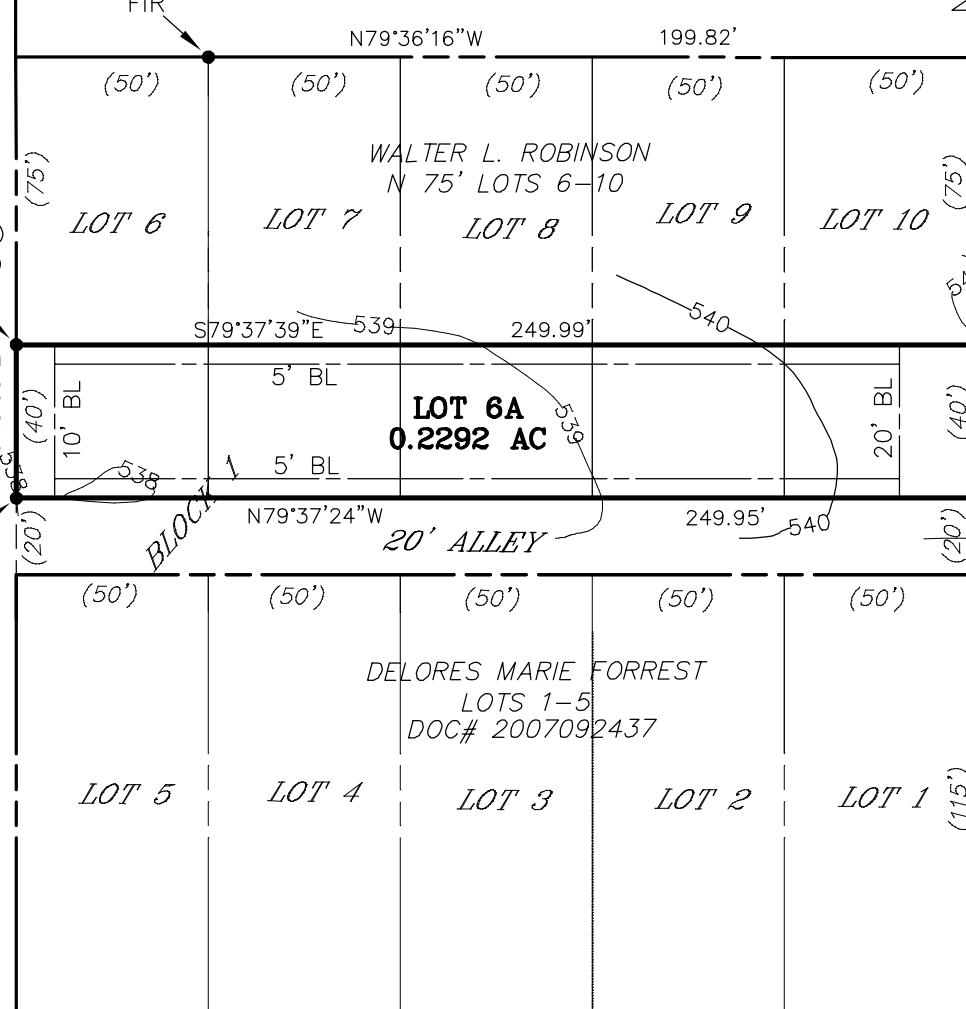


**20' ALLEY**

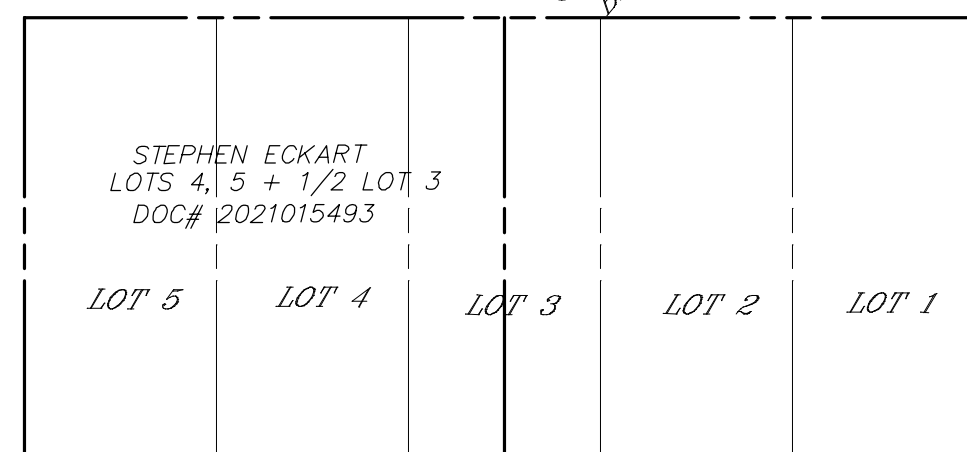
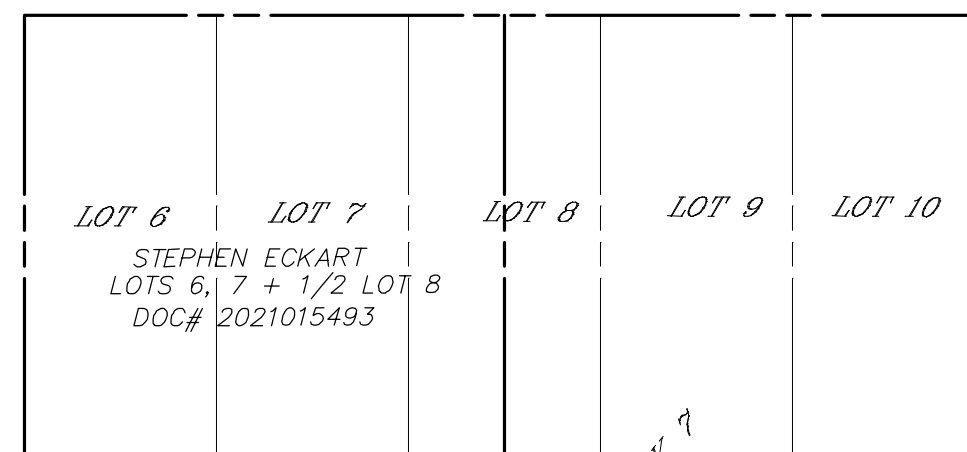


**WEST LANE AVENUE**

60' ROW



**NORTH BASTROP STREET**  
60' ROW



**RECTOR STREET**

60' ROW

## 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.

## GRAPHIC SCALE



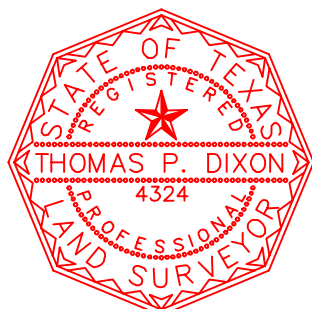
( IN FEET )  
1 INCH = 50 FT.

## 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

WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P

7/17/23  
DATE



## 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.

## 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.

PROPOSED 1 RESIDENTIAL LOT

PREPARATION DATE: JANUARY 17, 2023

SUBMITTAL DATE: APRIL 27, 2017

PAGE 2 OF 2



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: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
PRINT OR STAMP NAME HERE

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.

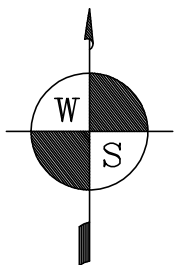
COUNTY CLERK

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



WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716–0176  
Phone: 512–481–9602  
www.waterloosurveyors.com  
FIRM# 10124400  
A1079P

FEB 16-83 2255

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

DEED RECORDS  
Travis County, Texas

Johnnie Mae Fisher  
Johnnie Mae Fisher

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

My commission expires:

NOTARY SEAL

May 28, 1985

16<sup>th</sup> day of February, 1983

Cheryl D. Melrose  
Cheryl D. Melrose  
Notary Public, State of Texas  
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by

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.

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.

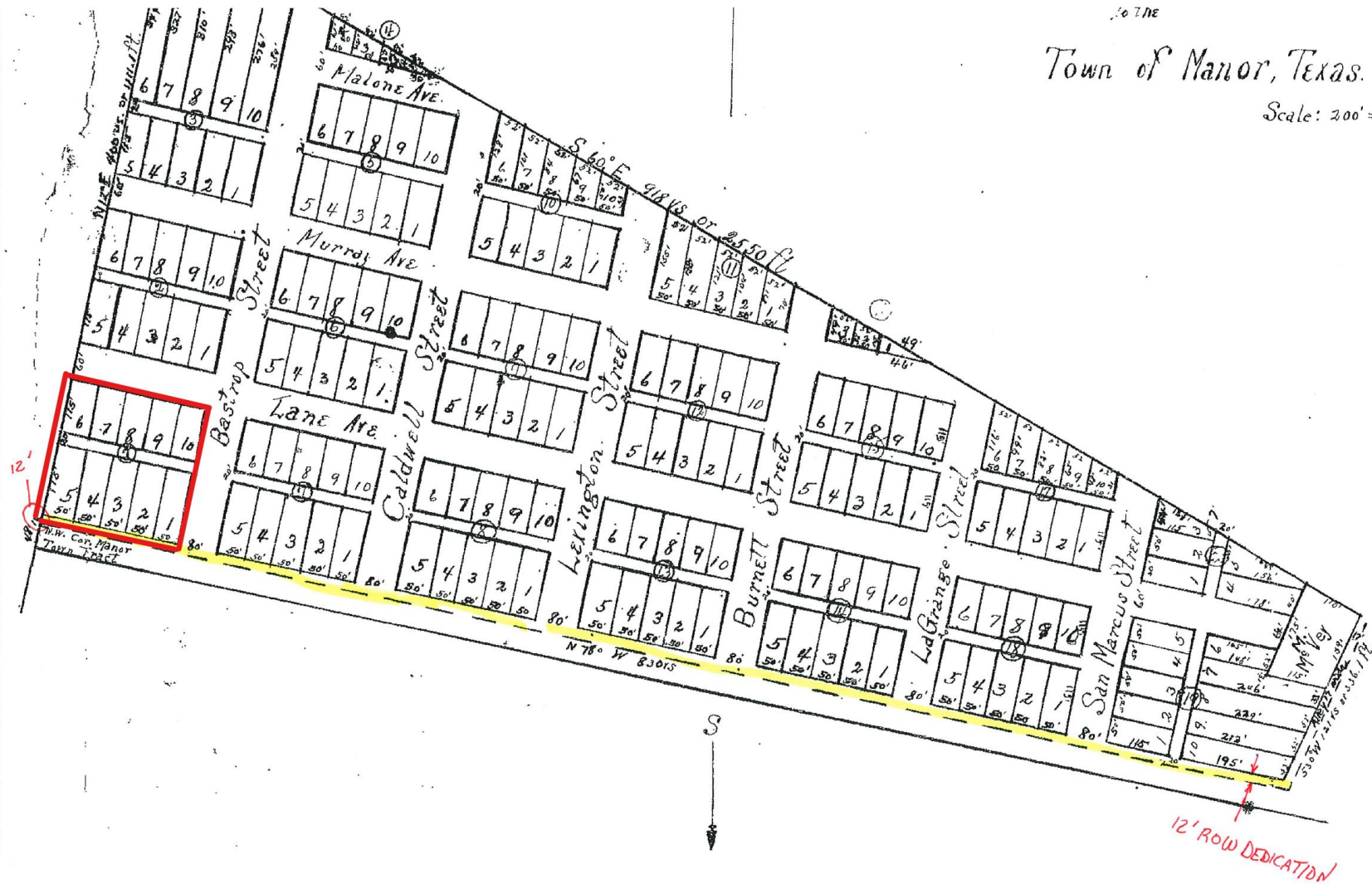


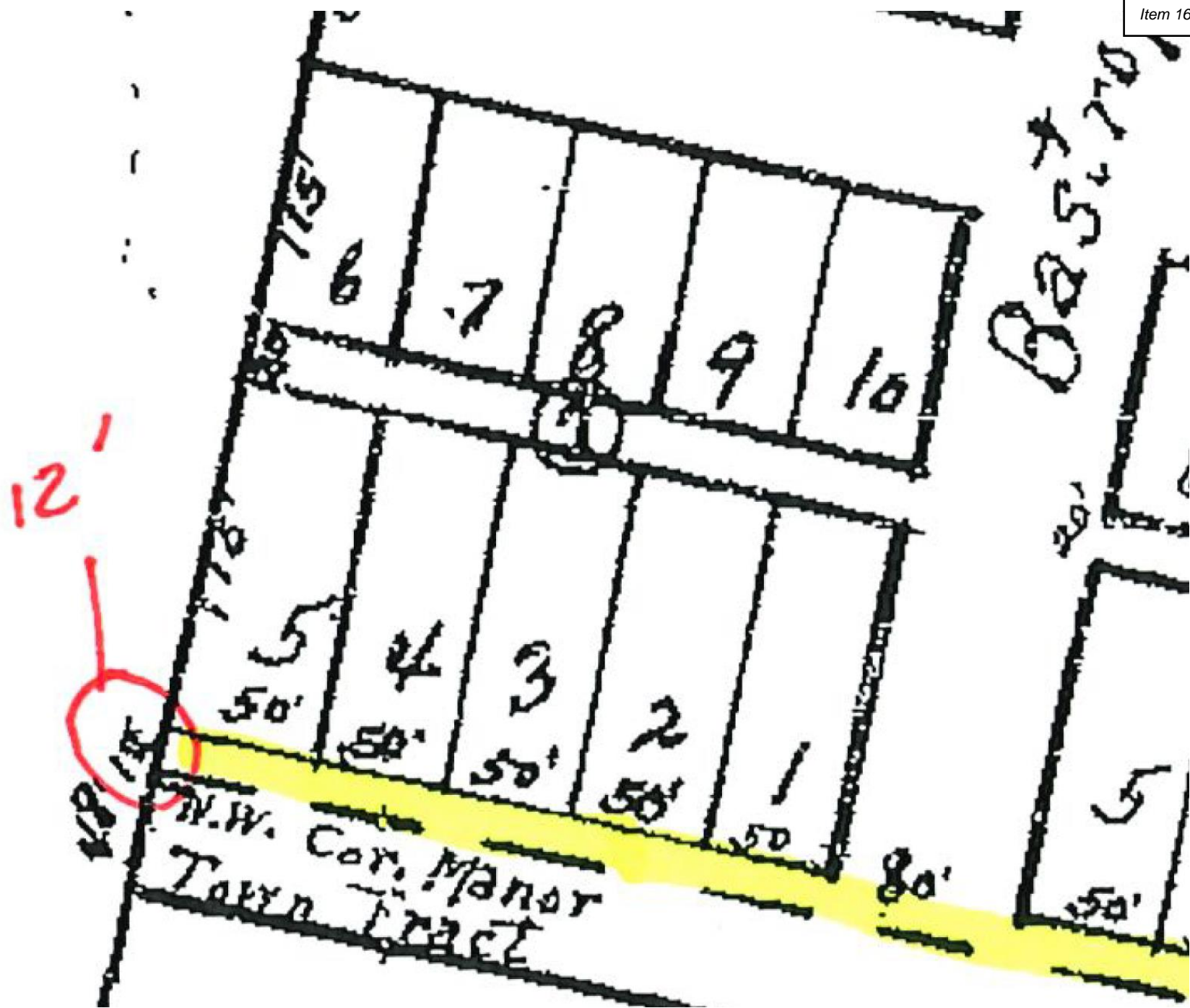
# A.E. LANE ADDITION PLAT MAP

Item 16.

