



Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, June 08, 2022 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

- 1.** Conduct a Public Hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).
Applicant: Kimley-Horn and Associates
Owner: Millcreek Residential
- 2.** Conduct a Public Hearing on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.
Applicant: Baeza Engineering, LLC
Owner: John and Sandy Kerr
- 3.** Conduct a Public Hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.
Applicant: LJA Engineering
Owner: Butler Family Partnership, Ltd.

REGULAR AGENDA

- 4.** Consideration, discussion, and possible action on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).
Applicant: Kimley-Horn and Associates
Owner: Millcreek Residential
- 5.** Consideration, discussion and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.
Applicant: Baeza Engineering, LLC
Owner: John and Sandy Kerr
- 6.** Consideration, discussion and possible action on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.
Applicant: LJA Engineering
Owner: Butler Family Partnership, Ltd.
- 7.** Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.
Applicant: I.T. Gonzalez Engineers
Owner: Duque States, LLC
- 8.** Consideration, discussion, and possible action on a Final Plat for the Manor Commons SW Subdivision, one (1) lot on 1.320 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.
Applicant: Lique Engineers, LLC
Owner: ROP Retail 3, LLC
- 9.** Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Subdivision Phase 3, seventy three (73) lots on 13.577 acres, more or less, and being located near the intersection of Old Hwy 20 and Skimmer Run, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Qualico MC, LLC and Chesmar Homes, LLC
- 10.** Consideration, discussion, and possible action on a one year extension to the Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres, more or less, and being located at 15721 Schmidt Loop, Manor, TX.
Applicant: M&S Engineering
Owner: Felipe de Jesus Moctezuma

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, June 3, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Applicant: Kimley-Horn and Associates

Owner: Millcreek Residential

BACKGROUND/SUMMARY:

This property is currently being annexed at the request of the property owner. They are proposing approximately 52 acres of Townhome and 10 acres of Medium Commercial at the intersection. The current proposal is for 331 townhome units.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

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

March 24, 2022

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



Amanda Couch Brown



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and

2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

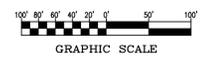
Job Number: 21-021

Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg

DESIGN AND BOUNDARY VERIFICATION SURVEY OF 62.805 ACRES (2,735,807 SQUARE FEET) OF LAND SITUATED IN THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154, TRAVIS COUNTY, TEXAS AND BEING ALL OF CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Table with columns: PROJECT NAME, JOB NUMBER, DATE, DRAWING FILE PATH, FIELDNOTE FILE PATH, RPLS, TECH, CHECKED BY. Includes project details for Kimbro Road.

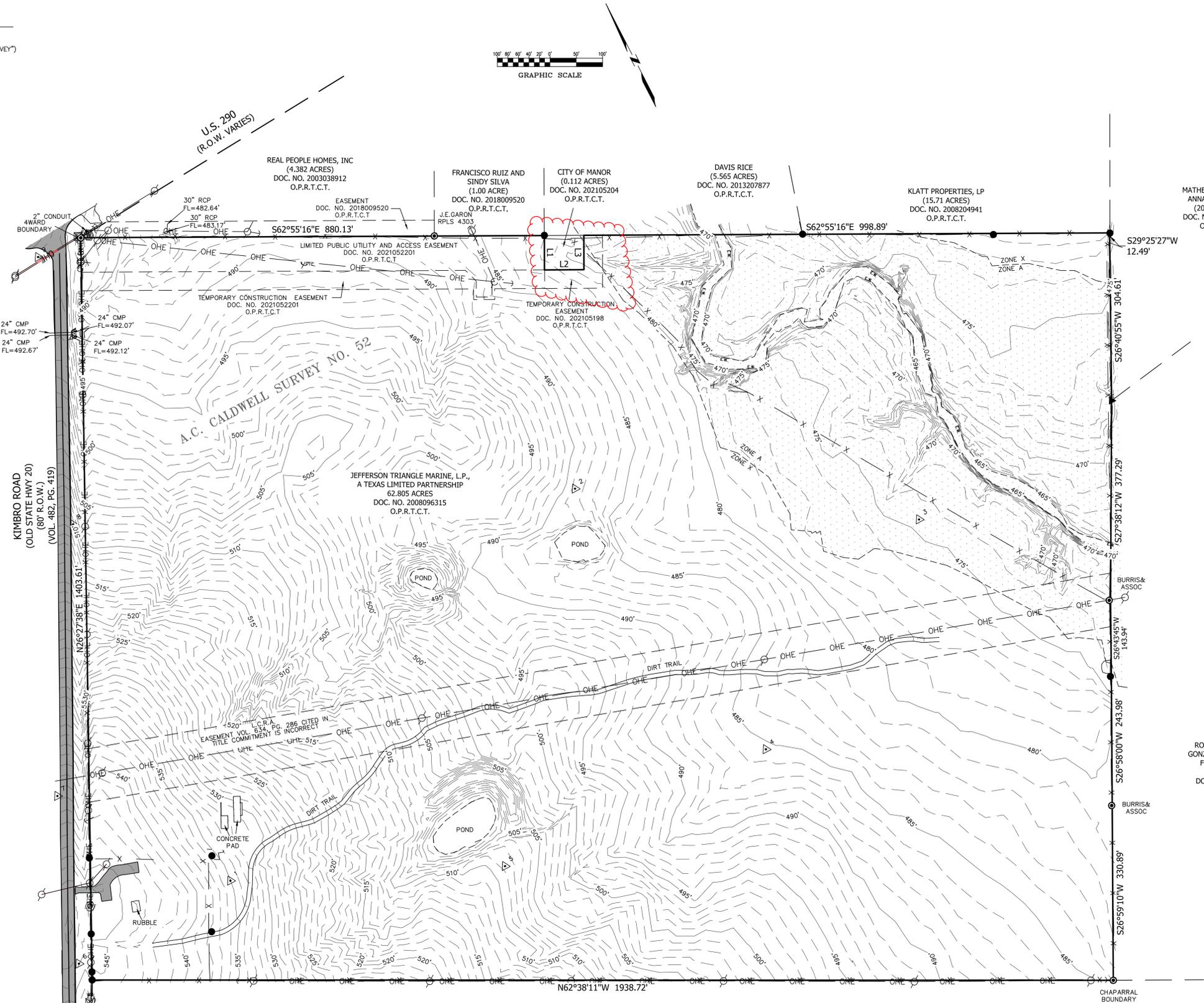
- LEGEND: 1/2" REBAR FOUND (OR AS NOTED), 1/2" REBAR WITH CAP FOUND (OR AS NOTED), 60D NAIL FOUND (OR AS NOTED), FENCE CORNER POST FOUND, CALCULATED POINT NOT SET, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DEED RECORDS OF TRAVIS COUNTY, TEXAS, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, EDGE OF PAVEMENT, EDGE OF WATER COURSES FROM RECORDS.



- LEGEND: GUY ANCHOR, OVERHEAD ELECTRIC, POWER POLE, SIGN POST SIGN, TELEPHONE JUNCTION BOX, WATER METER, WATER VALVE, BARB WIRE FENCE, FLOOD ZONE, ASPHALT PAVING, YELLOW PAINT STRIPE.

Line Table: Table with columns: Line #, Direction, Length. Lists lines L1, L2, and L3 with their respective bearings and distances.

Point Table: Table with columns: Point #, Northing, Easting, Elevation, Raw Description. Lists 9 survey points with their coordinates and descriptions.



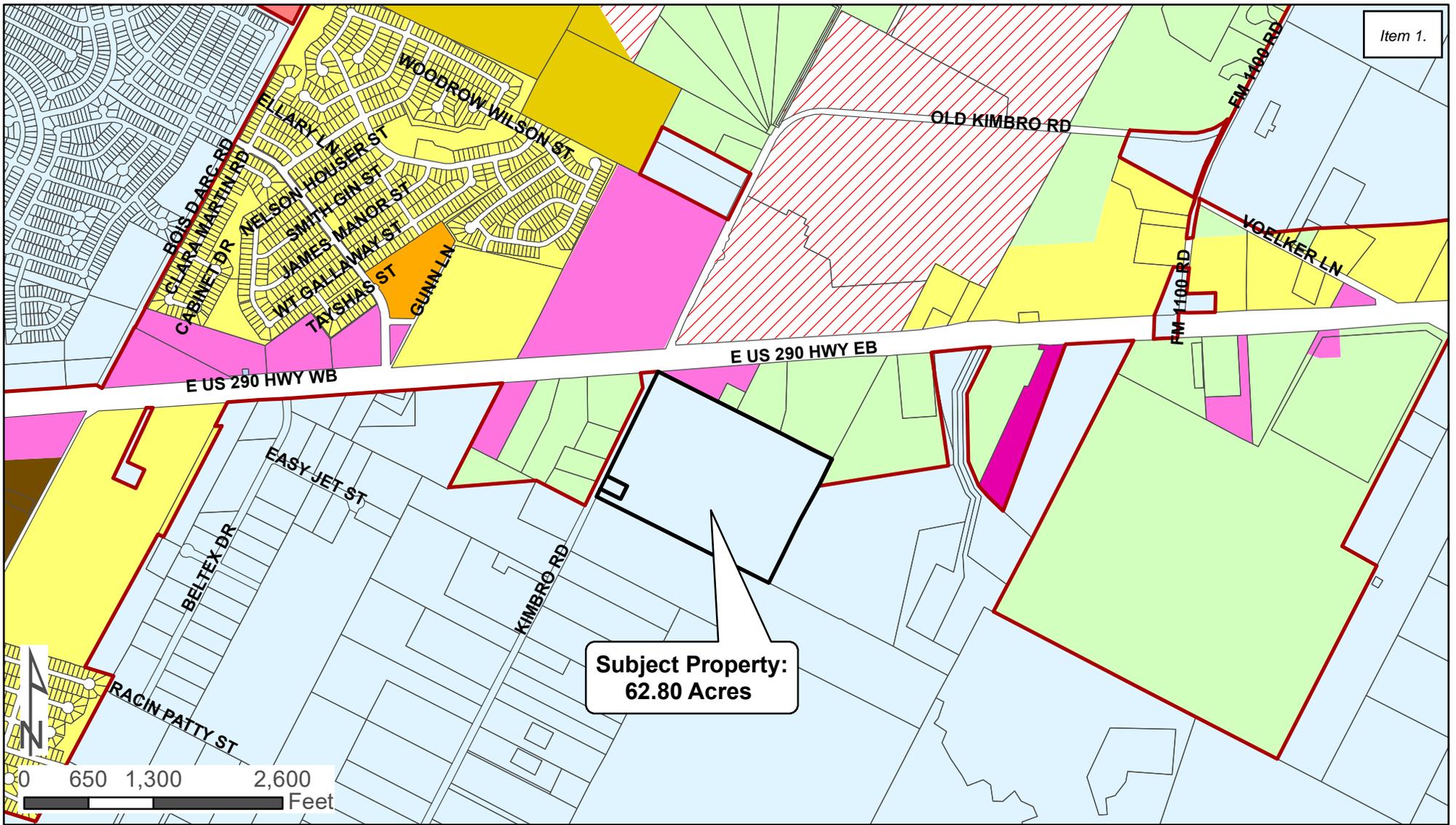
GENERAL NOTES: THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS (GEOID 12B). SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY. DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION. EXISTING TREES WERE NOT LOCATED ON THE PROPERTY OR SHOWN FOR THIS DESIGN SURVEY.