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,

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

Tyler Shows  
Staff Engineer  
GBA



# Answers to Engineer Review

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'.

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](mailto: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



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for 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*

### 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.

This two-lot plat, along with the already platted adjacent Lot 2A in Las Entradas, form a three-lot development. The developer has filed plans to modify the existing access and construct new access points in TxDOT approved locations and construct proper fire lanes for new developments on these lots.

These lots do not fully comply with our lot standards that generally require rectangular shaped lots. Lot 1, Block A is angled on its western boundary due to the existing 30' waterline easement and the eastern property boundary angles in response that western property boundary's angle so the necessary parking and improvements for the proposed Lot 1 can be accommodated.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

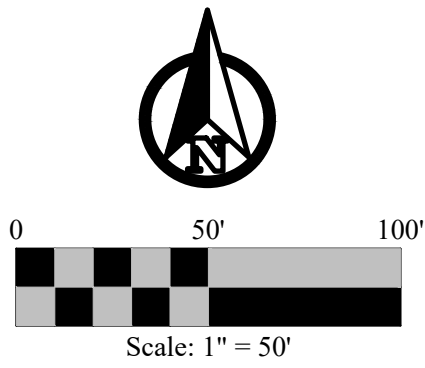
- Plat
- Driveway site plan
- Engineer Comments

- Conformance Letter
- Notice
- Labels

### STAFF RECOMMENDATION:

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

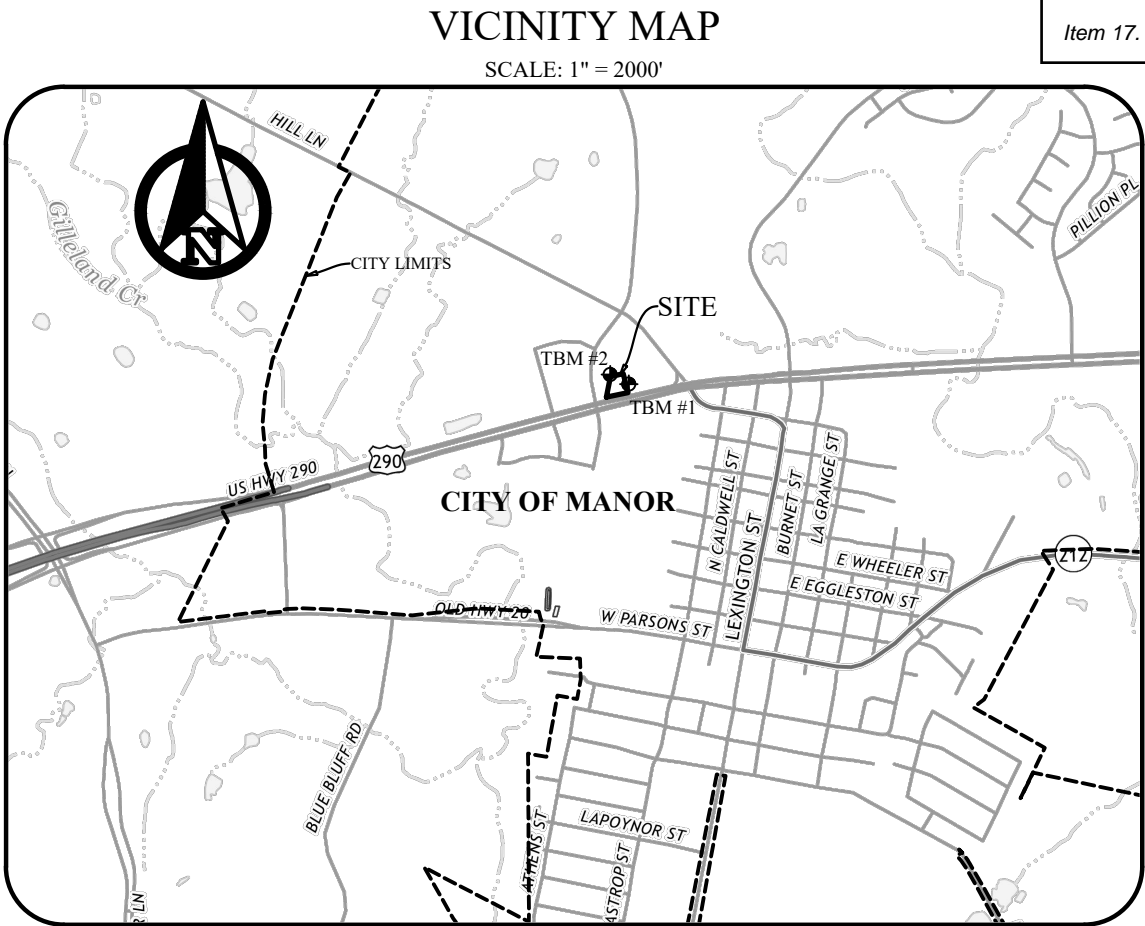
**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



**MONUMENTS / DATUMS / BEARING BASIS**  
**Monuments are found if not marked MNS or CRS.**  
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
TBM ○ Site benchmark (see vicinity map for general location)  
"4" ○ "4" cut in concrete  
○ 1/2" rebar stamped "JPH Land Surveying" set at lot corner  
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ  
Elevations, if shown, are NAVD'88 (Geoid 18)  
Bearings are based on the TxCS,'83,CZ  
Distances & areas shown are represented in surface values  
**TYPE I ○ TxDOT Right of Way tapered concrete monument.**

**LEGEND OF ABBREVIATIONS**  
US.SyFt. United States Survey Feet  
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.T.C.T. Plat Records of Travis County, Texas  
O.P.R.T.C.T. Official Public Records of Travis County, Texas  
D.R.T.C.T. Deed Records of Travis County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line  
AE Access Easement  
UE Utility Easement  
DE Drainage Easement  
LE Landscape Easement  
\* Easement/Setback Hereby Dedicated by this Plat

**LEGEND OF LINE TYPES**  
--- EASEMENT LINE  
--- DEED/ADJOINER LINE  
--- BUILDING SETBACK LINE  
--- BOUNDARY LINE



## FINAL PLAT OF LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE  
SITUATED IN THE  
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

PREPARED: SEPTEMBER 2022

TOTAL NUMBER OF BLOCKS: 1  
TOTAL NUMBER OF LOTS: 2  
TOTAL ACREAGE: 0.769  
LINEAR FEET OF STREETS: NONE  
PROPOSED USE: COMMERCIAL

**OWNER:**  
Llano Las Entradas I, LLC  
1537 Singleton Boulevard  
Dallas, Texas 75212

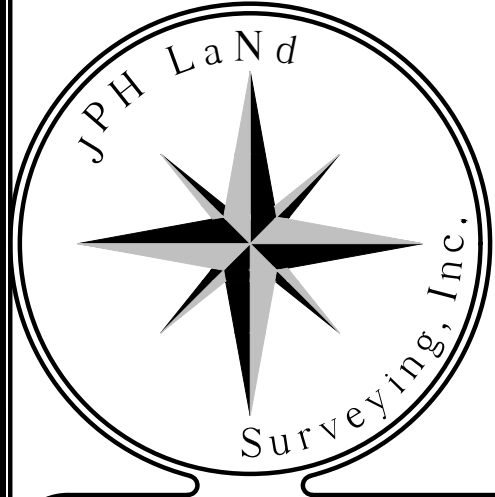
**SURVEYOR:**  
JPH Land Surveying, Inc.  
1516 E. Palm Valley Blvd, Ste. A4  
Round Rock, Texas 78664  
(817) 431-4971

**ENGINEER:**  
Triangle Engineering LLC  
1784 W. McDermott Drive, Ste. 110  
Allen, Texas 75013  
(469)-331-8566

**DEVELOPER:**  
Estacado Interests  
1537 Singleton Blvd.  
Dallas, Texas 75212

Line Data Table		
Line #	Bearing	Distance
L1	N11°08'26"W	33.36'
L2	N79°46'49"E	24.00'
L3	S11°08'26"E	33.38'
L4	N10°11'00"W	15.46'
L5	N79°49'00"E	10.00'
L6	S10°11'00"E	15.46'
L7	N12°07'50"W	9.00'
L8	N77°52'10"E	10.00'
L9	S12°07'50"E	9.00'
L10	S12°47'01"E	6.33'
L11	S77°52'10"W	25.00'
L12	N11°57'18"W	24.06'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.89'	25.00'	073°05'13"	S65°35'14"E	29.77'

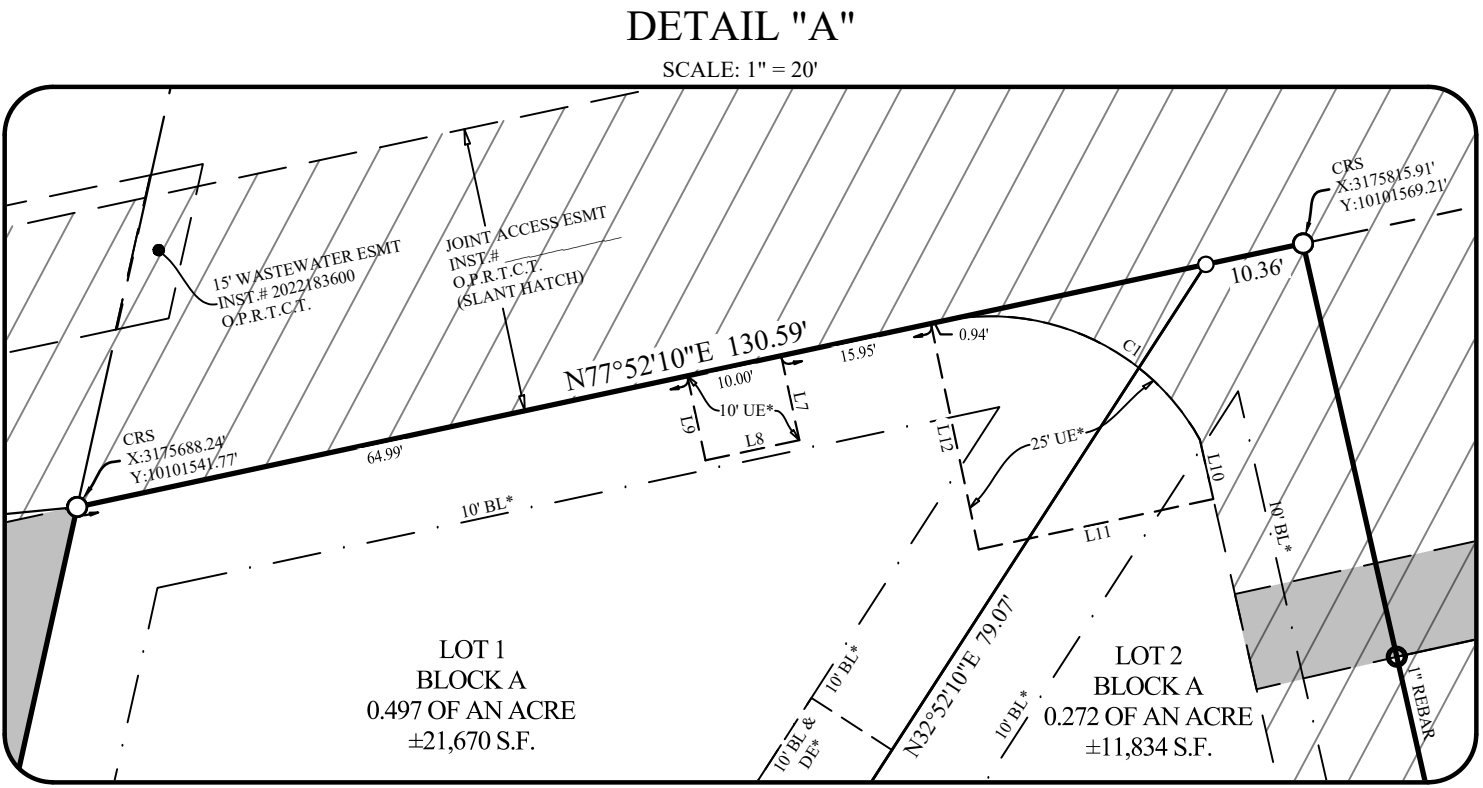


JPH Job/Drawing No. (see below)  
2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

GREGG MANOR ROAD  
VARIABLE WIDTH R.O.W.  
INST.# 2012000983  
P.R.T.C.T.

U.S. HIGHWAY 290  
VARIABLE WIDTH PUBLIC R.O.W.  
STATE CONT. # 114-2-30  
T.X.D.O.T.

LOT 1  
RIATA FORD MANOR  
INST.# 202100055  
P.R.T.C.T.



### BENCHMARKS:

The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk, located approximately 87 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 306 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 547.46' (NAVD'88). See vicinity map for general location.

The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete, located approximately 214 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 165 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 546.48' (NAVD'88). See vicinity map for general location.

FINAL PLAT  
OF  
LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE  
SITUATED IN THE  
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

- This subdivision is located within the City of Manor Corporate City Limits as of this date. September 6, 2022.
- A City of Manor development permit is required prior to site development of any lots in this subdivision.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to the City of Manor standards.
- Water and wastewater will be provided by the City of Manor.
- No lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.
- Current zoning: C1 (Light Commercial)

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON §

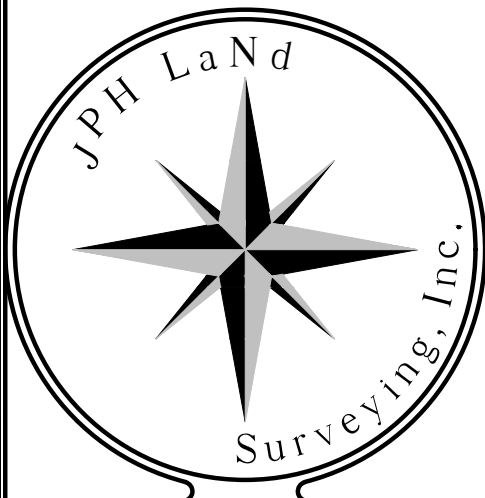
That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with all City of Manor, Texas codes and ordinances and that known easements within the boundary of the plat are shown hereon.

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

-RELEASED FOR REVIEW ON MAY 9, 2023.

Cole Strevey  
Registered Professional  
Land Surveyor No. 6731  
cole@jphls.com

Date



JPH Job/Drawing No. (see below)  
2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg  
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
WHEREAS, Llano Las Entradas I, LLC is the owner of that certain 0.769 of an acre tract situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being a portion of the tract described as 0.703 of an acre and called Tract 1 (hereinafter referred to as Tract 1), and all of the tract described as 0.308 of an acre and called Tract 2 (hereinafter referred to as Tract 2) in a Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in north right-of-way line of U.S. Highway 290 (a variable width right-of-way per TXDOT right-of-way map, Control 114, Section 2, Job 30), at the common south corner of said Tract 2 and the tract described as 0.67 of an acre in a Special Warranty Deed to Cottonwood Holdings, Ltd., a Texas limited partnership (hereinafter referred to as Cottonwood tract), recorded under Instrument Number 2018055928 of said Official Public Records;

THENCE SOUTH 79° 49' 00" WEST, along the north right-of-way line of said U.S. Highway 290, a distance of 218.98 feet to a 1/2 inch rebar found at the common south corner of said Tract 1 and Lot 2A, Block B, *REPLAT OF LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B*, an addition to the City of Manor, Texas, recorded under Instrument Number 202300014, of said Official Public Records, from which a 1/2 inch capped rebar stamped "LANDESIGN" found at the intersection of the north right-of-way line of said U.S. Highway 290 and the east right-of-way line of Gregg Manor Road (a called 100-foot wide right-of-way dedicated under Instrument Number 2013102647 of said Official Public Records, and at the southwest corner of said Lot 2A bears SOUTH 79° 49' 00" WEST, a distance of 69.64 feet;

THENCE NORTH 12° 33' 46" EAST along the common line of said Tract 1 and said Lot 2A, a distance of 205.98 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the common north corner of said Tract 1 and said Lot 2A;

THENCE NORTH 77° 52' 10" EAST along the north line of said Tract 1, a distance of 130.59 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 12° 47' 01" EAST in part through the interior of said Tract 1 and along the east line of said Tract 2, a distance of 194.60 feet to the POINT OF BEGINNING, enclosing 0.769 of an acre (±33,504 square feet) of land.

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
That Llano Las Entradas I, LLC, acting by and through Matt Peterson, Manager, being the owner of 0.769 acres of land out of the James Manor Survey No. 40, Abstract No. 546 in Travis County, Texas. Same being conveyed by Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas, does hereby subdivide 0.769 acres of land in accordance with this plat to be known as *LAS ENTRADAS NORTH 9900*, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon.

Witness my hand at \_\_\_\_\_ County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Matt Peterson, Manager  
Llano Las Entradas I, LLC  
1537 Singleton Boulevard  
Dallas, TX 75212

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Devan Pharis, known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

LIEN HOLDER'S DEDICATION

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
That FirstBank Southwest, a Texas state bank, Lien Holder of the certain tract on land shown hereon and described in a Deed of Trust recorded in Document Number 2022147376, of the Official Public Records of Travis County, Texas do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Manor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Manor may deem appropriate. This subdivision is to be known as *LAS ENTRADAS NORTH 9900*.

TO CERTIFY WHICH, witness by my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FirstBank Southwest, a Texas state bank

By:

Scott Whitaker, its Vice President

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Scott Whitaker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Notary Public printed name

My commission expires on: \_\_\_\_\_

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
No portion of this tract is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration, Firm Panel No. 48453C0485J, dated August 18, 2014 for Travis County, Texas.

Kartavya Patel  
Licensed Professional Engineer No. 97534  
Date: \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL:

Accepted and authorized for record by the Planning and Zoning Commission of the City of

Manor, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPROVED:

LaKesha Small, Chairperson

ATTEST:

Lluvia Almaraz, City Secretary

CITY COUNCIL APPROVAL:

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this

the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

APPROVED:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia Almaraz, City Secretary

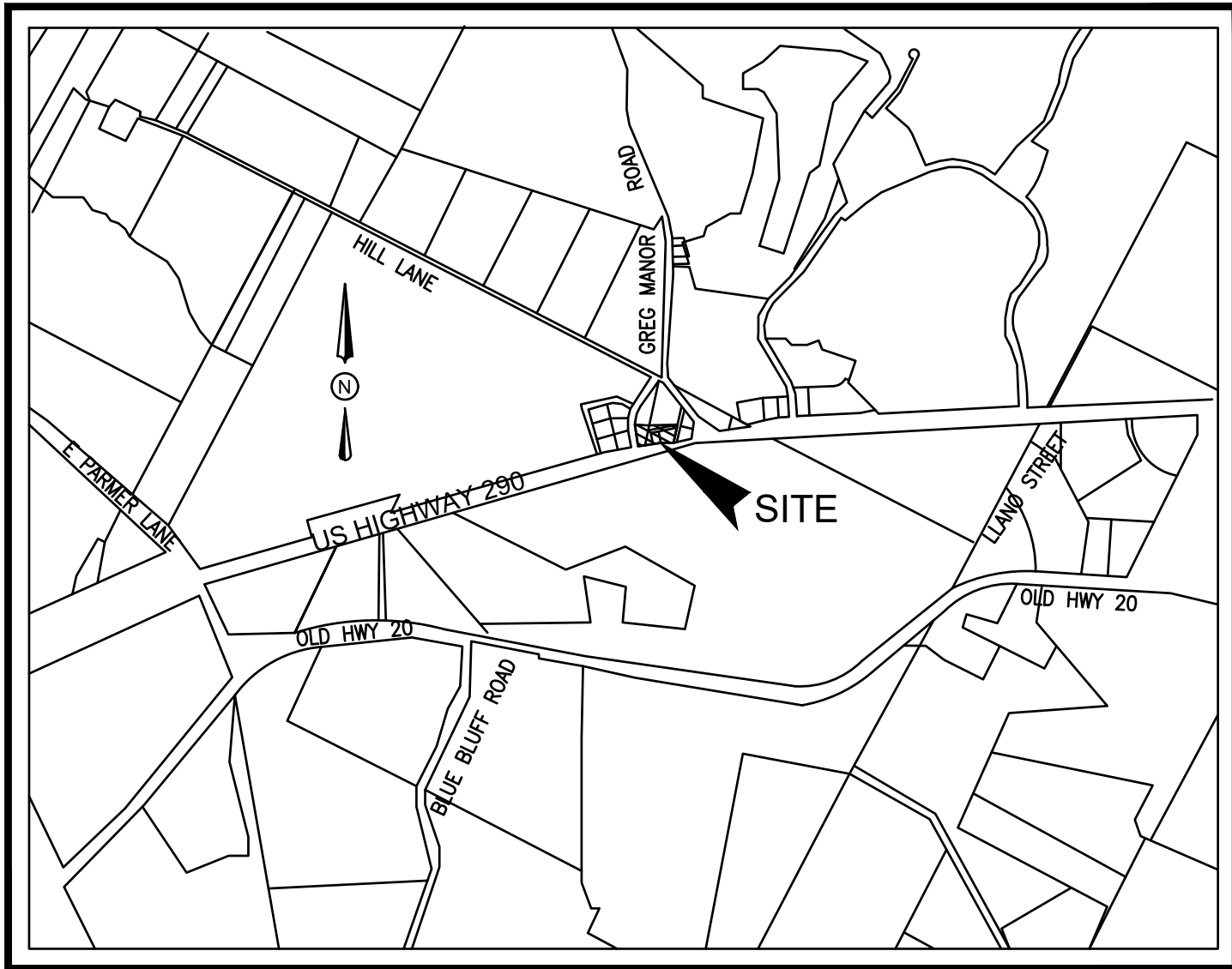
STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS §  
I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_M., plat records of said county and state as Document Number \_\_\_\_\_, Official Public Records of Travis County.

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Deputy




















## SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

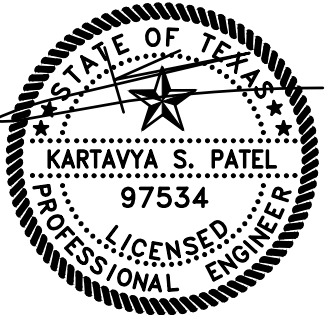
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO CONSTRUCTION INDICATING ALL CHANGES TO CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.


## EXISTING LEGEND

● 1/2" IR FOUND	⦿ IRRIGATION VALVE	 NO PARKING
○ 1/2" IR SET	— WATER VALVE	 CONCRETE
● 5/8" IR FOUND	 FIRE HYDRANT	 GRAVEL
● 3/8" IR FOUND	— IR. VALVE	 BRICK
● 60-D NAIL FOUND	 UTILITY POLE	 STONE
● PK NAIL SET	◇ WATER METER	 WOOD DECK
● 1/2" IP FOUND	◇ GAS METER	 BUILDING WALL
● X-FOUND	■ A.C. PAD	 TILE
● X-SET	■ TRANS. BOX	— BUILDING LINE
● 1" IR FOUND	△ GAS MARKER	- - - EASEMENT
● 1" IP FOUND	— OHU — OVERHEAD UTILITY LINE	— BOUNDARY
● POINT FOR CORNER	⌒ GUY WIRE ANCHOR	- · - · - HANDBANK LINE
■ CON. MONUMENT	 BARBED WIRE FENCE	 PARKING STRIPE
● 3/4" IP FOUND	— X — IRON FENCE	 HANDBACK SPACE
■ TELE. BOX	— ○ — CHAINLINK FENCE	
■ CABLE BOX	— // — WOOD FENCE	
◇ ELECTRIC BOX	— △ — PIPE RAIL FENCE	
■ BRICK COLUMN	 COVERED AREA	
■ STONE COLUMN	 ASPHALT	
⑩ STORM DRAIN MH.	— FIRE LANE STRIPE	
⊙ SAN. SEW. CO.	— BRICK RET. WALL	
⊙ BOLLARD POST	— STONE RET. WALL	
⊙ LIGHT POLE	— CON. RET. WALL	
⊙ SAN. SEW. MH.		

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.E.
ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
UTILITY & DRAINAGE EASEMENT	U.D.E.

SITE ACREAGE:	0.24 ACRES (10,454.40 S.F.)
ZONING:	C-1
PROPOSED USE:	OFFICE
BUILDING AREA:	1,379 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	15' (TO BE VERIFIED)
BUILDING COVERAGE:	13.19%
FLOOR AREA RATIO:	0.13
IMPERVIOUS AREA:	7948.71 S.F. (76.04%)
PERVIOUS/LANDSCAPE AREA:	2505.69 S.F. (23.96%)
REGULAR PARKING REQUIRED: 1 PER 250	6 SPACES
REGULAR PARKING PROVIDED:	5 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	6 SPACES

[illegible]

<h1 style="margin: 0;">SITE PLAN</h1>					
<h2 style="margin: 0;">LONESTAR DEVELOPMENT</h2>					
<p style="margin: 0;">GREG RANDOR RD &amp; US HWY 790</p>					
<p style="margin: 0;">CITY OF AUSTIN</p>					
<p style="margin: 0;">TRAVIS COUNTY, TEXAS 78653</p>					
<p style="margin: 0;">LAS ENTRADAS SUBDIVISION SECTION 1</p>					
<div style="display: flex; align-items: center; justify-content: center;">  <div style="margin-left: 20px;"> <h1 style="margin: 0;">TRIANGLE</h1> <h2 style="margin: 0;">ENGINEERING LLC</h2> </div> </div>					
<p style="margin: 0;">T: 469.331.8566   F: 469.213.7145   E: info@triangle-engr.com</p> <p style="margin: 0;">W: triangle-engr.com    O: 1782 McDermott Drive, Allen, TX 75013</p>					
<p style="margin: 0; font-weight: bold;">Planning   Civil Engineering   Construction Management</p>					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	05/05/23	SEE SCALE BAR	085-22	<div style="font-size: 2em; font-weight: bold; margin: 0;">C-3.0</div>
<p style="margin: 0;">TX. P.E. FIRM #11525</p>					



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, November 7, 2022

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North, , LA.