FLOOD NOTE: THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A" NO BASE ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48530050SH, DATED SEPTEMBER 26, 2009 AND MAP NO. 4845300485J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TOPO CERTIFICATION: THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY 19, 2021. RAY D. WEGER, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4711.



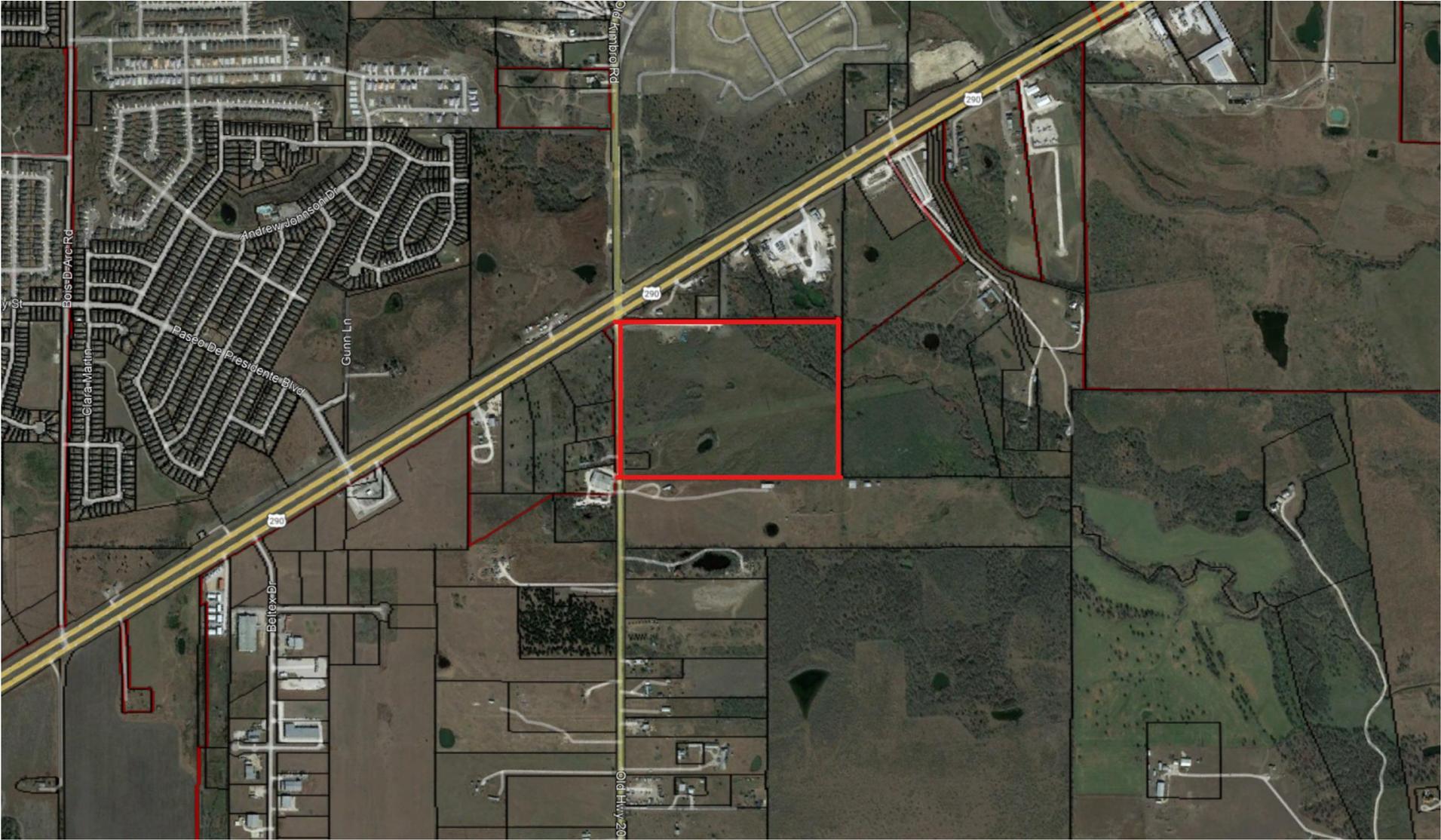
Item 1.



Proposed Zoning: Townhome (TH) Medium Commercial (C-2)

Zone

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





April 27, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2022-P-1428-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may also 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.

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

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

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON TX 77024-1521

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

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

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

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

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

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

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

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

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, LLC

Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property was recently annexed. This is a two-lot plat that they intend to use for commercial development in the future.

LEGAL REVIEW: NA
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS:) YES

- Plat
- Engineer Comments
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

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



ARNHAMN LANE PLAT

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: BE ARNHAMN LN
 JOB NUMBER: 21-055
 DATE: 04/27/2022
 SCALE: 1" = 100'
 DRAWING FILE PATH: K:\21055 - BE ARNHAMN LN\CADD\DWGS\BE ARNHAMN LN PLAT.DWG
 FIELDNOTE FILE PATH: K:\21055 - BE ARNHAMN LN\DESCRIPTIONS
 RPLS: FWF
 TECH: JRM
 PARTYCHIEF: N/A
 CHECKED BY: HAS
 FIELDBOOK: N/A

DRAWING NAME:
 BE ARNHAMN LN
 PLAT

SHEET
 02 of 02

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT JOHN KERR AND SANDY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

ARNHAMN LANE PLAT

JOHN KERR
 1301 LOST CREEK BOULEVARD
 AUSTIN, TEXAS 78746

SANDY KERR
 1301 LOST CREEK BOULEVARD
 AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC--STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__, A.D.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). COMBINED ADJUSTMENT FACTOR OF 1.0000828100.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 5 FEET OF PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE SOUTHERN PROPERTY LINE FOR ARNHAMN LANE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- WATER SERVICE WILL BE PROVIDED _____.
- WASTEWATER SERVICE WILL BE PROVIDED BY _____.
- THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS MEDIUM COMMERCIAL (C-2).

ENGINEER'S CERTIFICATION:

THAT I, SALVADOR BAEZA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SALVADOR BAEZA, P.E. NO. 101928
 BAEZA ENGINEERING
 9701 BRODIE LANE #203
 AUSTIN, TEXAS 78748
 (512) 400-4207
 TBPELS FIRM REGISTRATION NO. 19569

LAND SURVEYOR'S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803 _____ DATE _____

LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29
 LIBERTY HILL, TEXAS 78642
 TBPELS FIRM REGISTRATION NO. 10001800
 (512) 238-7901

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

APPROVED: _____ ATTEST: _____
 PHILIP TRYON, 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. LARRY WALLACE JR. LLUVIA T. ALMARAZ, CITY SECRETARY
 MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK __M. AND DULY RECORDED ON THE ____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK __M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20__ A.D.

REBECCA GUERRERO
 DEPUTY COUNTY CLERK
 TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Tuesday, May 24, 2022

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnhamn Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnhamn Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on May 11, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
2. Under Plat notes, provide information on who will provide the water and wastewater services.
3. Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.
4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?
6. Provide a seal from the surveyor and engineer.
7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.

5/24/2022 1:22:26 PM
11712 Arnhamn Lane Short Form Final Plat
2022-P-1443-SF
Page 2

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

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

Thank you,



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



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Arnhamn Lane Subdivision
Case Number: 2022-P-1443-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

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

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

***Applicant:* Baeza Engineering, LLC**

***Owner:* John and Sandy Kerr**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

L4S LLC (1691012)
1101 W 34TH ST #308
AUSTIN TX 78705-1907

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

***Applicant: LJA Engineering
Owner: Butler Family Partnership, Ltd.***

BACKGROUND/SUMMARY:

This concept plan was originally approved on January 19th, 2022. This revision adds 5 additional pads sites, turns 1 large tract into 4 tracts, and modifies the land use of "Phase 2" from commercial to multi-family to be consistent with the zoning.