Dear Cannon Maki,

The first submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat (*Short Form Final Plat*) submitted by Estacado Interests and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**

2. ~~The P&Z Chairperson is Julie Leonard.~~

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

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

5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~

6. ~~Gregg Manor road is spelled incorrectly.~~

7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~

8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~

9. ~~The title should be provided for anyone who will be signing the plat.~~

**10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right**

11/7/2022 10:28:40 AM  
LAS ENTRADAS NORTH 9900 A SUBDIVISION -  
Short Form Final Plat  
2022-P-1475-SF  
Page 2

~~of way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

**Llano Las Entradas I, LLC**  
**1537 Singleton Blvd.**  
**Dallas, TX 75212**

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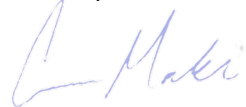
November 29, 2022

City of Manor – City Hall  
ATTN: Scott Dunlop, AICP  
105 E. Eggleston Street  
Manor, TX 78653

Re: Comment Response Narrative – Final Plat of Las Entradas North 9900 A Subdivision of 1.275 of an Acre Situated in the James Manor Survey No. 40, Abstract No. 546 City of Manor, Travis County, Texas

- 1) Tax Certificates attached. Please let us know if we need to mail the physical copies
- 2) Updated signature block.
- 3) Updated signature block.
- 4) Updated signature block.
- 5) Lot use descriptions attached as separate file.
- 6) Gregg Manor road is now spelled correctly.
- 7) ROW width is now shown.
- 8) Updated signature block.
- 9) Titles added.
- 10) Included.
- 11) Included.
- 12) Included.

Sincerely,



Cannon Maki

C: 817-999-0491

E: cannon@estacadointerests.com





1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, December 27, 2022

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

The subsequent submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat submitted by Estacado Interests and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**
2. ~~The P&Z Chairperson is Julie Leonard.~~
3. ~~The Mayor is Dr. Christopher Harvey.~~
4. ~~The City Secretary is Lluvia Almaraz.~~
5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~
6. ~~Gregg Manor road is spelled incorrectly.~~
7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~
8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~

~~9. The title should be provided for anyone who will be signing the plat.~~

~~10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. 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.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

**15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.**

**16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, March 20, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA





1500 County Road 269  
Leander, TX 78641

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

Date: Friday, May 26, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, June 27, 2023

Cannon Maki  
Estacado Interests  
1537 Singleton Blvd  
Dallas 75212  
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF  
Job Address: Las Entradas North,

Dear Cannon Maki,

We have conducted a review of the final plat for the above-referenced project, submitted by Cannon Maki and received by our office on June 26, 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'.

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: LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat

Case Number: 2022-P-1475-SF

Case Manager: Michael Burrell

Contact: [mburrell@manortx.gov](mailto: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 for the Las Entradas North Subdivision located at 13301 E US Hwy 290, Manor, TX and being filed with a variance. The request will be posted on the agenda as follows:

**Public Hearing:** Conduct a public hearing on a Subdivision Short Form Final Plat for the Las Entradas North Subdivision 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 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 Planning and Zoning Commission 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.

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



FRONTIER BANK OF TEXAS (1538664)  
PO BOX 551  
ELGIN TX 78621-0551

MANOR QUICK STOP INC (217593)  
PO BOX 1232  
MANOR TX 78653-1232

COTTONWOOD HOLDINGS LTD (176360)  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

COTTONWOOD HOLDINGS LTD (1660278)  
9900 HWY 290E  
MANOR TX 78653-9720

NINH LILIAN DOAN ETAL (1855929)  
1411 DEXFORD DR  
AUSTIN TX 78753-1607

MANOR LODGING DEVELOPMENT LLC  
(1940242)  
29711 S Legends Village Ct  
Spring TX 77386-2036

CVS PHARMACY INC (563231)  
1 CVS DR UNIT 11210 01  
WOONSOCKET RI 02895-6146

K-N CORPORATION (1282419)  
1717 W 6TH ST STE 330  
AUSTIN TX 78703-4791

RIVER CITY PARTNERS LTD (109336)  
501 E KOENIG LN  
AUSTIN TX 78751-1426

LAS ENTRADAS DEVELOPMENT (1335894)  
9900 US HIGHWAY 290 E  
MANOR TX 78653-9720

GABS INC (1676601)  
407 TALKEETNA LN  
CEDAR PARK TX 78613-2532

MANOR INDEPENDENT SCHOOL DISTR  
(217594)  
PO BOX 359  
MANOR TX 78653-0359

SCOTT BAYLOR & WHITE HEALTH  
(1720556)  
301 N WASHINGTON AVE  
DALLAS TX 75246-1754



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.**

***Applicant: Claycomb Associates, Inc***

***Owner: Manor ISD***

### BACKGROUND/SUMMARY:

This plat was previously before the Commission on September 14, 2022, but there was an issue with the how the roadway was shown and the number of lots listed. The plat has been updated and reapproved by our engineers to accurately depict the ROW dedication and the 3 lots created. This ROW is part of our Thoroughfare Plan that extends a road from Anderson Lane to Gregg Lane. This road is planned to be constructed by the Mustang Valley and New Haven subdivisions. Additional ROW will be needed for adjacent property owners not a part of this plat.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

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

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

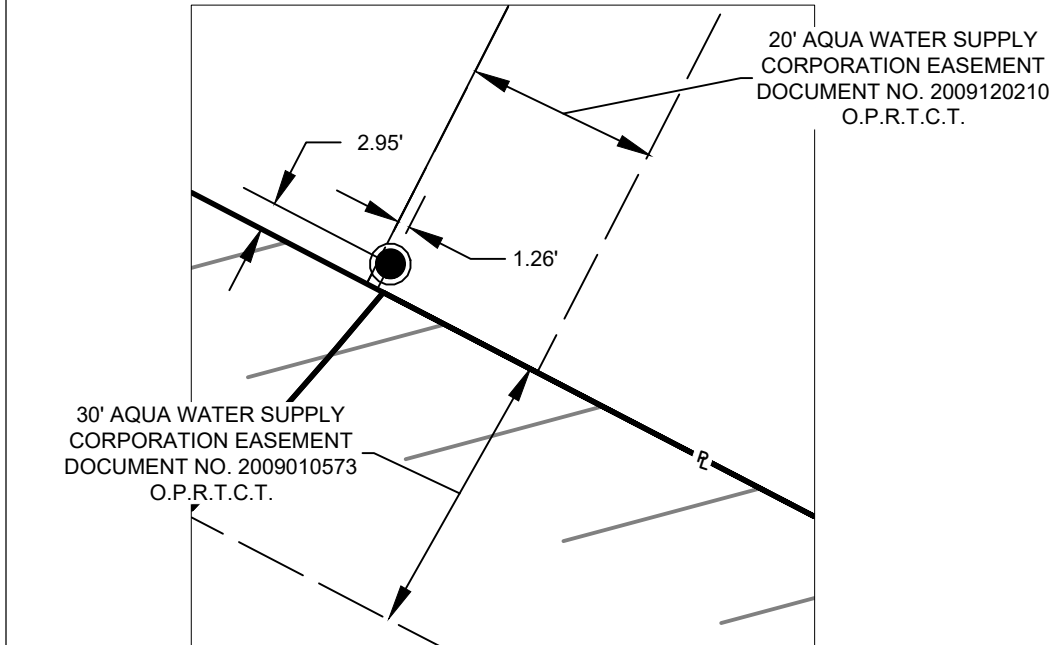
**Disapproval**

**None**

VICINITY MAP  
(1" = 2,000')










LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°32'50" E	83.81'
L2	S 62°32'50" E	71.40'
L3	N 62°31'30" W	195.18'
L4	N 62°31'30" W	71.26'
L5	S 62°32'50" E	86.65'
L6	S 62°32'50" E	18.53'
L7	N 27°52'33" E	25.64'
L8	N 27°52'33" E	119.91'
L9	N 27°52'33" E	184.46'
L10	N 63°35'30" E	10.53'
L11	S 63°35'27" W	107.89'
L12	S 63°35'27" W	46.56'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.26'	465.00'	023°56'11"	N51°37'22"E	192.85'
C2	238.60'	535.00'	025°33'10"	S50°48'52"W	236.63'
C3	199.20'	465.00'	024°32'42"	S51°19'06"W	197.68'
C4	238.94'	535.00'	025°35'20"	N50°78'35"E	236.96'



## DETAIL

LEGEND:

- |   |                                    |
|---|------------------------------------|
|  | P.O.B. POINT OF BEGINNING          |
|  | TBM = TEMPORARY BENCHMARK          |
|  | FOUND PROPERTY CORNER AS DESCRIBED |
|  | REBAR SET                          |
|  | PROPERTY LINE                      |
|  | ROAD RIGHT OF WAY LINE             |
|  | 6' CHAIN LINK FENCE                |
|  | ADJOINER LINE                      |
|  | CITY LIMITS                        |

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS  
D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. SURVEYOR DID NOT ABSTRACT THE PROPERTY.
3. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
4. BEARING BASIS IS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, US FEET.
5. BOUNDARY SURVEY ONLY. NO IMPROVEMENTS WERE LOCATED PER CLIENT.
6. BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
7. BUILDING SETBACKS LINES SHOWN PER MANOR, TEXAS CODE OF ORDINANCES SEC. 14.02.020. SETBACKS SHOWN HEREON ARE BASED ON INTERPRETATION OF SURVEYOR. PRIOR TO DEVELOPMENT, SETBACKS MUST BE CONFIRMED BY CITY OF MANOR.

SET BENCHMARKS:

1. N. 10113554.8000 E. 3181831.1940 ELEV. 579.252  
DESCRIPTION: 5/8" IRON ROD LOCATED 51 FEET SOUTH OF NORTHEAST PROPERTY CORNER  
AND 87 FEET EAST OF EAST PROPERTY LINE
2. N. 10113053.9132 E. 3181413.8885 ELEV. 588.717  
DESCRIPTION: 1/2" IRON ROD 16.5 FEET NORTH OF CENTERLINE OF SOUTH ACCESS ROAD  
FOR THE SCHOOL AND 52.6 FEET WEST OF THE EAST PROPERTY LINE.
3. N. 10114139.7000 E. 3180685.1530 ELEV. 577.305  
DESCRIPTION: "X" IN CONCRETE ON INLET BOX 60 FEET SOUTH OF NORTH PROPERTY LINE  
AND 1199 FEET WEST OF EAST PROPERTY LINE

# FINAL PLAT

BEING OUT OF A CALLED 75.37 ACRE TRACT DESCRIBED IN DEED UNTO  
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT  
DOCUMENT NO. 2008031946 O.P.R.T.C.T., BEING SITUATED IN TRAVIS COUNTY, TEXAS

## REVISIONS

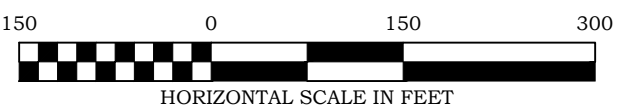
NO.	DATE	DESCRIPTION
1	12/01/21	ADD PROPOSED ROW PER ARCHITECT
2	12/17/21	CHANGE TO FINAL PLAT PER ARCHITECT
3	10/06/22	REVISED PER CITY COMMENTS
4	06/22/23	REVISED ROW PER ARCHITECT

DRAWN BY: SRW	DATE: 07/28/21	PROJECT NO. 63131
CHECKED BY: TML	DATE: 07/28/21	SCALE: 1" = 150'
FIELD WORK COMPLETED:		SHEET 2 OF 4



encompass  
Providing Solutions

14800 ST. MARY'S LANE, SUITE 230  
HOUSTON, TEXAS 77079  
832-781-4800  
WWW.ENCOMPASSSERVICES.COM



I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF ENCOMPASS SERVICES, LLC AND WERE BASED ON THE STATE PLANE, CENTRAL ZONE COORDINATES. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF WILLIAM J. CASH, R.P.L.S. # 3808.

PRELIMINARY - FOR REVIEW ONLY  
WILLIAM J. CASH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3808



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, March 25, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor, TX. 78653

Dear Cody Holt,

The first submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat (*Short Form Final Plat*) submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. The signature block years should be updated to read 202\_.
2. The Mayor is Dr. Christopher Harvey.
3. The P&Z Chairperson is Julie Leonard.
4. The City Secretary is Lluvia Almaraz.
5. The Travis County Clerk is Rebecca Guerrero.
6. The location map should be to a scale of 1" = 2000'.
7. Please provide the correct page numbers for matchlines.
8. The matchlines on the overall sheet appear to be mislabeled. Please correct.
9. Please provide the identification of proposed uses and reservations for the proposed lots.
10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.



3/25/2022 4:09:55 PM  
14832 N. FM 973 - Manor ISD Senior High School  
Short Form Final Plat  
2022-P-1406-SF  
Page 2

12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, July 5, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

- ~~1. The signature block years should be updated to read 202\_\_.~~
- ~~2. The Mayor is Dr. Christopher Harvey.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. The Travis County Clerk is Rebecca Guerrero.~~
- ~~6. The location map should be to a scale of 1" = 2000'.~~
- ~~7. Please provide the correct page numbers for matchlines.~~
- ~~8. The matchlines on the overall sheet appear to be mislabeled. Please correct.~~
- ~~9. Please provide the identification of proposed uses and reservations for the proposed lots.~~

10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
17. A comment response letter needs to be provided with the next submittal.