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

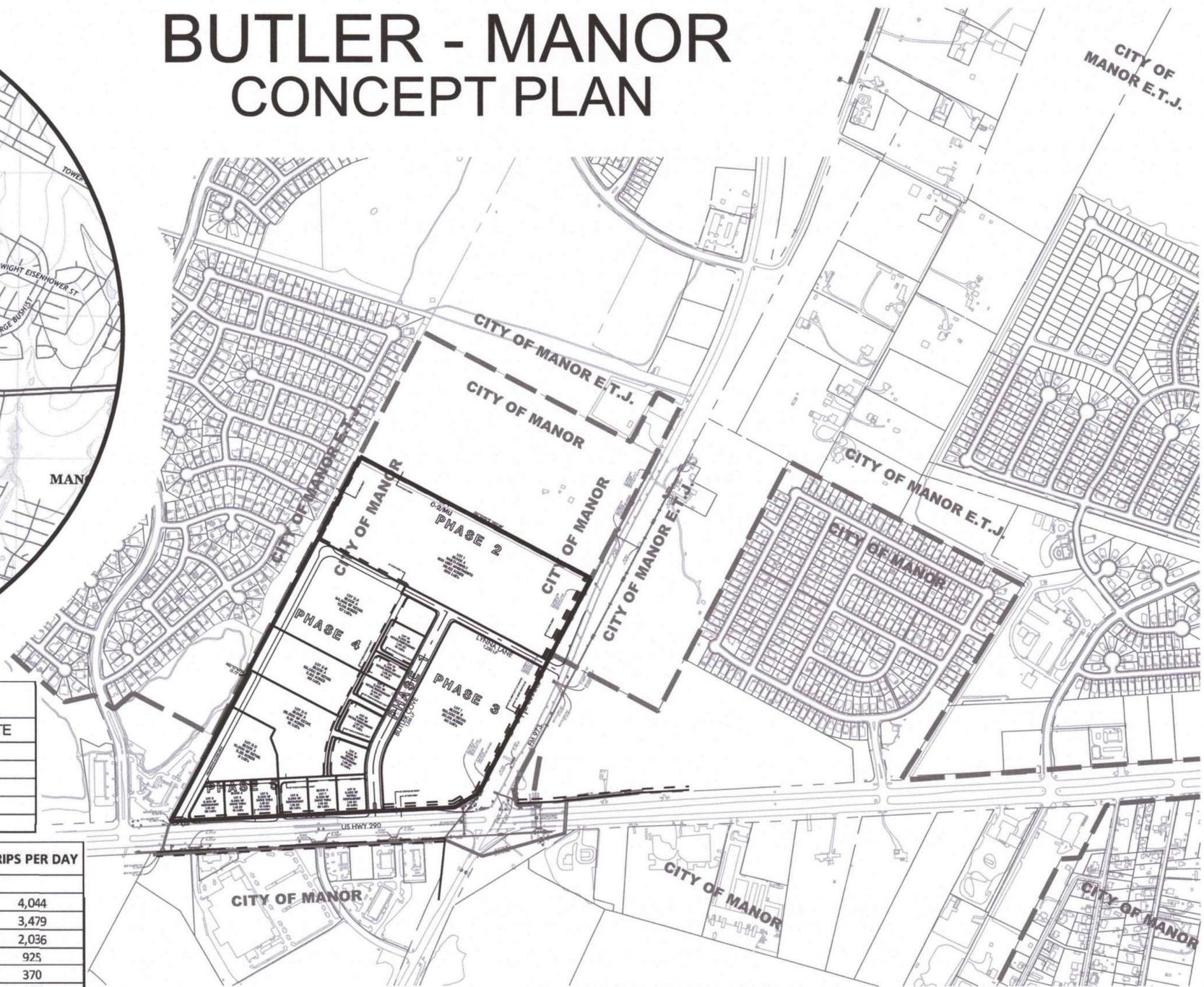
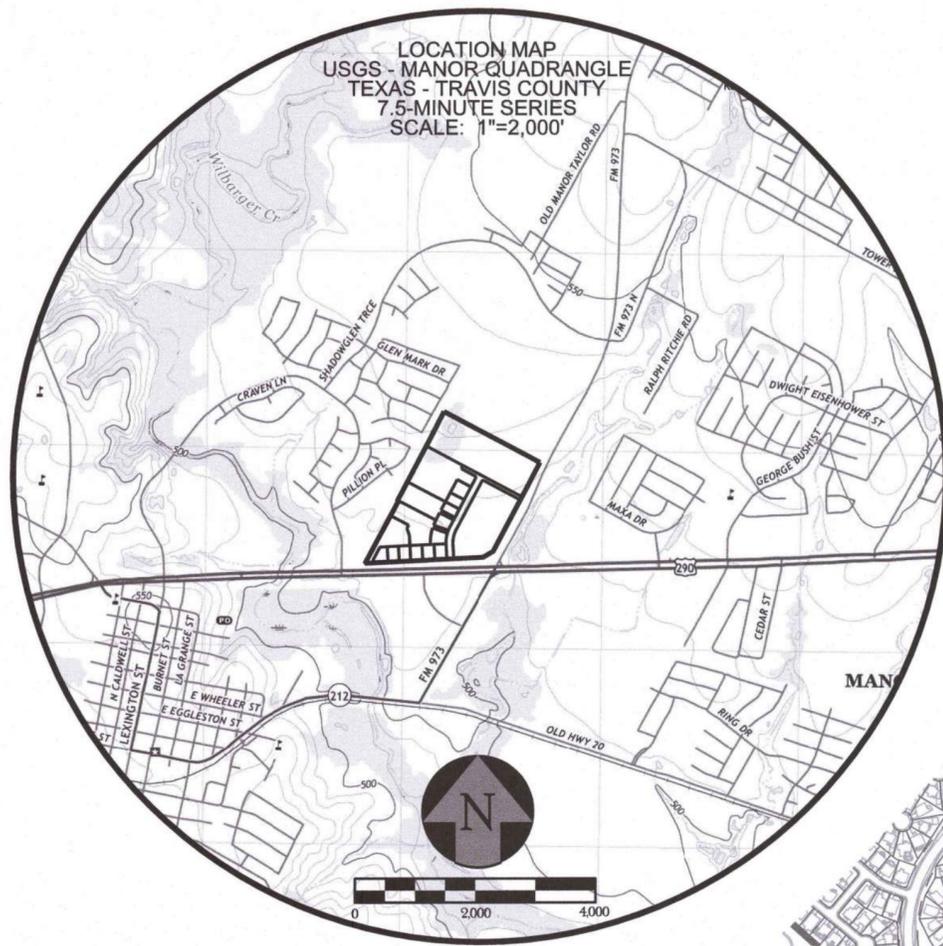
- Plat
- Engineer Conformance Letter
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

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

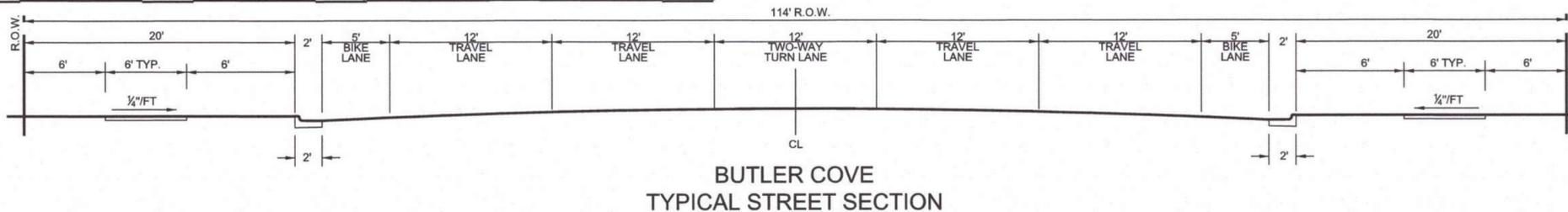
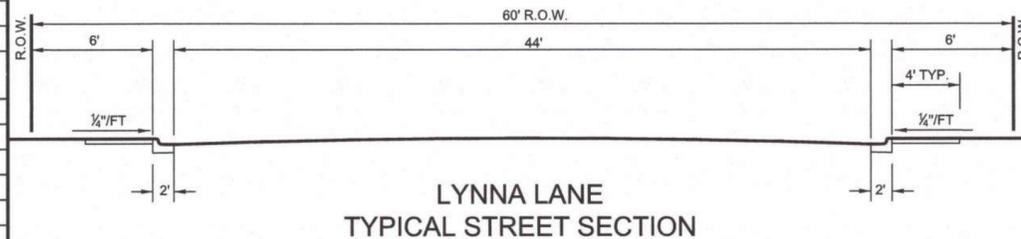
BUTLER - MANOR CONCEPT PLAN



PHASING PLAN

PHASE	LOT/BLOCK	ESTIMATED COMPLETION DATE
1	BUTLER COVE/LYNNA LANE/UTILITIES	JULY 2023
2	LOT 1 / BLOCK A	JUNE 2024
3	LOT 1 / BLOCK B	DECEMBER 2023
4	LOT 2A-2D / BLOCK A	JUNE 2025
5	LOT 3-13 / BLOCK A	JUNE 2025

LOT	AREA (AC)	PROPOSED LAND USE	DENSITY SF/UNITS	LUE'S	TRIPS PER DAY
BLOCK A					
LOT 1	26.52	MULTI-FAMILY	600	300	4,044
LOT 2A	12.08	RETAIL	94,000 SF	57	3,479
LOT 2B	5.92	RETAIL	55,000 SF	33	2,036
LOT 2C	6.91	RETAIL	25,000 SF	15	925
LOT 2D	5.25	RETAIL	10,000 SF	6	370
LOT 3	1.15	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 4	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,252
LOT 5	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,337
LOT 6	1.19	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 7	1.19	FAST FOOD DRIVE THRU	5,000 SF	25	2,337
LOT 8	1.19	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 9	1.36	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 10	1.27	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 11	0.94	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 12	1.05	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 13	1.44	RETAIL/RESTAURANT	5,000 SF	10	360
BLOCK B					
LOT 1	20.03	RETAIL	150,000 SF	90	5,552
ROW	5.40				
Total	95.15			656	26,564



Note:
According to the FEMA LOMA Revalidation letter dated January 15, 2020, there is no FEMA floodplain located on the subject property.

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT 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 ON THIS THE ____ DAY OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
CHAIRPERSON _____ CITY SECRETARY _____

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

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS _____ CITY SECRETARY _____



BUTLER - MANOR
E US 290 & 13100 N FM 973
OVERALL CONCEPT PLAN



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

LJA Engineering, Inc.
7500 Riatio Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
78720-9190
(737) 207-8676
mharris@caplowright.com

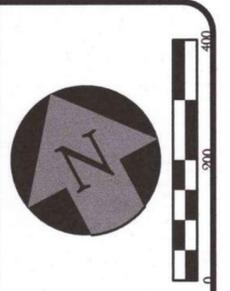
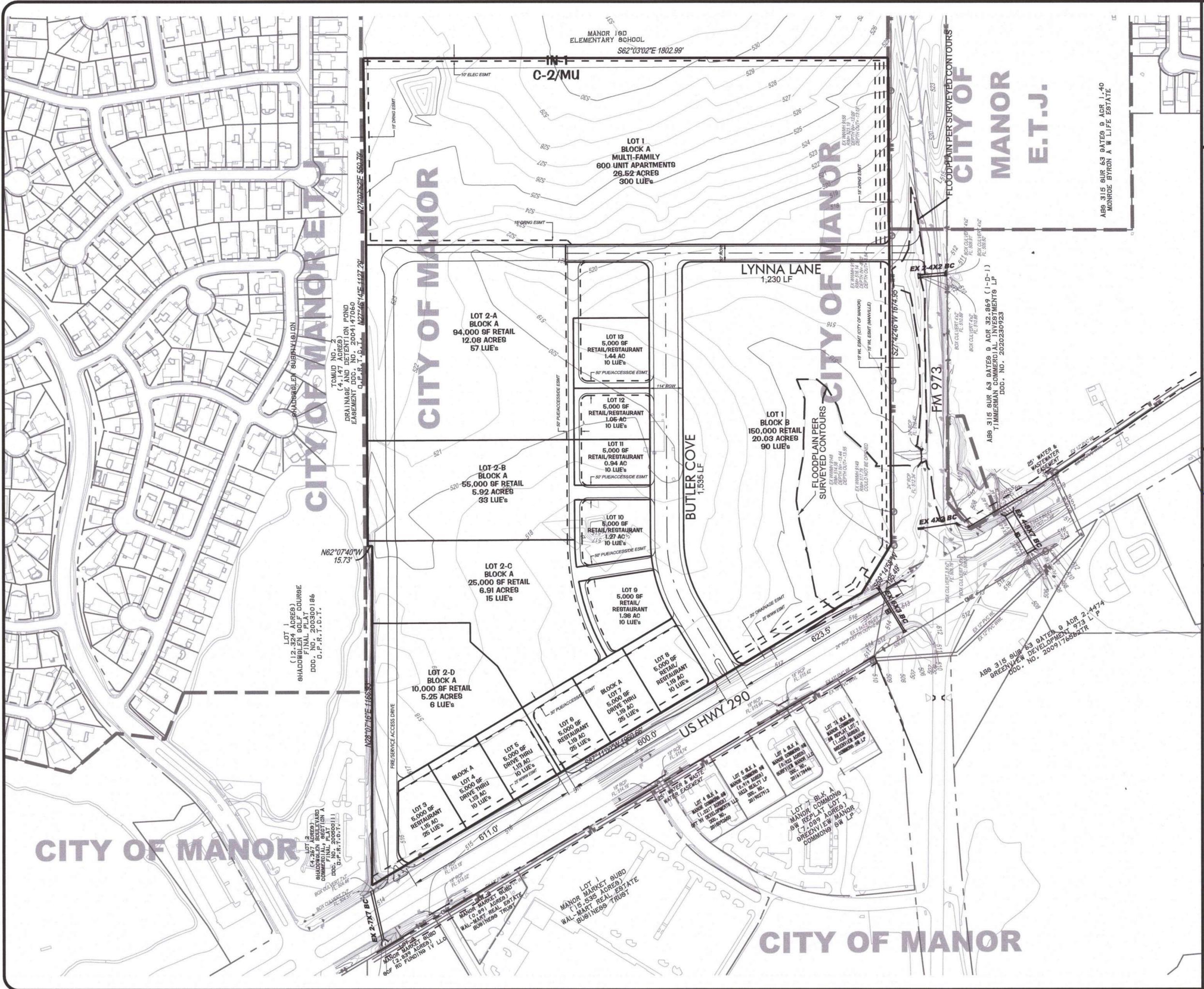
SURVEYOR:
LAND DESIGN SERVICES, INC.
10001 W HIGHWAY 28
LIBERTY HILL, TX 78642
(512) 238-7901