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

August 3, 2022

Pauline Gray  
Jaeco  
1500 County Road 269  
Leander, TX 78641

RE: Manor Early College Addition Site Plan – Permit Number 2022-P-1406-SF

Per City staff review comments, attached are responses addressing corrections/revisions/changes noted by Jay Engineering.

**Engineer, Pauline Gray, Jay Engineering:** pgray@gbateam.com

1. Portions of the proposed right-of-way are shown on adjacent property. Only show right-of-way on the school's property.
  - Revised – Trimmed at Property Line
2. If applicable, the areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat.
  - N/A – see note 6
3. Floodplain information must be certified by a registered professional engineer.
  - N/A – see note 6
4. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
  - Shown
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
  - Shown – Coordinates on four corners
6. The property lines and number designations of all proposed lots shall be provided on the final plat.
  - No proposed lots, Parcel is existing
7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
  - Shown



Date: Friday, September 23, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on August 04, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

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

#### **Upon further review of the final plat, the following comments need to be addressed:**

- 1. The ROW that is being dedicated needs to be a separate lot.**
- 2. The area of the ROW lot needs to be provided along with metes and bounds for the lot.**
- 3. There is a section of ROW that is not 60' wide due to it being located on a property not owned by MISD. Please provide dimensions for the portion of ROW in that area that will be dedicated by MISD.**
- 4. The dedicated ROW splits the existing property, therefore, there should be three (3) separate lots created by the plat.**
- 5. The plat is missing the required signature block for MISD. An example of what is required is included with these comments.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, November 4, 2022

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on June 26, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### **Engineer Review**

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

**Upon further review of the final plat, the following comments need to be addressed:**

- 1. The ROW that is being dedicated needs to be shown and labeled as a dedicated ROW. Attached is an example of how the ROW should be called out on the plat.**
- 2. The area of the ROW lot needs to be provided along with metes and bounds. See attached plat to use as a reference.**
- 3. There is a section of ROW that is not 60' wide due to it being located on a property not owned by MISD. Please provide dimensions for the portion of ROW in that area that will be dedicated by MISD.**
- 4. The dedicated ROW splits the existing property, therefore, there should be three (3) separate lots created by the plat. The ROW should not be its own lot.**
- ~~**5. The plat is missing the required signature block for MISD. An example of what is required is included with these comments.**~~

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA





1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, July 6, 2023

Cody Holt  
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF  
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

We have conducted a review of the final plat for the above-referenced project, submitted by Cody Holt and received by our office on June 26, 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'.

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: 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat

Case Number: 2022-P-1406-SF

Case Manager: Michael Burrell

Contact: [mburrell@manortx.gov](mailto: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 Concept Plan for the Ginsel Tract located at 13301 E US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Manor ISD Senior High School, three (3) lots on 69.316 acres, more or less, and being located at 14832 N, FM 973, Manor, TX.**

***Applicant: Claycomb Associates, Inc***

***Owner: Manor ISD***

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 Planning and Zoning Commission 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.

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

Holley Mary Ruth  
PO Box 1209  
Manor, TX 78653-1209

Sprinkles Kenneth & Joyce  
15777 Anderson Rd  
Manor, TX 78653-3580

Dearing Harry Leonard Jr  
2002 Trust  
71 Indian Clover Dr  
The Woodlands, TX 77381-2590

Lutz James T & Alexandra Carrillo  
14812 FM 973 N  
Manor, TX 78653-3540

Gregg Lane Dev LLC  
101 Parklane Blvd Ste 102  
Sugar Land, TX 77478-5521

United States Attorneys Office  
Anderson Dennis  
533 Hiwasee Rd  
Waxahachie, TX 75165-6448

Wolf Geraldine & Edward  
2868 County Road 267  
Cameron, TX 76520-4936

Aqua Water Supply Corp  
PO Box P  
Bastrop, TX 78602-1989



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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 existing roadways of Gregg Manor Road (two access points) and Threshold Lane (one access point). No driveways on US 290 are proposed.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Site Plan
- Aerial Image
- Notice
- Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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





## 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



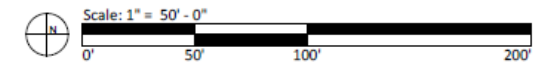
<b><u>SITE INFORMATION</u></b>	
ADDRESS	HWY 290 & GREGG MANOR RD MANOR, TEXAS 78653
ZONING	C-1 (NON-PERMITTED USE)
PLANNED USE	MEDICAL CLINIC
<b><u>BUILDING INFORMATION</u></b>	
BUILDING	10,840 G.S.F.
EMS BUILDING	990 G.S.F.
CANOPY/COVERED WALK	3,025 S.F.
TOTAL	14,855 G.S.F.
<b><u>PARKING CALCULATION</u></b>	
MINIMUM REQUIRED 1/200 SF	60 STALLS
TOTAL REQUIRED	60 STALLS
TOTAL PROVIDED	60 STALLS
ADA PROVIDED	4 STALLS
<b><u>TOTAL LOT SIZE:</u></b>	2.05 ACRES

**SITE INFORMATION**

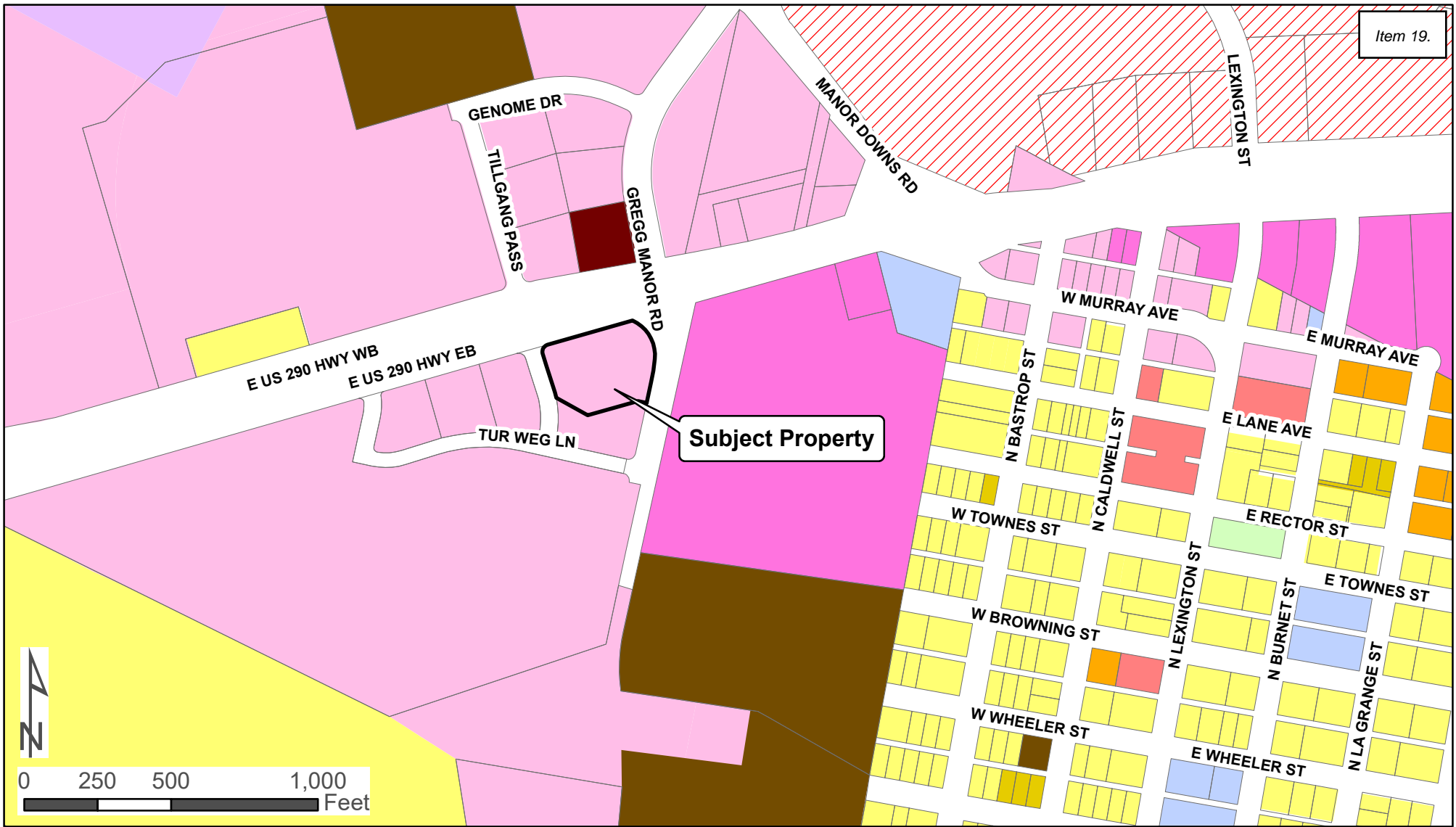
———— VISITOR / PATIENT

----- TRASH SERVICE

----- AMBULANCE







**Zoning:**  
Light Commercial (C-1)

**Specific Use Permit:**  
Medical Clinic

**Zone**

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



Medical SUP Aerial Image

Write a description for your map.

Legend

Feature 1

Feature 2

Feature 3

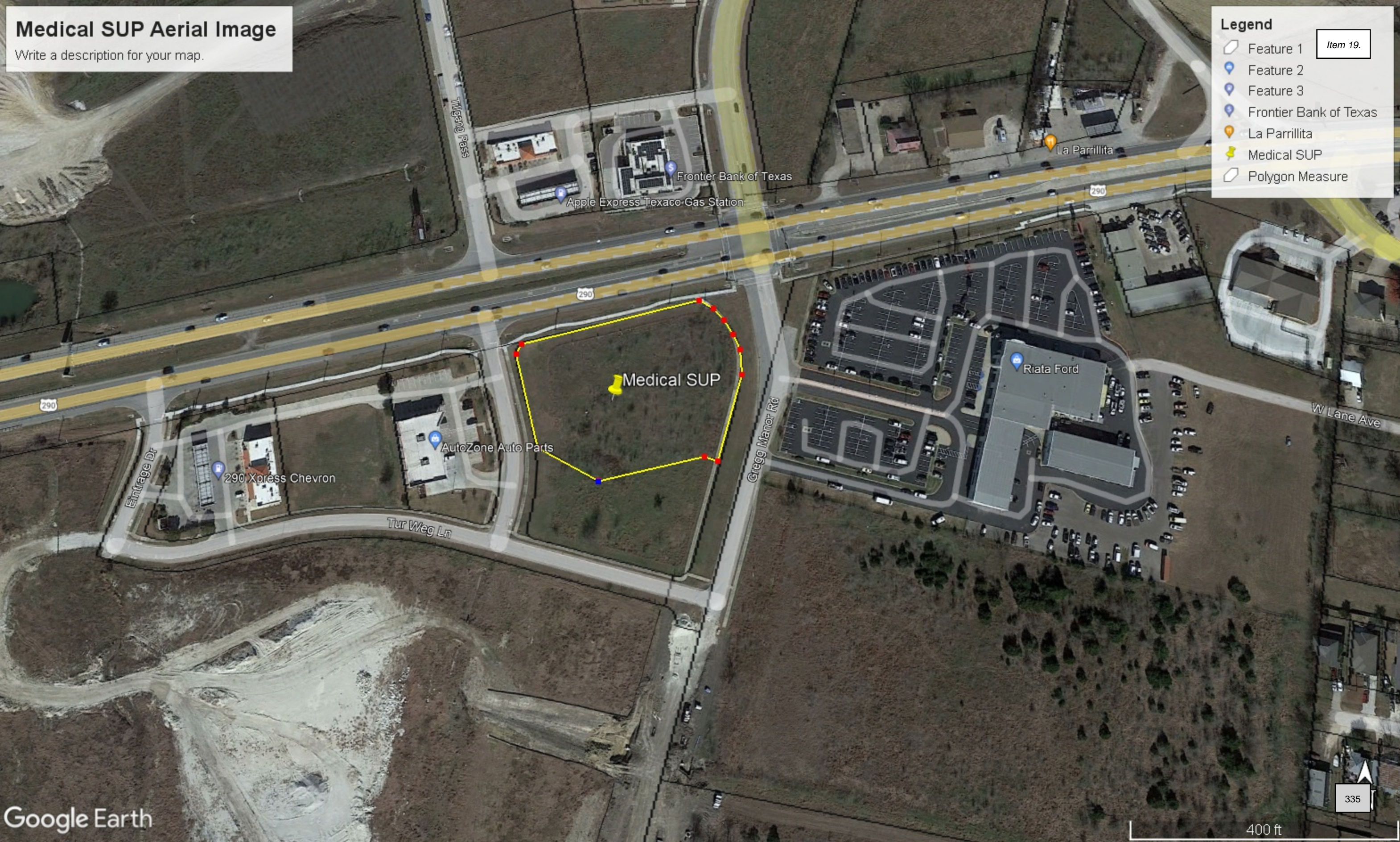
Frontier Bank of Texas

La Parrillita

Medical SUP

Polygon Measure

Item 19.







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](mailto: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.

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

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 19.

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:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Holley-Smith (Mustang Valley) Subdivision, one hundred and forty-five (145) lots on 60.416 acres, more or less, and being located near the intersection of N. FM 973 and Arnham Lane, Manor, TX.

*Applicant: Carlson, Brigrance, & Doering, Inc.*

*Owner: KB Homes Lone Star, Inc.*

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers and is the first phase of the Mustang Valley subdivision. The plat consists of 135 single family lots, 6 open space lots, 1 park land lot, and 3 easement lots. The construction of this phase is broken into Phase 1A and 1B as there is only 1 access point. Phase 1A will be 26 lots and has been approved by ESD 12 (fire department).