JOB NUMBER:
A512-1004

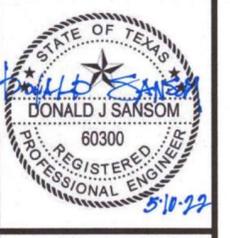
SHEET NO.

1

OF 2 SHEETS



BUTLER - MANOR
 E US 290 & 13100 N FM 973
 200 SCALE CONCEPT PLAN



LJA Engineering, Inc.
 7500 Riato Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 FRN-1-1386

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

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

SURVEYOR:
 LAND DESIGN SERVICES, INC.
 ATTN: JAMES W. HARRIS
 10809 W. HIGHWAY 29
 AUSTIN, TX 78758
 (512) 238-7001

JOB NUMBER:
 A512-1004

SHEET NO.
2

OF 2 SHEETS



Texas Engineering Firm #4242

Date: Friday, May 27, 2022

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

Permit Number 2022-P-1438-CP
Job Address: 13100 N. FM Rd 973, Manor 78653

Dear Don Sansom,

We have conducted a review of the concept plan for the above-referenced project, submitted by Don Sansom and received by our office on May 18, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Case Number: 2021-P-1438-CP

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Revised Subdivision Concept Plan for the Butler - Manor Subdivision located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

***Applicant:* LJA Engineering**

***Owner:* Butler Family Partnership, Ltd.**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 15, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

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

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

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

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

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

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

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

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

SHERMAN & SYLVIA M WHITE JR
TCAD PID 697020
13720 SHADOWGLADE PL
MANOR, TX 78653-3768

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CARMEN & RODOLFO ACOSTA
 TCAD PID 700578
 13820 FIELD SPAR DR
 MANOR, TX 78653-3881

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Applicant: Kimley-Horn and Associates

Owner: Millcreek Residential

BACKGROUND/SUMMARY:

This property is currently being annexed at the request of the property owner. They are proposing approximately 52 acres of Townhome and 10 acres of Medium Commercial at the intersection. The current proposal is for 331 townhome units.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

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

March 24, 2022

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



Amanda Couch Brown



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and

2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

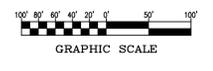
Job Number: 21-021

Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg

DESIGN AND BOUNDARY VERIFICATION SURVEY OF 62.805 ACRES (2,735,807 SQUARE FEET) OF LAND SITUATED IN THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154, TRAVIS COUNTY, TEXAS AND BEING ALL OF CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Table with columns: REVISIONS, DATE, DESCRIPTION. Includes project name, job number, date, and drawing file path.

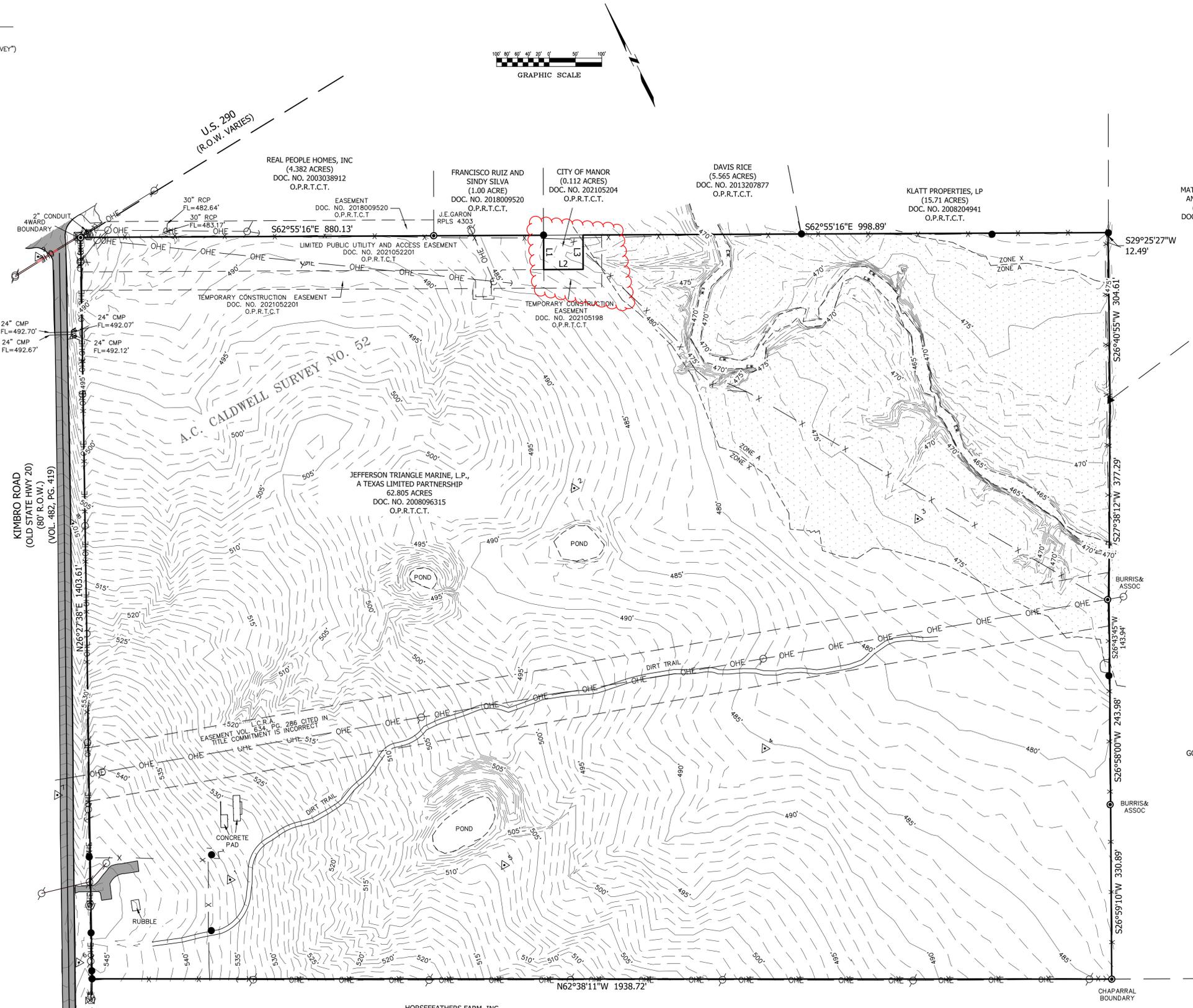
- LEGEND: 1/2" REBAR FOUND (OR AS NOTED), 1/2" REBAR WITH CAP FOUND (OR AS NOTED), 60D NAIL FOUND (OR AS NOTED), FENCE CORNER POST FOUND, CALCULATED POINT NOT SET, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DEED RECORDS OF TRAVIS COUNTY, TEXAS, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT, EDGE OF PAVEMENT, EDGE OF WATER COURSES FROM RECORDS.



- LEGEND: GUY ANCHOR, OVERHEAD ELECTRIC, POWER POLE, SIGN POST SIGN, TELEPHONE JUNCTION BOX, WATER METER, WATER VALVE, BARB WIRE FENCE, FLOOD ZONE, ASPHALT PAVING, YELLOW PAINT STRIPE.

Line Table with columns: Line #, Direction, Length. Lists lines L1, L2, and L3.

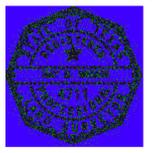
Point Table with columns: Point #, Northing, Easting, Elevation, Raw Description. Lists points 1 through 9.

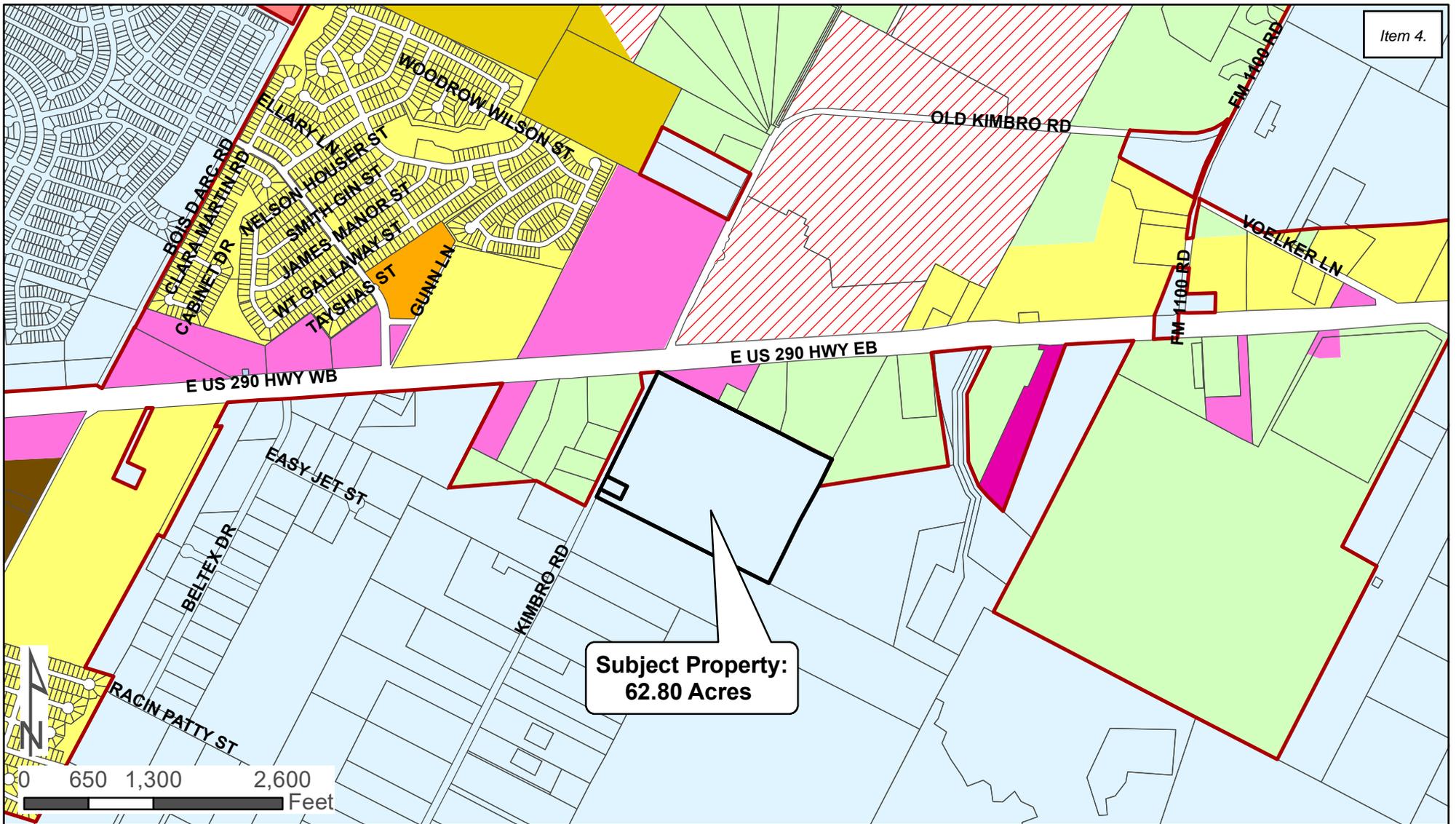


GENERAL NOTES: THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS (GEOID 12B). SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY. DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION. EXISTING TREES WERE NOT LOCATED ON THE PROPERTY OR SHOWN FOR THIS DESIGN SURVEY.

FLOOD NOTE: THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A" NO BASE ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48530050SH, DATED SEPTEMBER 26, 2009 AND MAP NO. 4845300485J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TOPO CERTIFICATION: THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY 19, 2021. RAY D. WEGER, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4711.

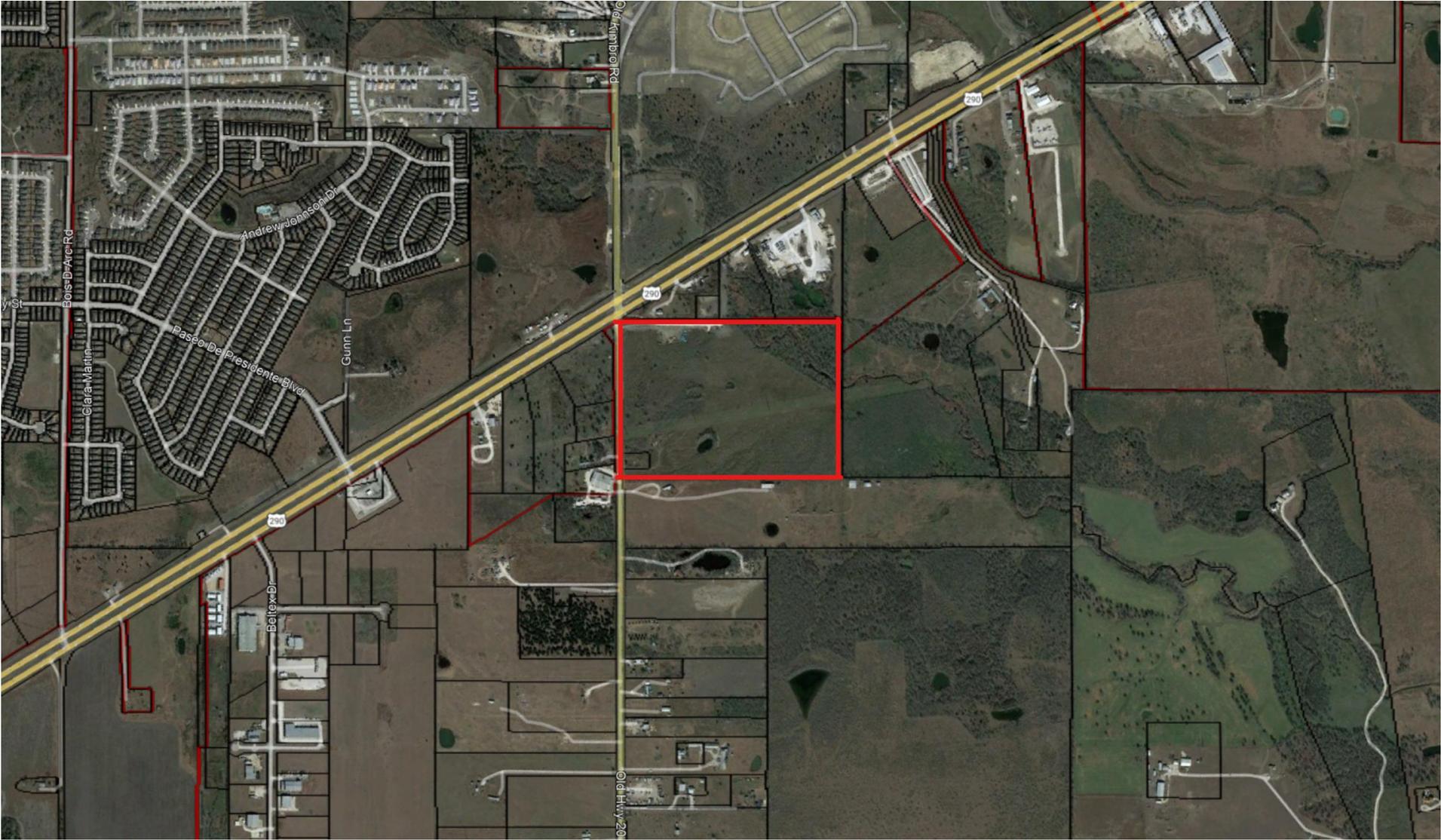




Proposed Zoning: Townhome (TH) Medium Commercial (C-2)

Zone

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





April 27, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2022-P-1428-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may also 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.

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

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

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON TX 77024-1521

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

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

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

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

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

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

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

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

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has not been approved by our engineers. This property was recently annexed and is a two-lot plat that they intend to use for commercial development in the future.

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

- Plat
- Engineer Comments
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission deny per engineer comments a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

ARNHAMN LANE PLAT

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: BE ARNHAMN LN
JOB NUMBER: 21-055
DATE: 04/27/2022
SCALE: 1" = 100'
DRAWING FILE PATH: K:\21055 - BE ARNHAMN LN\CADD\DWGS\BE ARNHAMN LN PLAT.DWG
FIELDNOTE FILE PATH: K:\21055 - BE ARNHAMN LN\DESCRIPTIONS
RPLS: FWF
TECH: JRM
PARTYCHIEF: N/A
CHECKED BY: HAS
FIELDBOOK: N/A

DRAWING NAME:
BE ARNHAMN LN
PLAT

SHEET
02 of 02

THE STATE OF TEXAS § THE COUNTY OF TRAVIS §

THAT JOHN KERR AND SANDY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

ARNHAMN LANE PLAT

JOHN KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

SANDY KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

THE STATE OF TEXAS § THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF _____ 20____.

NOTARY PUBLIC--STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). COMBINED ADJUSTMENT FACTOR OF 1.0000828100.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 5 FEET OF PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE SOUTHERN PROPERTY LINE FOR ARNHAMN LANE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- WATER SERVICE WILL BE PROVIDED _____.
- WASTEWATER SERVICE WILL BE PROVIDED BY _____.
- THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS MEDIUM COMMERCIAL (C-2).

ENGINEER'S CERTIFICATION:

THAT I, SALVADOR BAEZA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SALVADOR BAEZA, P.E. NO. 101928
BAEZA ENGINEERING
9701 BRODIE LANE #203
AUSTIN, TEXAS 78748
(512) 400-4207
TBPELS FIRM REGISTRATION NO. 19569

LAND SURVEYOR'S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803 _____ DATE _____

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901

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

APPROVED: _____ ATTEST: _____
PHILIP TRYON, 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. LARRY WALLACE JR. LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS § COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO
DEPUTY COUNTY CLERK
TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Tuesday, May 24, 2022

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnhamn Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnhamn Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on May 11, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
2. Under Plat notes, provide information on who will provide the water and wastewater services.
3. Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.
4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?
6. Provide a seal from the surveyor and engineer.
7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.

5/24/2022 1:22:26 PM
11712 Arnhamn Lane Short Form Final Plat
2022-P-1443-SF
Page 2

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

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

Thank you,



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



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Arnhamn Lane Subdivision
Case Number: 2022-P-1443-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

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

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

***Applicant:* Baeza Engineering, LLC**

***Owner:* John and Sandy Kerr**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

L4S LLC (1691012)
1101 W 34TH ST #308
AUSTIN TX 78705-1907

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Applicant: LJA Engineering
Owner: Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This plan has been approved by our engineers and the first version was originally approved on January 19th, 2022. This revision adds 5 additional pads sites, turns 1 large tract into 4 tracts, and modifies the land use of "Phase 2" from commercial to multi-family to be consistent with the zoning.