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Plat
- Engineer Comments
- Conformance Letter
- ESD 12 Approval
- Phase 1A and 1B Exhibit

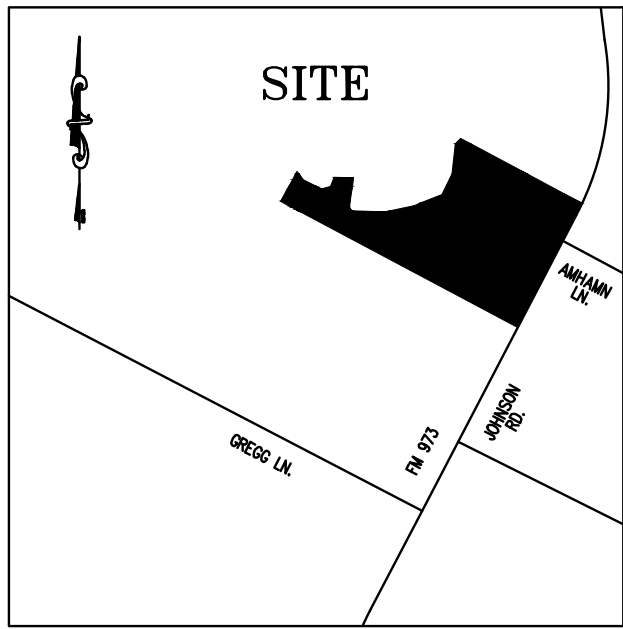
### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Holley-Smith (Mustang Valley) Subdivision, one hundred and forty-five (145) lots on 60.416 acres, more or less, and being located near the intersection of N. FM 973 and Arnham Lane, Manor, TX.

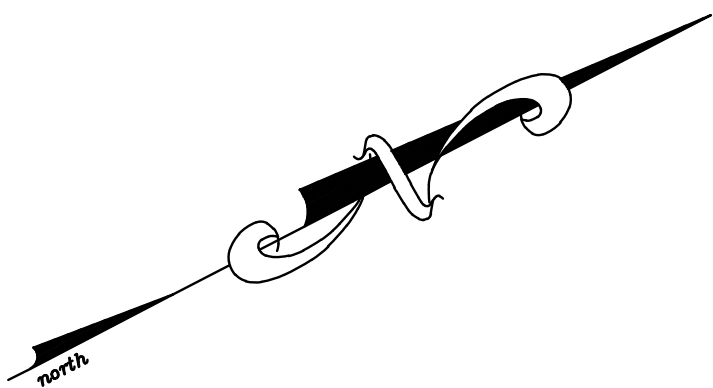
**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



HOLLEY-SMITH PHASE 1



LOCATION MAP  
SCALE: 1" = 2,000'



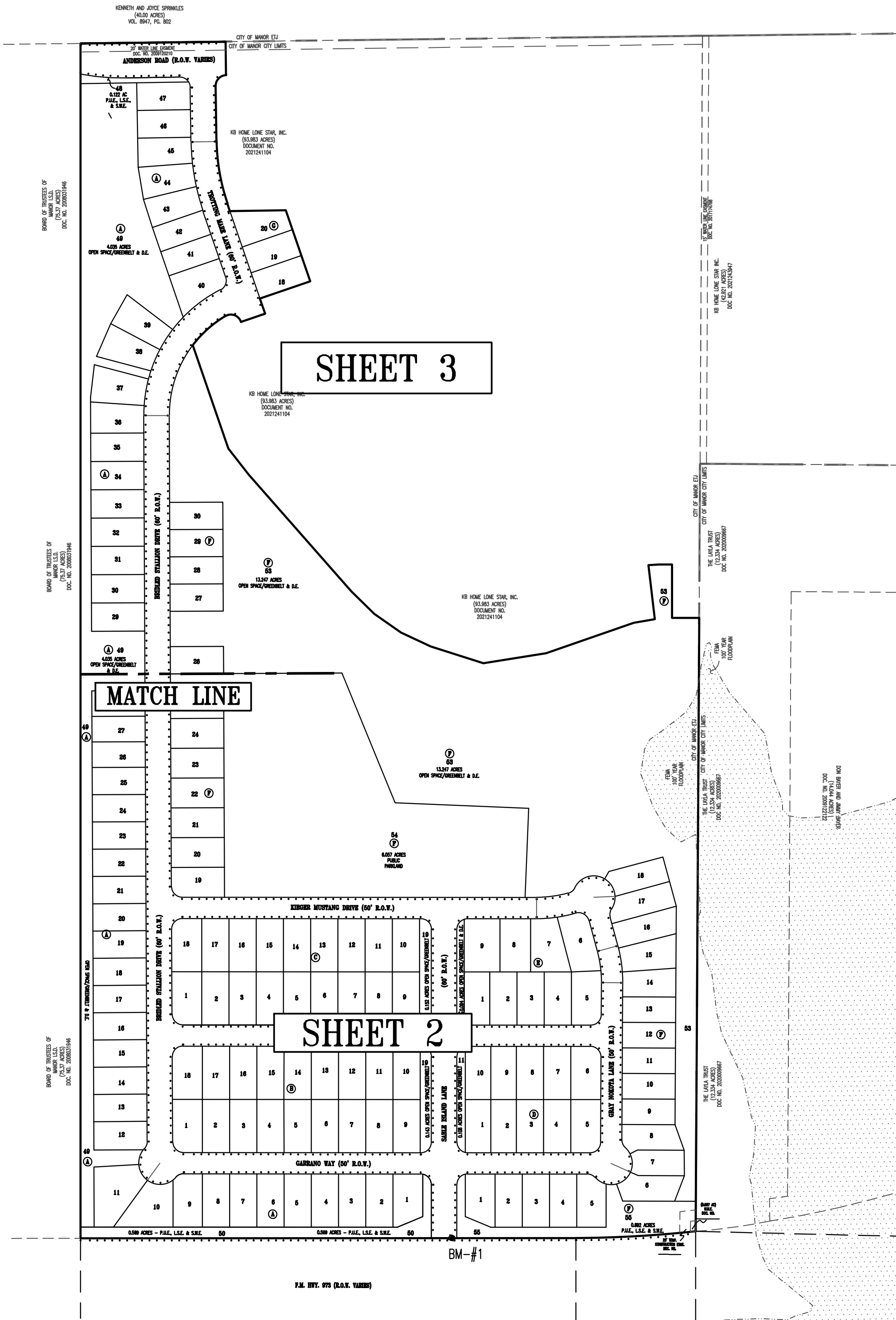
SCALE: 1" = 200'

LEGEND

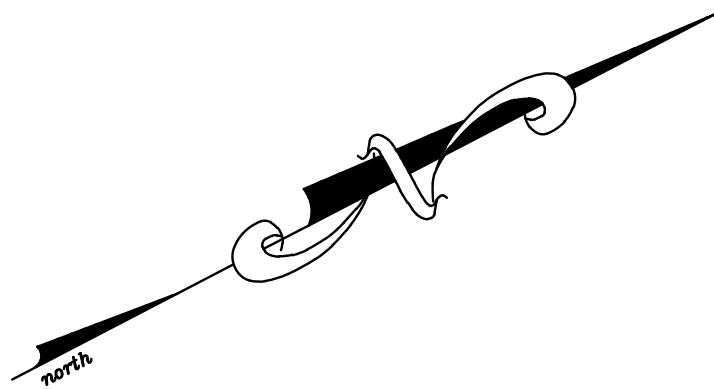
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE

STREETS	R.O.W.	L.F.
ANDERSON ROAD	R.O.W. VARIES	342
GRAY NOKOTA LANE	50' R.O.W.	695
BRIDLED STALLION DRIVE	60' R.O.W.	2,172
TROTTER MARE LANE	60' R.O.W.	625
KIEGER MUSTANG DRIVE	50' R.O.W.	969
ONAGER PASS	50' R.O.W.	1,064
GARRANO WAY	50' R.O.W.	956
SABLE ISLAND LANE	60' R.O.W.	776
TOTAL		7,599

SINGLE FAMILY LOTS:	135
P.U.E., L.S.E., & S.W.E. LOTS:	3
OPEN SPACE\GREENBELT & D.E. LOTS:	6
COMMUNITY PARK LOT:	1
TOTAL LOTS:	145
BLOCKS:	7