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

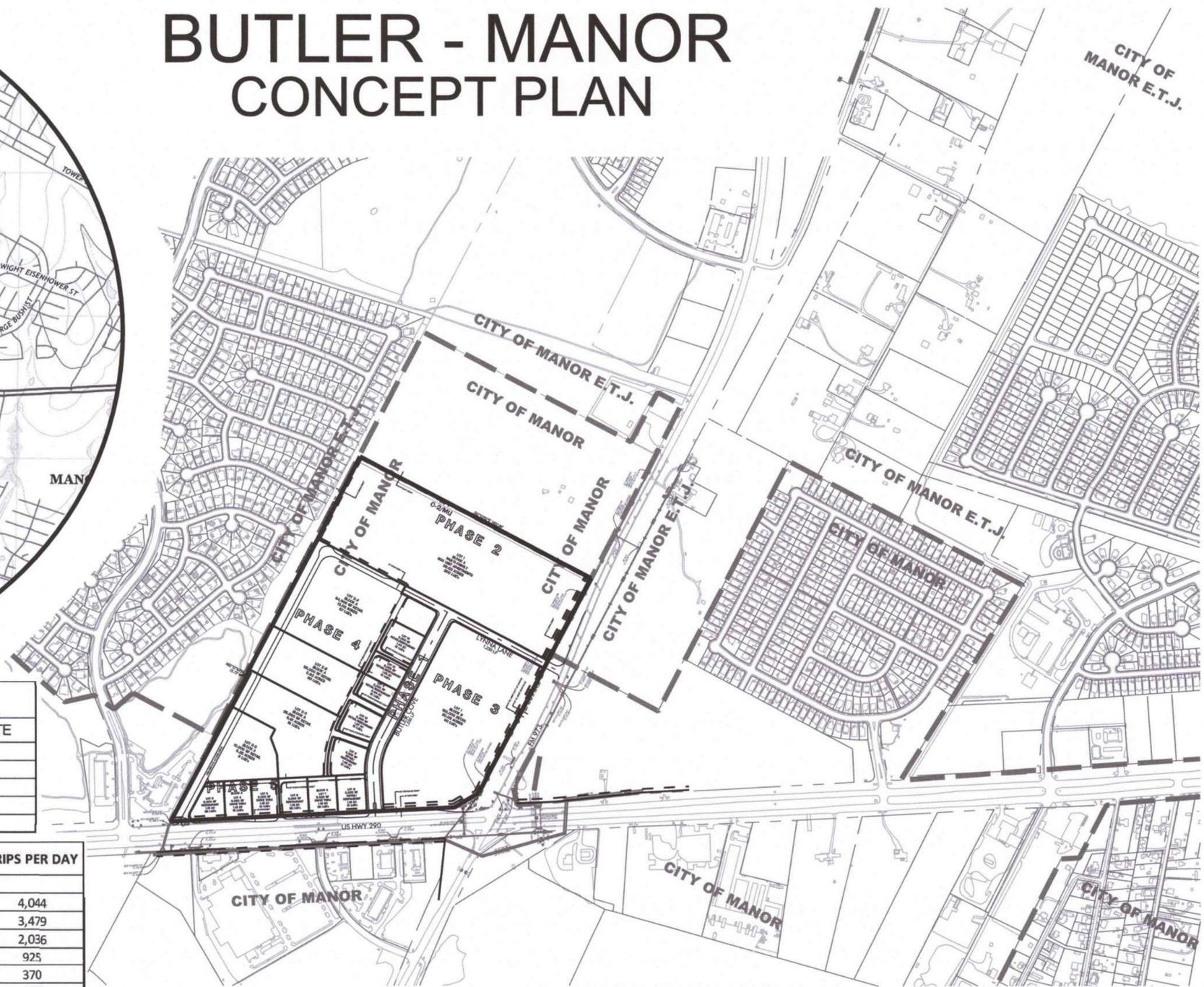
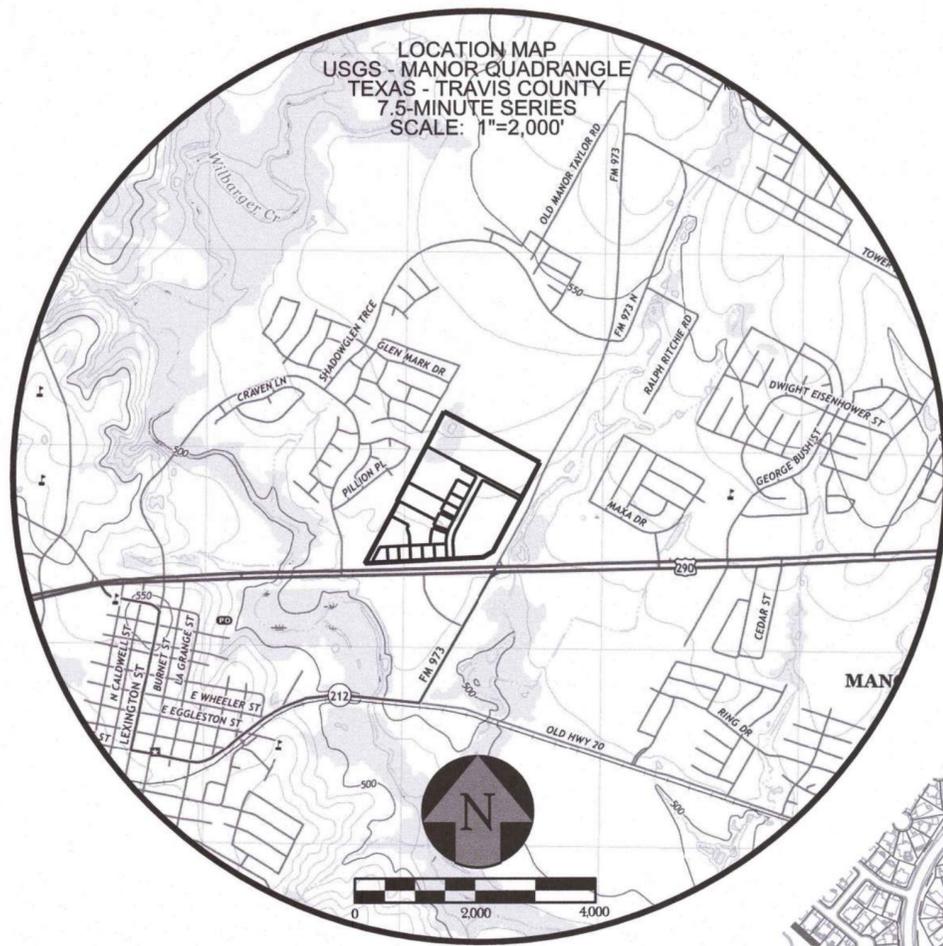
- Plat
- Engineer Conformance Letter
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

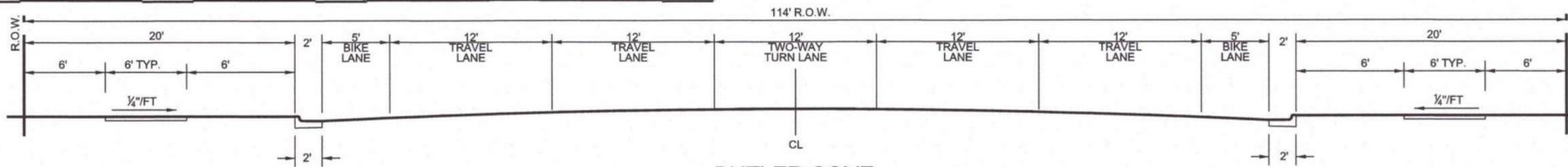
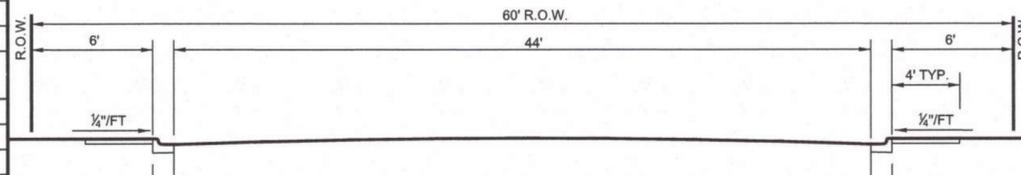
BUTLER - MANOR CONCEPT PLAN



PHASING PLAN

PHASE	LOT/BLOCK	ESTIMATED COMPLETION DATE
1	BUTLER COVE/LYNNA LANE/UTILITIES	JULY 2023
2	LOT 1 / BLOCK A	JUNE 2024
3	LOT 1 / BLOCK B	DECEMBER 2023
4	LOT 2A-2D / BLOCK A	JUNE 2025
5	LOT 3-13 / BLOCK A	JUNE 2025

LOT	AREA (AC)	PROPOSED LAND USE	DENSITY SF/UNITS	LUE'S	TRIPS PER DAY
BLOCK A					
LOT 1	26.52	MULTI-FAMILY	600	300	4,044
LOT 2A	12.08	RETAIL	94,000 SF	57	3,479
LOT 2B	5.92	RETAIL	55,000 SF	33	2,036
LOT 2C	6.91	RETAIL	25,000 SF	15	925
LOT 2D	5.25	RETAIL	10,000 SF	6	370
LOT 3	1.15	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 4	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,252
LOT 5	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,337
LOT 6	1.19	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 7	1.19	FAST FOOD DRIVE THRU	5,000 SF	25	2,337
LOT 8	1.19	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 9	1.36	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 10	1.27	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 11	0.94	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 12	1.05	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 13	1.44	RETAIL/RESTAURANT	5,000 SF	10	360
BLOCK B					
LOT 1	20.03	RETAIL	150,000 SF	90	5,552
ROW	5.40				
Total	95.15			656	26,564



Note:
According to the FEMA LOMA Revalidation letter dated January 15, 2020, there is no FEMA floodplain located on the subject property.

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT 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 ON THIS THE ____ DAY OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
CHAIRPERSON _____ CITY SECRETARY _____

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

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS _____ CITY SECRETARY _____



BUTLER - MANOR
E US 290 & 13100 N FM 973
OVERALL CONCEPT PLAN



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

LJA Engineering, Inc.
7500 Riatio Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 9190
78720-9190
(737) 207-8676
mharris@caplowright.com

SURVEYOR:
LAND DESIGN SERVICES, INC.
11000 W HIGHWAY 28
LIBERTY HILL, TX 78642
(512) 238-7901

JOB NUMBER:
A512-1004

SHEET NO.

1

OF 2 SHEETS



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, May 27, 2022

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

Permit Number 2022-P-1438-CP
Job Address: 13100 N. FM Rd 973, Manor 78653

Dear Don Sansom,

We have conducted a review of the concept plan for the above-referenced project, submitted by Don Sansom and received by our office on May 18, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Case Number: 2021-P-1438-CP

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Revised Subdivision Concept Plan for the Butler - Manor Subdivision located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

***Applicant:* LJA Engineering**

***Owner:* Butler Family Partnership, Ltd.**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 15, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

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

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

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

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

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

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

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

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

SHERMAN & SYLVIA M WHITE JR
TCAD PID 697020
13720 SHADOWGLADE PL
MANOR, TX 78653-3768

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CARMEN & RODOLFO ACOSTA
TCAD PID 700578
13820 FIELD SPAR DR
MANOR, TX 78653-3881

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.
*Applicant: I.T. Gonzalez Engineers
Owner: Duque States, LLC***

BACKGROUND/SUMMARY:

This is a 1 lot subdivision that was annexed back in 2017 and recently zoned to C-2 Medium Commercial. This plat is under Standard Review and at time of posting comments or approvals on the plat had not been issued but will be provided at the P&Z meeting.

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

- Plat
- Engineer Comments
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission take action as directed by staff a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

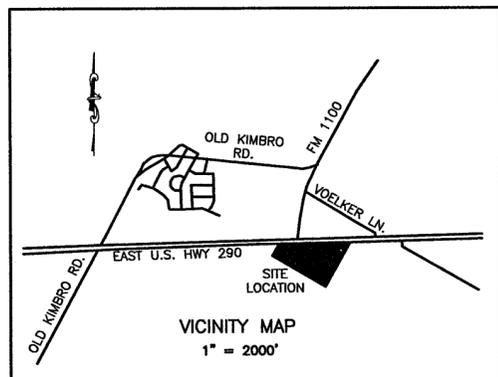
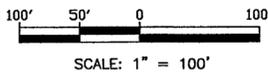
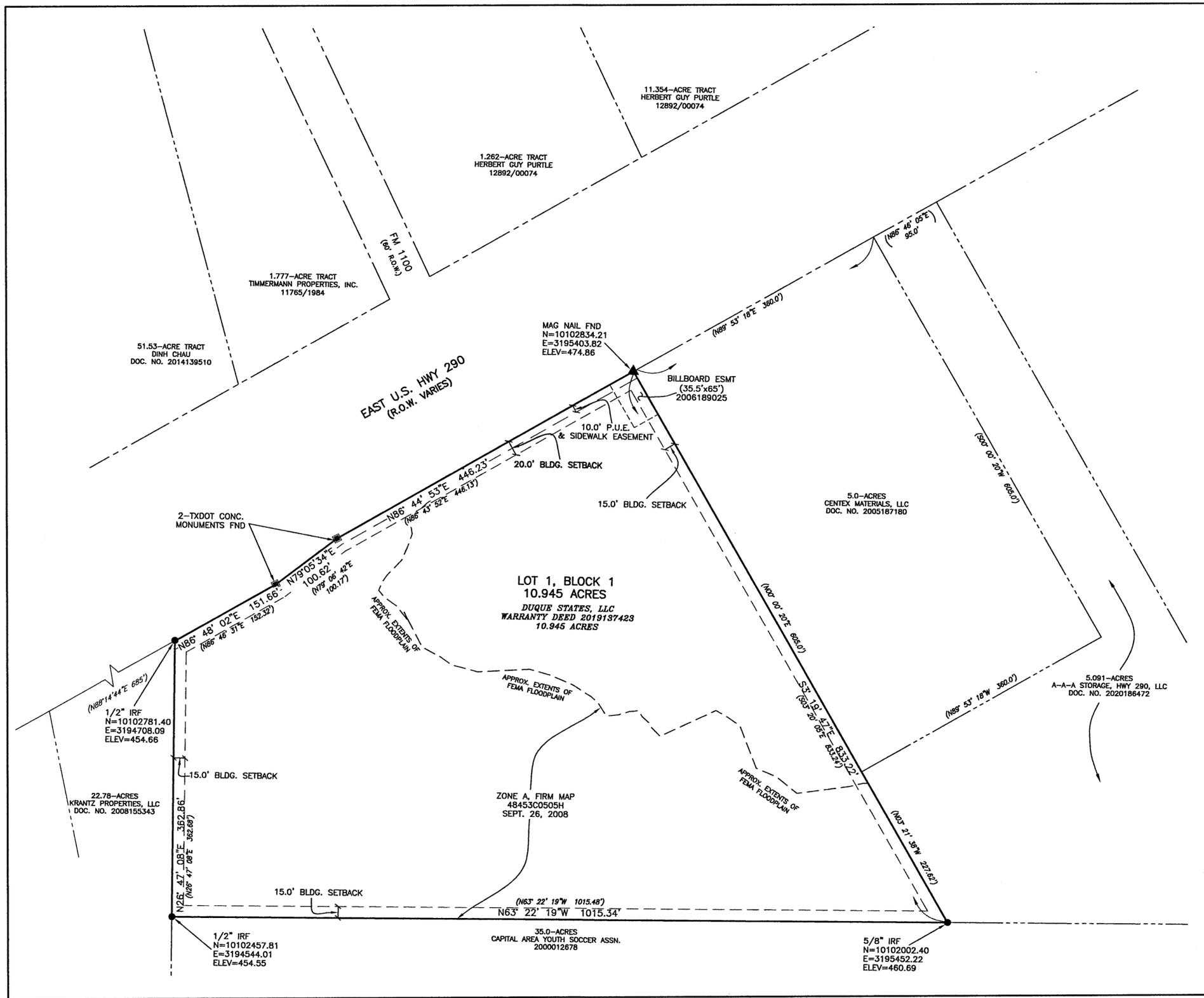
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

DUQUE ESTATES SUBDIVISION

LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- (XXX) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

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



LOT ACREAGE	LAND USE
10.945 ACRES	C2 - MEDIUM COMMERCIAL

RECORD OWNER/DEVELOPER:
 DUQUE STATES, LLC
 2311 HOWARD LN
 AUSTIN, TX 78728

ENGINEER/SURVEYOR:
 I. T. GONZALEZ ENGINEERS
 3501 MANOR RD.
 AUSTIN, TX 78723
 I. T. GONZALEZ, P.E. #41307
 I. T. GONZALEZ, R.P.L.S. #2780

SHEET 1 OF 2
 PLAT PREPARATION DATE: 05-02-2022

ITG I T Gonzalez
 Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
 ENGINEERING FIRM REGISTRATION NO. F-3216
 3501 MANOR ROAD AUSTIN, TEXAS 78723
 TEL:(512)447-7400 FAX:(512)447-6389

I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

© 2022 | I. T. GONZALEZ ENGINEERS



Texas Engineering Firm #4242

Date: Monday, April 11, 2022

I. T. Gonzalez
 I T Gonzalez Engineers
 3501 Manor Rd
 Austin 78723
 itgonz@swbell.net

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2022-P-1420-SF
 Job Address: 15001 US Hwy 290, Manor , TX. 78653

Dear I. T. Gonzalez,

The first submittal of the Duque Estates Subdivision Short Form Final Plat - 15001 US Hwy 290 (*Short Form Final Plat*) submitted by I T Gonzalez Engineers and received on May 25, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Provide Identification and location of proposed uses for all lots within the subdivision.
2. Once the proposed use is identified, proper setbacks can be confirmed as required by City Zoning Ordinance in Manor Code of Ordinance Ch. 14 Sec. 14.02.007 and Sec.14.02.020.
3. Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
4. X and Y coordinate systems shall be used to identify four (4) property corners. The existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system.
5. Provide information on whether the subdivision will be on a septic tank system or connecting to an existing wastewater line. Sheet 1 says both, need to specify.
6. If on septic, Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
7. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system. The water is provided by Manville, not by the City of Manor.

4/11/2022 1:59:09 PM
Duque Estates Subdivision Short Form Final Plat -
15001 US Hwy 290
2022-P-1420-SF
Page 2

8. Provide labels, location, and dimensions of existing easements.
9. Need to switch sheet 2 to be sheet 1. (Sheet 2 with the map will become the cover page)
10. Rebecca Guerrero is the current Travis County Clerk.
11. 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 the site is within the FEMA floodplain.
12. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

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

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

Thank you,



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



March 31, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Duque Estates Subdivision
Case Number: 2022-P-1420-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Duque Estates Subdivision located at 15001 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

***Applicant:* I.T. Gonzalez Engineers**

***Owner:* Duque States, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MB & MS Enterprises Inc
PO Box 82653
Austin TX 78708-2653

Krantz Properties LLC
% Krantz Enterprises
14807 US Highway 290 E
Manor TX 78653-4513

Centex Materials LLC
3019 Alvin Devane Blvd Ste 100
Austin TX 78741-7419

JKR Realty Partners LLC
11215 S IH 35 Ste 120
Austin TX 78747-1864

DINH Chau & ANH Kim Pham
1201 Porterfield Dr
Austin TX 78753-1617

Ynacio & Rosa Tabarez
1221 Meadgreen Dr
Austin TX 78758-4712

Herbert Guy Purtle
13105 FM 1100
Manor TX 78653-4528

Terry Lee Schultz
15201 Voelker Ln
Manor TX 78653-4521



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Manor Commons SW Subdivision, one (1) lot on 1.320 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Applicant: Lique Engineers, LLC

Owner: ROP Retail 3, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a plat for 1 lot within the larger Manor Commons SW subdivision. This lot is directly at the entrance for LDG Commons at Manor Village senior living facility. They are proposing a car wash.

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

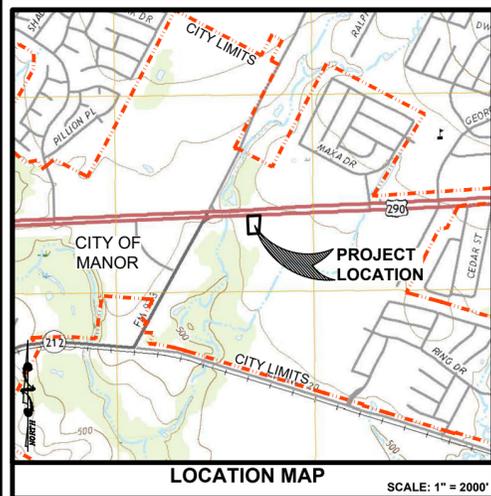
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Manor Commons SW Subdivision, one (1) lot on 1.320 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

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

NO.	DATE	COMMENTS



FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

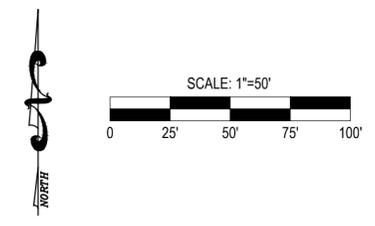
NOTES:
* WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
* ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
* NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
* PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
* PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
* THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
* ALL BUILDING SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR'S CURRENT ZONING ORDINANCE.