# HOLLEY-SMITH PHASE 1

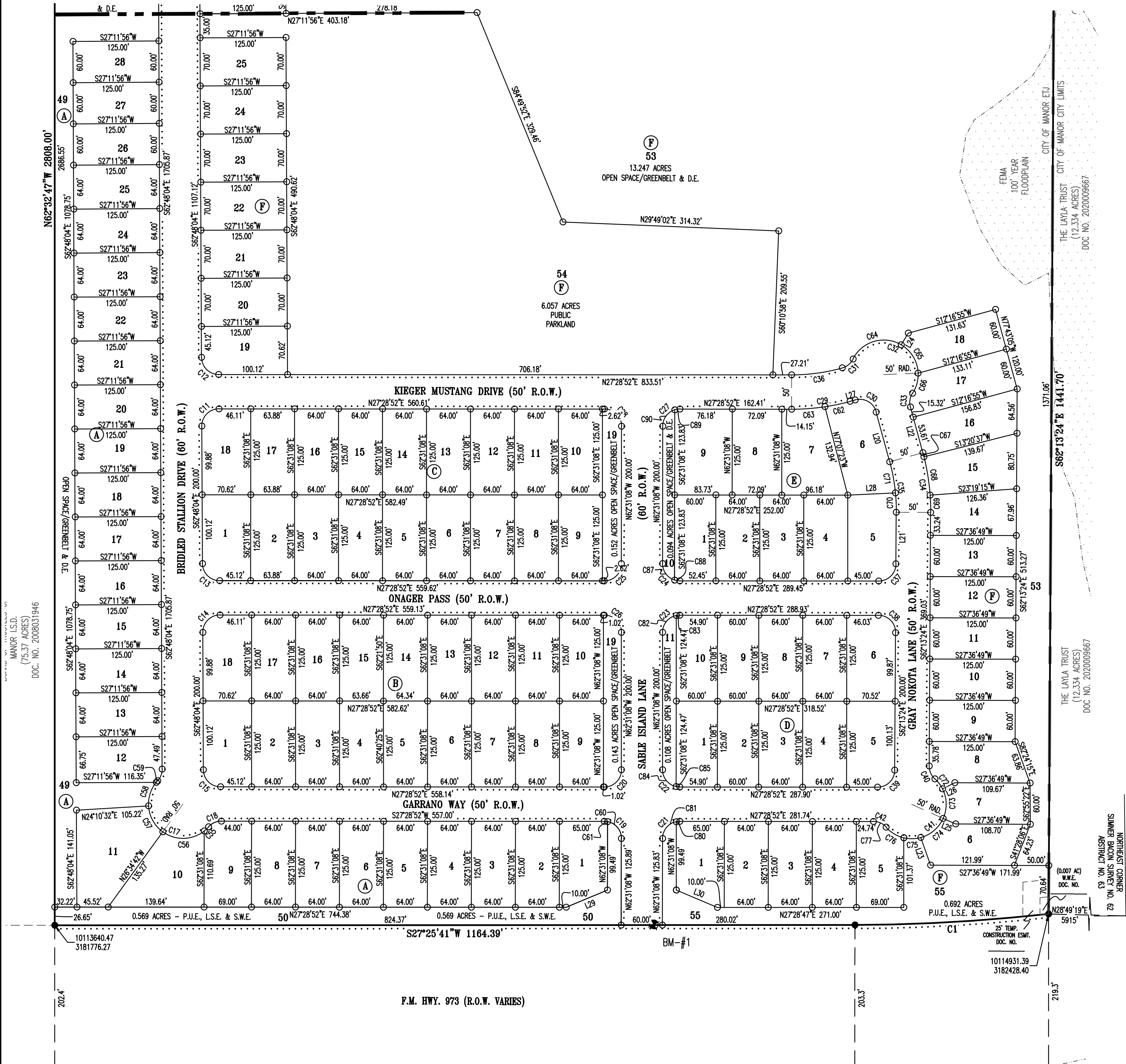


SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE

## MATCH LINE SHEET 3



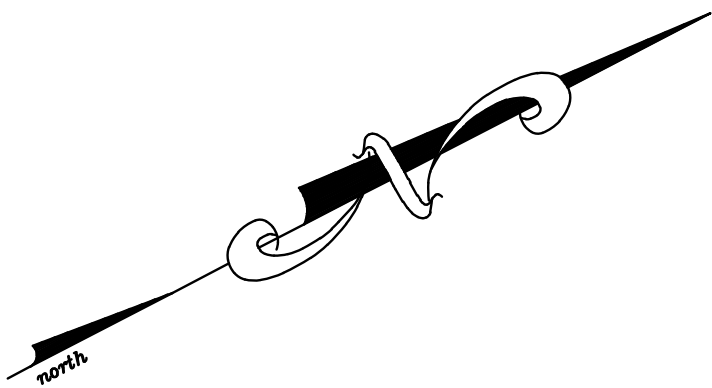
## SHEET NO. 2 OF 5



**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\PLAT - HOLLEY-SMITH PHASE 1.DWG

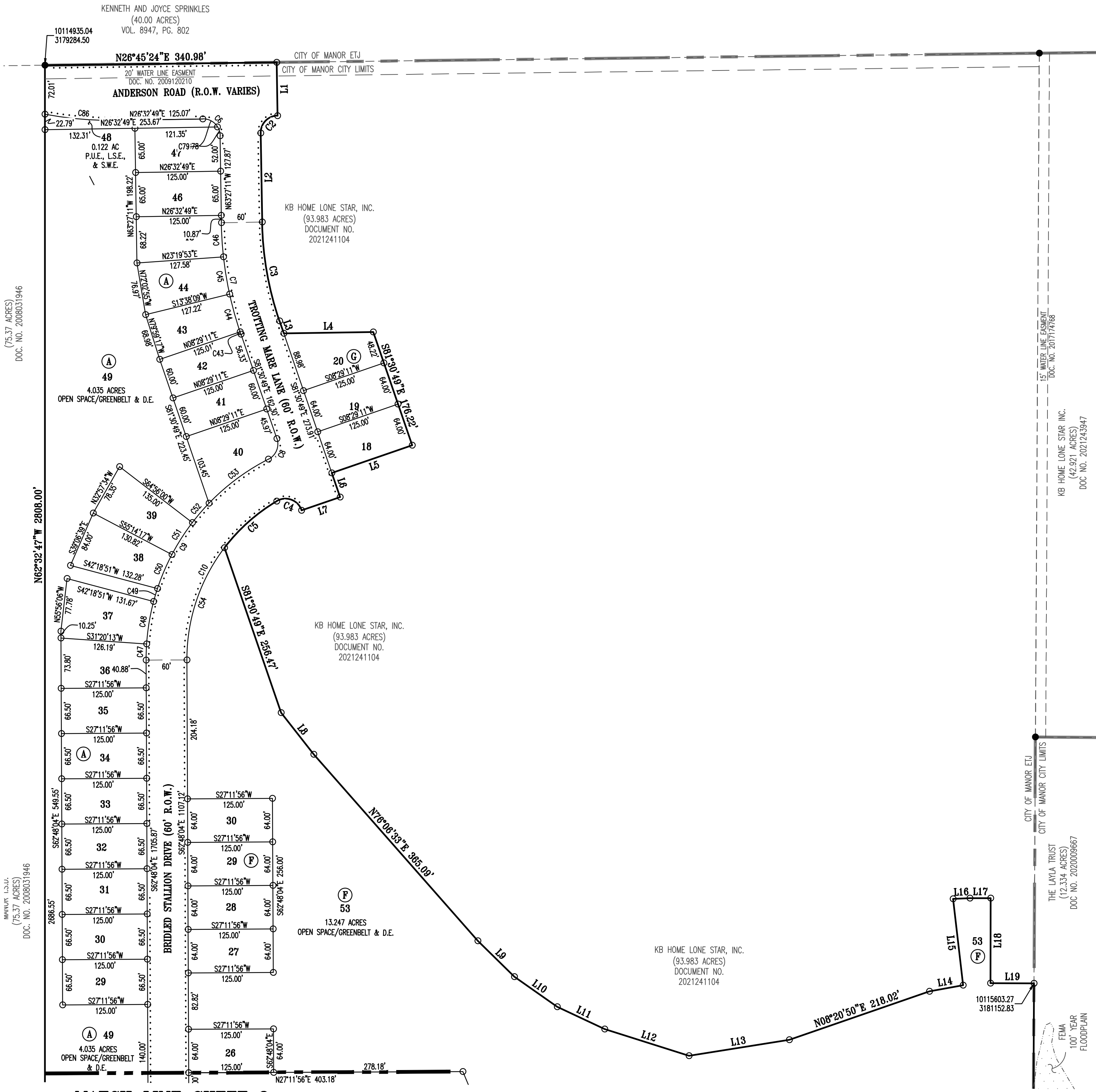
# HOLLEY-SMITH PHASE 1



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE



MATCH LINE SHEET 2

SHEET NO. 3 OF 5



**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
5501 West William Cannon    Austin, Texas 78749  
Phone No. (512) 280-5160    Fax No. (512) 280-5165

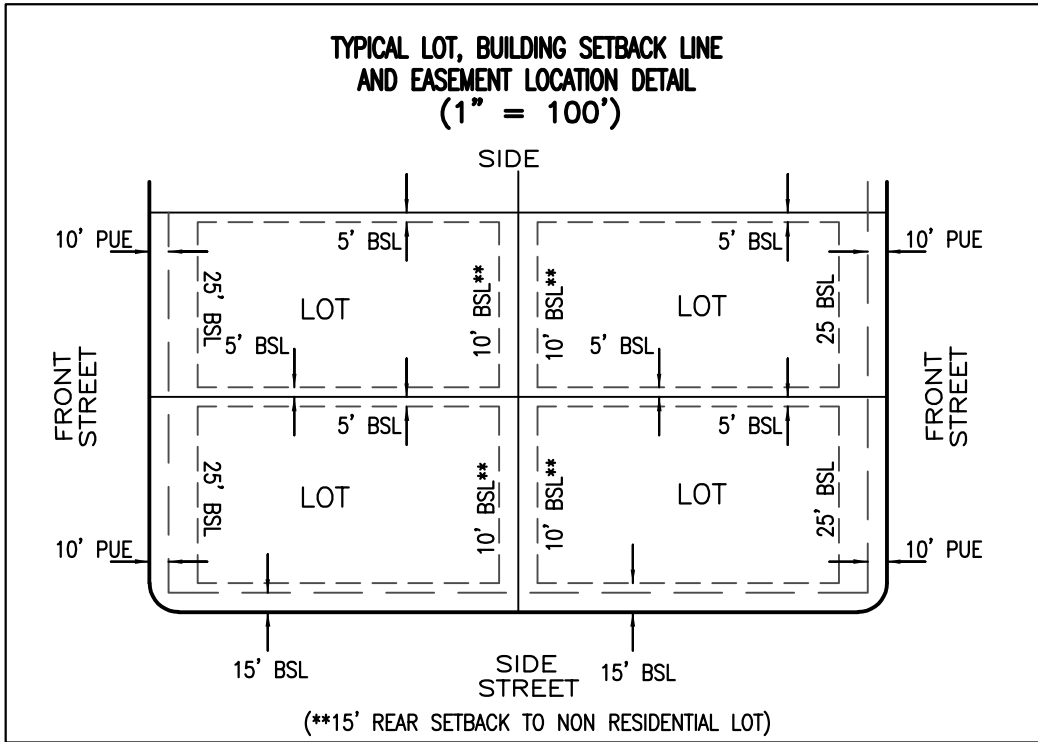
HOLLEY–SMITH PHASE 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	282.38	2764.79	S24°12'52"W	282.26	141.31	5°51'07"
C2	39.21	25.00	S18°31'37"E	35.31	24.94	89°51'07"
C3	148.15	470.00	S72°29'00"E	147.54	74.69	18°03'38"
C4	44.40	25.00	S47°36'47"W	38.79	30.73	101°44'49"
C5	103.54	270.00	S14°14'46"E	102.90	52.41	21°58'17"
C6	39.27	25.00	S71°32'49"W	35.36	25.00	90°00'00"
C7	167.06	530.00	S72°29'00"E	166.37	84.23	18°03'38"
C8	35.75	25.00	N40°33'08"W	32.78	21.70	81°55'23"
C9	364.48	330.00	S31°09'35"E	346.24	203.35	63°16'58"
C10	280.58	270.00	S33°01'51"E	288.12	154.45	59°32'27"
C11	39.39	25.00	S17°39'36"E	35.44	25.12	90°16'57"
C12	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C13	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C14	39.39	25.00	S17°39'36"E	35.44	25.12	90°16'57"
C15	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C17	157.73	50.00	N69°39'43"E	100.00	7735.43	180°44'26"
C18	21.03	25.00	S03°23'11"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C20	39.27	25.00	N17°31'08"W	35.36	25.00	90°00'00"
C21	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C22	39.27	25.00	N72°28'52"E	35.36	25.00	90°00'00"
C23	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C24	39.27	25.00	N72°28'52"E	35.36	25.00	90°00'00"
C25	39.27	25.00	N17°31'08"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C29	86.22	325.00	N19°52'54"E	85.96	43.36	15°11'58"
C30	39.27	25.00	S57°16'55"W	35.36	25.00	90°00'00"
C31	20.86	25.00	N12°00'05"W	20.26	11.08	47°48'05"
C32	162.64	50.00	S57°17'05"W	99.85	898.02	186°22'25"
C33	21.03	25.00	S53°37'24"E	20.41	11.18	48°11'23"
C34	87.89	325.00	N69°58'14"W	87.62	44.22	15°29'42"
C35	74.37	275.00	N69°58'14"W	74.14	37.41	15°29'42"
C36	74.79	275.00	N19°41'25"E	74.56	37.63	15°34'55"
C37	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C38	39.40	25.00	S72°37'44"W	35.45	25.13	90°17'44"
C39	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C40	21.03	25.00	S86°19'05"E	20.41	11.18	48°11'23"
C41	162.38	50.00	N17°22'33"W	99.86	942.40	186°04'27"
C42	21.04	25.00	S51°35'09"W	20.42	11.19	48°12'33"
C43	3.67	530.00	N81°18'56"W	3.67	1.83	0°23'46"
C44	57.68	530.00	N77°59'59"W	57.65	28.87	6°14'06"
C45	55.46	530.00	N71°53'05"W	55.43	27.75	5°59'42"
C46	50.27	530.00	N66°10'13"W	50.25	25.15	5°26'03"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C47	23.84	330.00	N60°43'55"W	23.83	11.92	4°08'19"
C48	63.22	330.00	N53°10'27"W	63.13	31.71	10°58'36"
C49	20.01	330.00	N45°56'54"W	20.01	10.01	3°28'29"
C50	54.42	330.00	N39°29'12"W	54.36	27.27	9°26'57"
C51	55.84	330.00	N29°54'52"W	55.77	27.99	9°41'43"
C52	37.67	330.00	N21°47'46"W	37.65	18.86	6°32'27"
C53	109.06	330.00	N09°03'29"W	108.56	55.03	18°56'06"
C54	177.04	270.00	S44°00'59"E	173.89	91.84	37°34'10"
C55	8.75	50.00	S15°41'47"E	8.74	4.38	10°01'26"
C56	64.67	50.00	S26°22'07"W	60.26	37.75	74°06'23"
C57	44.29	50.00	S88°47'55"W	42.86	23.72	50°45'14"
C58	37.01	50.00	N44°37'16"W	36.17	19.40	42°24'24"
C59	3.01	50.00	N21°41'34"W	3.01	1.51	3°27'00"
C60	34.24	25.00	S78°14'59"W	31.62	20.41	78°27'47"
C61	5.03	25.00	S33°14'59"W	5.03	2.53	11°32'13"
C62	37.52	325.00	S15°35'20"W	37.50	18.78	6°36'51"
C63	48.70	325.00	S23°11'19"W	48.65	24.39	8°35'07"
C64	82.04	50.00	N11°06'09"E	73.14	53.63	94°00'34"
C65	49.87	50.00	N86°40'44"E	47.83	27.23	57°08'35"
C66	30.74	50.00	S47°08'21"E	30.25	15.87	35°13'17"
C67	6.02	325.00	S77°11'14"E	6.02	3.01	1°03'43"
C68	56.59	325.00	S71°40'04"E	56.52	28.37	9°58'38"
C69	25.28	325.00	S64°27'04"E	25.27	12.64	4°27'22"
C70	28.26	275.00	N65°10'02"W	28.25	14.14	5°53'17"
C71	46.11	275.00	N72°54'53"W	46.06	23.11	9°36'25"
C72	18.48	50.00	N80°10'34"E	18.38	9.35	21°10'42"
C73	44.31	50.00	S63°50'56"E	42.87	23.73	50°46'18"
C74	44.29	50.00	S13°05'10"E	42.86	23.72	50°45'14"
C75	25.01	50.00	S26°37'08"W	24.75	12.77	28°39'23"
C76	30.29	50.00	S58°18'15"W	29.83	15.63	34°42'50"
C77	21.04	25.00	S51°35'09"W	20.42	11.19	48°12'33"
C78	13.67	25.00	N79°07'09"W	13.50	7.01	31°19'56"
C79	25.60	25.00	S55°52'51"W	24.49	14.05	58°40'04"
C80	5.03	25.00	S21°42'46"W	5.03	2.53	11°32'13"
C81	34.24	25.00	S23°17'14"E	31.62	20.41	78°27'47"
C82	34.13	25.00	S23°24'15"E	31.54	20.33	78°13'45"
C83	5.14	25.00	S21°35'45"W	5.13	2.58	11°46'15"
C84	34.13	25.00	N78°22'00"E	31.54	20.33	78°13'45"
C85	5.14	25.00	N33°22'00"E	5.13	2.58	11°46'15"
C86	107.60	535.00	S32°18'32"W	107.42	53.98	11°31'26"
C87	31.60	25.00	N81°16'23"E	29.54	18.30	72°24'58"
C88	7.67	25.00	N36°16'23"E	7.64	3.87	17°35'02"
C89	7.67	25.00	S18°41'22"W	7.64	3.87	17°35'02"
C90	31.60	25.00	S26°18'38"E	29.54	18.30	72°24'58"

PLAT GENERAL NOTES

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. PUBLIC SIDEWALKS (4' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF ANDERSON ROAD. PUBLIC SIDEWALKS (6' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF FARM TO MARKET ROAD 973 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE AQUA WATER SUPPLY CORPORATION.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLAN COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK UNITS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
14. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
15. THIS PLAT IS SUBJECT TO THE HOLLEY/SMITH-KB HOME DEVELOPMENT AGREEMENT EXECUTED ON OCTOBER 2, 2021, AND SUBSEQUENT AMENDMENTS.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS FOUND IN DOC. 2023072453 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LOTS 51, 52 AND 53 BLOCK "A"; LOT 19 BLOCK "B"; LOT 19 BLOCK "C"; LOT 11 BLOCK "D"; LOT 10 BLOCK "E"; LOTS 53, 54 AND 55 BLOCK "F" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA"). UPON ACCEPTANCE FOR ALL PURPOSES BY THE CITY OF MANOR, LOT 56 BLOCK "F" WILL BE DEDICATED TO THE CITY OF MANOR AND THE HOA SHALL CONTINUE TO MAINTAIN IT. NO RESIDENTIAL USES ARE ALLOWED ON THESE AFOREMENTIONED LOTS.
18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
19. FLOOD PLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0295H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.



Line Table		
Line #	Length	Direction
L1	78.54	S63°17'05"E
L2	130.87	S63°27'11"E
L3	19.37	S81°30'49"E
L4	131.48	N26°32'49"E
L5	125.00	S08°29'11"W
L6	37.56	S81°30'49"E
L7	60.00	S08°29'11"W
L8	77.76	N79°21'39"E
L9	75.49	N71°57'51"E
L10	76.90	N62°22'46"E
L11	76.90	N52°41'03"E
L12	130.23	N44°59'34"E
L13	149.25	N18°25'49"E
L14	50.19	N17°20'45"E
L15	127.91	N69°08'09"W

Line Table		
Line #	Length	Direction
L16	24.78	N24°56'33"E
L17	30.56	N27°34'22"E
L18	125.00	S62°25'38"E
L19	64.00	N27°34'22"E
L20	74.83	N77°43'05"W
L21	75.18	S62°13'24"E
L22	68.93	N77°43'05"W
L23	42.72	N82°17'54"W
L24	20.00	S31°53'34"E
L25	20.00	S51°32'13"W
L26	20.00	S00°45'55"W
L27	7.57	N12°16'55"E
L28	69.16	N24°46'10"E
L29	65.00	S04°51'41"W
L30	65.00	N50°06'04"E

SHEET NO. 4 OF 5

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

♦ Surveying

♦ Austin, Texas 78749

♦ Fax No. (512) 280-5165



HOLLEY–SMITH PHASE 1

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, VICE PRESIDENT OF KB HOME LONE STAR, INC, BEING OWNERS OF THAT CERTAIN CALLED 93.983 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021241104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND HEREBY SUBDIVIDE 60.416 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"HOLLEY–SMITH PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE\_\_\_\_\_, DAY OF\_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BOULEVARD, SUITE 200  
AUSTIN, TEXAS 78750

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENGINEERS CERTIFICATION

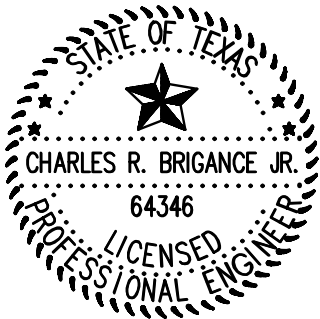
I, CHARLES R. BRIGANCE JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # MAP NO.: 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS\_\_\_\_\_DAY OF\_\_\_\_\_, 2022



\_\_\_\_\_  
CHARLES R. BRIGANCE, JR., P.E. NO. 64346  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

DATE

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.–F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN–MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

\_\_\_\_\_  
BY: DEPUTY

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

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

\_\_\_\_\_  
JULIE LEONARD, CHAIRPERSON LLuvia T. Almaraz, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

\_\_\_\_\_  
HONORABLE DR. CHRISTOPHER HARVEY. LLuvia T. Almaraz, CITY SECRETARY  
MAYOR OF THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
JOHN DAVID KIPP, R.P.L.S. NO. 5844  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

DATE



SHEET NO. 5 OF 5



Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, October 17, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the 15200 N FM RD 973 - Holley-Smith Phase 1 (*Final Plat*) submitted by Carlson, Brigrance & Doering, Inc. and received on September 19, 2022, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.
2. The location map must have a scale of 1-inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.
4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County.
5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.
6. A **tax certificate** is required from all applicable taxing authorities that all taxes on the due property have been paid.
7. The Mayor is Dr. Christopher Harvey.
8. The P&Z Chairperson is Julie Leonard.
9. A special warranty deed is required for any lots being dedicated to the City of Manor.
10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA.

11. Acreages should be provided for all open space, drainage, parkland, etc. lots.
12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.
13. A ROW width should be provided for FM 973 instead of ROW varies.
14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

November 17, 2022

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

**RE: Holley-Smith Phase 1 Final Plat  
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

**Response to Final Plat Comments 1**

Dear Mr. Dunlop,

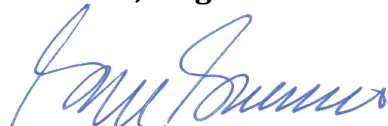
Attached, please find our response to comments issued by GBA on behalf of the City of Manor on 10/17/2022:

1. Comment noted, thank you. Construction plans have been submitted under MPN ID 2022-P-1477-CO and have received first round comments on 11/04/2022.
2. The location map has been updated to a 1:2000' scale on Sheet 1.
3. Comment noted, thank you. This site is located in the Aqua Water CCN and provisions are being made to verify capacity to service this site. Once completed the engineer's certification letter will be provided as requested.
4. Please refer to the attached verification document from the Travis County Addressing.
5. Comment noted, thank you. The requested letter is being prepared and will be submitted upon receipt.
6. Comment noted, thank you. A tax certificate showing 2022 taxes paid will be provided with the plat when ready for recording.
7. The Mayor has been updated on Sheet 5.
8. The P&Z Chairperson has been updated on Sheet 5.
9. Comment noted, thank you. The warranty deed for Lot 56 "F" will be prepared as part of the plat recordation package so that it can be dedicated following recording of the final plat.
10. Comment noted, thank you. A license agreement will be submitted as part of the warranty deed on the park where the HOA is maintaining the lot.
11. The acreages for open space, drainage and parkland lots has been added to the plat.
12. The adjacent owner's information has been added to the plat.
13. Survey ties across FM 973 have been added to Sheet 2 showing the ROW width.
14. Comment noted, thank you. There will be no LOMR associated with this development.
15. Comment noted, thank you. A bond will be submitted to the City for the cost of improvements not yet completed in order to record the final plat.



Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,  
**Carlson, Brigance & Doering, Inc.**



Geoff Guerrero  
Senior Planner



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, October 17, 2022

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the 15200 N FM RD 973 - Holley-Smith Phase 1 (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on September 19, 2022, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

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

1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.
2. The location map must have a scale of 1-inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.
4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County.
5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.
6. A **tax certificate** is required from all applicable taxing authorities that all taxes on the due property have been paid.
7. The Mayor is Dr. Christopher Harvey.
8. The P&Z Chairperson is Julie Leonard.
9. A special warranty deed is required for any lots being dedicated to the City of Manor.
10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA.

11. Acreages should be provided for all open space, drainage, parkland, etc. lots.
12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.
13. A ROW width should be provided for FM 973 instead of ROW varies.
14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, December 12, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on July 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

**1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.**

~~2. The location map must have a scale of 1 inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~

~~3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.~~

~~4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.~~

~~5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.~~

~~6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.~~

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~



**9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval. It is under review by the City Attorney. Note that the exhibit is illegible and clean exhibit is required.**

**10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat. The license agreement is under review by City Legal.**

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.~~

~~13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.~~

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~

**16. A document number should be provided for the covenants, restrictions referenced in the general notes.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying

May 22, 2023

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

**RE: Holley-Smith Phase 1 Final Plat  
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

**Response to Final Plat Comments 2**

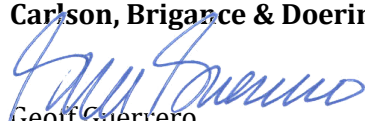
Dear Mr. Dunlop,

Attached, please find our response to comments issued by GBA via the City of Manor on 12/12/2022:

1. Comment noted, thank you. Construction plans are anticipated to be approved prior to the June P&Z meeting.
2. Cleared.
3. Water provider has been updated to the City of Manor in accordance with the executed Development Agreement.
4. Please refer to the attached verification document from the Travis County Addressing.
5. Aqua is no longer the water provider for this subdivision. It is now City of Manor.
6. Please refer to the attached tax certificate for 2022.
7. Cleared.
8. Cleared.
9. Please refer to the attached proposed deed for dedication of the Park lot to the City of Manor.
10. Please refer to the attached proposed license agreement for maintenance of the Park lot.
11. Cleared.
12. Cleared.
13. Survey ties across FM 973 have been added to Sheet 2 showing the ROW width.
14. Cleared.
15. Cleared.
16. The CCR number will be provided once recorded ahead of the plat recordation.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,  
**Carlson, Brigance & Doering, Inc.**

  
Geoff Guerrero  
Senior Planner



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, December 12, 2022

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on November 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

**1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.**

~~2. The location map must have a scale of 1 inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~

**3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.**

**4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.**

**5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.**

**6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.**

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~

**9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval.**

**10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat.**

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.~~

**13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.**

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~

**16. A document number should be provided for the covenants, restrictions referenced in the general notes.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA





1500 County Road 269  
Leander, TX 78641

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

Date: Monday, June 19, 2023

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on July 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

**1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.**

~~2. The location map must have a scale of 1 inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~

~~3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.~~

~~4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.~~

~~5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.~~

~~6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.~~

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~

**9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval. It is under review by the City Attorney. Note that the exhibit is illegible and clean exhibit is required.**

**10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat. The license agreement is under review by City Legal.**

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.~~

~~13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.~~

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~

**16. A document number should be provided for the covenants, restrictions referenced in the general notes.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

July 5, 2023

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

**RE: Holley-Smith Phase 1 Final Plat  
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

**Response to Final Plat Comments 3**

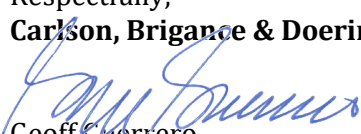
Dear Mr. Dunlop,

Attached, please find our response to comments issued by GBA via the City of Manor on 06/19/2023:

1. Comment noted, thank you. Construction plans are anticipated to be approved prior to the July P&Z meeting.
2. Cleared.
3. Cleared.
4. Cleared.
5. Cleared.
6. Cleared.
7. Cleared.
8. Cleared.
9. Noted, thank you.
10. Note, thank you.
11. Cleared.
12. Cleared.
13. Cleared.
14. Cleared.
15. Cleared.
16. The CCR number has been added, please refer to Sheet 4.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,  
**Carlson, Brigrance & Doering, Inc.**

  
Geoff Guerrero  
Senior Planner



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, June 19, 2023

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on May 23, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

**1. The construction plans have not yet been approved and are required to be approved prior to final plat approval.**

~~2. The location map must have a scale of 1 inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~

~~3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.~~

~~4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.~~

~~5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.~~

~~6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.~~

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~



**9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval. It is under review by the City Attorney. Note that the exhibit is illegible and clean exhibit is required.**

**10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat. The license agreement is under review by City Legal.**

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls is required to be provided.~~

~~13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.~~

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~

**16. A document number should be provided for the covenants, restrictions referenced in the general notes.**

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

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

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

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, July 25, 2023

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2022-P-1466-FP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the final plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on July 06, 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, reading "Pauline M. Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



# Travis County Emergency Services District No.12

**Fire Prevention Division**  
11200 Gregg Ln. • PO Box 846  
Manor, Texas 78653  
www.tcesd12permits.com

**Ryan Smith, Fire Chief**

Item 20.

## Plan Review **Approval**

**Date of Notice: 6/20/2023**

**Applicant:**

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 W. William Cannon Drive  
Austin, TX 78749

**Project Name & Address:**

KB Home Holley-Smith Phase 1A  
15200 N FM 973 Rd  
Manor, TX 78653

**Review Date: 6/19/2023**

**Review Approved: YES**

**Review Type: SUBDIVISION**

**Permit Number: 2023-0076**

A comprehensive review has been conducted on your submittal. The project was reviewed in accordance with, but not limited to, the requirements of the 2015 International Fire Code, 2015 International Building Code, local adopted amendments, and applicable NFPA standards.

**Page(s)/Sheet(s)/Document(s) Reviewed:**

Cover	2	3	4	8	60	61	62	88
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**Reviewers Comments:**

1. The purview of this permit application review is restricted to Phase 1A.
2. Phase 1A may proceed with the proposed 26 homes.
3. Phase 1B shall be submitted on a separate **Subdivision Plan** application.
4. Any corrections/markups have been made on applicable pages/sheets in **RED**. Content in any other color is for internal use or reviewer reference.
5. At the time of review the plan submitted was found to be in reasonable compliance with all applicable codes and ordinances.



## Travis County Emergency Services District No.12

### Fire Prevention Division

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### Additional Information:

- Apply for a *Subdivision – Access and Water Inspection* AFTER roadway and all fire hydrants have been installed.
- Apply for a **Subdivision Plan Permit** for Phase 1B when Anderson Rd is ready for construction.

This document supersedes any previous approval or disapproval that may have been provided for the specific review type.

Respectfully,

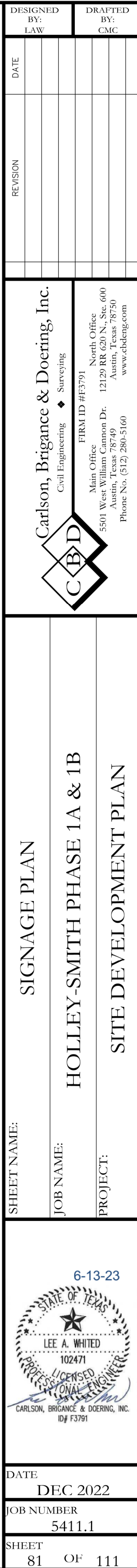
A handwritten signature in black ink that reads "Lionel Lopez".

Lionel Lopez

Fire Inspector & Plan Examiner

[llopez@tcesd12.com](mailto:llopez@tcesd12.com)









## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 9, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

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

*Applicant: Saavy ATX Realty LLC*

*Owner: Wenkai Chen*

### BACKGROUND/SUMMARY:

This item was postponed at the April 12<sup>th</sup> and the May 10<sup>th</sup> meetings so the applicant could provide updated renderings of the proposed units. After two postponements items are requested to be pulled so they can be renotified. This item was on the June and July P&Z agendas to be pulled but due to no quorums it was not. It is on this agenda to be pulled to complete the action on the item as stated in previous minutes. This item was renotified and placed as a separate agenda item on this agenda for consideration.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *NO*

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### STAFF RECOMMENDATION:

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

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