ZONING NOTE:
THIS PROPERTY IS LOCATED WITHIN A PLANNED UNIT DEVELOPMENT

BENCHMARK NOTE:
TBM #1- BEING A COTTON GIN SPINDLE SET ON EDGE OF ASPHALT ON THE SOUTH SIDE OF U.S. HIGHWAY 290, ±86' NORTHWEST OF THE NORTHEAST CORNER OF CALLED 3.62 ACRE TRACT ELEVATION = 518.35'
TBM #2- BEING A COTTON GIN SPINDLE SET IN A POWERPOLE ON THE SOUTH SIDE OF U.S. HIGHWAY 290, ±62' EAST OF THE NORTHEAST CORNER OF CALLED 3.62 TRACT. ELEVATION = 521.11'

**PLAT ESTABLISHING
MANOR COMMONS EAST
RAPID EXPRESS CARWASH**
A 1.320 ACRE TRACT OF LAND, LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 2.50 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2005187926, AND A PORTION OF A CALLED 3.62 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2006207224, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

DATE: 1/31/22



LIQUE
ENGINEERS & SURVEYING

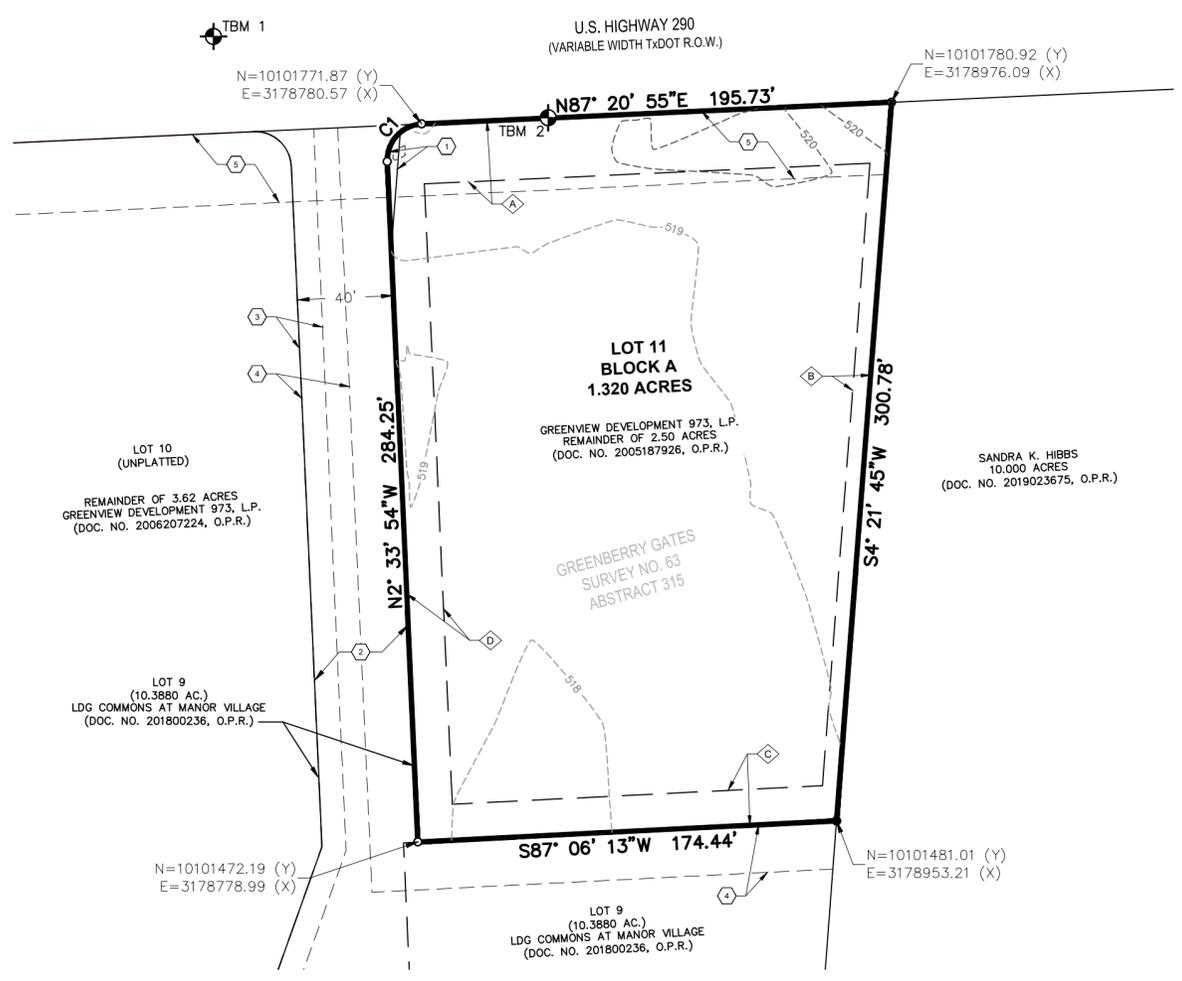
TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
ROP RETAIL 3, LLC
100 NE LOOP, SUITE 775
SAN ANTONIO, TX. 78216

- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - ROW = RIGHT-OF-WAY
 - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
 - CB = COUNTY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - CL = CENTER LINE
 - BLDG. = BUILDING
 - ELEC. = ELECTRIC
 - TEL = TELEPHONE
 - CATV = CABLE TELEVISION
 - SAN. SWR = SANITARY SEWER
 - = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
 - 100— = EX. MAJOR CONTOURS
 - - -100- - = EX. MINOR CONTOURS
 - - - - - = EXISTING PROPERTY LINE
 - - - - - = EXISTING EASEMENT
 - — — — — = PROPERTY LINE
 - - - - - = PROPOSED EASEMENT
 - ① = EXISTING EASEMENT
 - ◇ = PROPOSED EASEMENT

- EASEMENTS**
- ① = REMAINDER OF A CALLED 3.62 ACRES GREENVIEW DEVELOPMENT 973, L.P. (DOC. NO. 2006207224, O.P.R.)
 - ② = JOINT USE ACCESS EASEMENT (DOCUMENT NO. 2018176063, O.P.R.)
 - ③ = 10' ELECTRIC EASEMENT
 - ④ = 20' WATER EASEMENT
 - ⑤ = 30' CITY OF MANOR PUBLIC UTILITY EASEMENT
 - ◇A = 25' FRONT SETBACK
 - ◇B = 7' SIDE SETBACK
 - ◇C = 15' REAR SETBACK
 - ◇D = 15' STREET SIDE SETBACK

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.60'	90°08'41"	N42° 19' 04"E	21.24'



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAMIAN M. ESQUIVEL
LICENSED PROFESSIONAL ENGINEER NO. 98362
LIQUE GROUP, LLC
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN HOOVER
BOERNE, TEXAS 78213
PHONE: 830-249-0600

CITY OF MANOR ACKNOWLEDGEMENTS
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE THE PLANNING AND ZONING COMMISSION OF CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ DAY OF _____, 2022 A.D.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 2022 A.D.

APPROVED: _____ ATTEST:
DR. CHRISTOPHER HARVEY, MAYOR LUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2022 AT _____ O'CLOCK _____ M., DULY RECORDED ON THE DAY OF _____ 20__ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

Date: May 11, 2022, 1:35pm User: alex
File: P111201111P111201111 Plt.dwg



Texas Engineering Firm #4242

Date: Thursday, April 14, 2022

Maria Cruz-Gonzalez
LIQUE Engineers

engineers@lique.us

Permit Number 2022-P-1422-FP
Job Address: 12219 E US Hwy 290, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Maria Cruz-Gonzalez,

The first submittal of the Manor Commons SW Lot 11 Block A Final Plat (*Final Plat*) submitted by LIQUE Engineers and received on May 13, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Provide identification and location of proposed uses and reservations for all lots within the subdivision.
2. Identify and provide mailing labels for property owners 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.
3. Provide a revision block.
4. The engineer and surveyor will need to provide their seals.
5. Title of the plat needs to match what the plat is over. (Manor Commons East Rapid Express Carwash).
6. Using the X and Y coordinate system, identify four (4) corners of the property.
7. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points, and lot pins.
8. Suitable primary control points to which all dimensions, bearings, and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.
9. Provide information on proposed used and zoning, once proposed zoning is identified on Final Plat, proper setbacks can be confirmed as required by City Zoning Ordinance in Manor Code of Ordinance Ch. 14 Sec. 14.02.007 and Sec.14.02.020.
10. The subdivision is in an area served by Manville not the City of Manor, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to

those approved on the Preliminary Plat. (Manville supplies this area but in the 4 supporting documents they provided, they say they will get their water from the City of Manor)

11. Update the City of Manor Acknowledgement to Final Plat, not Preliminary Plat. Julie Leonard is the current chairperson; Dr. Christopher Harvey is the current Mayor.
12. Update State of Texas County of Travis. Rebecca Guerrero is the current Travis County Clerk and update the years to be set in 2022.
13. Remove Plat NO. 20-11800610.
14. Remove TXDOT NOTE, CITY LIMITS NOTES, and SURVEYOR NOTES.
15. Add a Zoning Note, to identify what zone this project is in.
16. Add the following comments under notes:
 - Water and Wastewater system serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
 - All water and wastewater construction must be inspected by the City of Manor.
 - No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
 - Prior to construction, a site development permit must be obtained from the City of Manor.
 - Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
 - The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
 - All building setbacks lines shall be in accordance with the City of Manor's current Zoning Ordinance.

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

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, May 31, 2022

Maria Cruz-Gonzalez
LIQUE Engineers

engineers@lique.us

Permit Number 2022-P-1422-FP
Job Address: 12219 E US Hwy 290, Manor 78653

Dear Maria Cruz-Gonzalez,

We have conducted a review of the final plat for the above-referenced project, submitted by Maria Cruz-Gonzalez and received by our office on May 13, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Subdivision Phase 3, seventy three (73) lots on 13.577 acres, more or less, and being located near the intersection of Old Hwy 20 and Skimmer Run, Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: Qualico MC, LLC and Chesmar Homes, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It consists of 72 single family lots and 1 landscape lot.

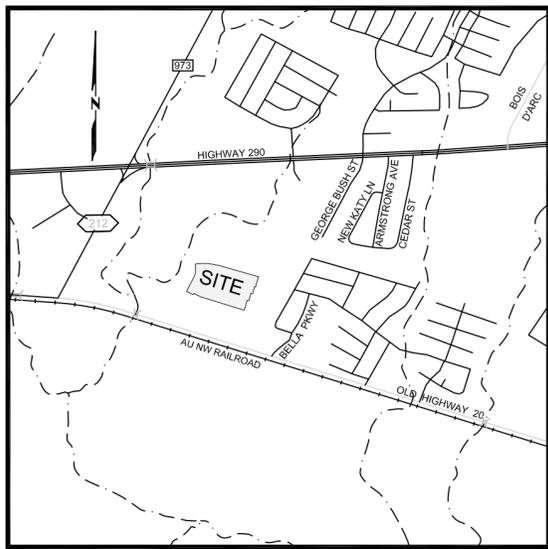
LEGAL REVIEW: NA
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Village at Manor Commons Subdivision Phase 3, seventy three (73) lots on 13.577 acres, more or less, and being located near the intersection of Old Hwy 20 and Skimmer Run, Manor, TX.

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



OWNERS: QUALICO MC LLC
14400 THE LAKES BLVD., BLDG. C, SUITE 200
PFLUGERVILLE, TEXAS 78660

CHESMAR HOMES, LLC
ONE TWIN OAKS
211 NORTH LOOP 1604 EAST, SUITE 179
SAN ANTONIO, TEXAS 78232

ENGINEER: MATTHEW MITCHELL, P.E.
ALM ENGINEERING, INC.
925 S. CAPITAL OF TX HWY, SUITE B220
WEST LAKE, TEXAS 78746
(512)431-9600

SURVEYOR: SHANE SHAFER, R.P.L.S.
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512)931-3100

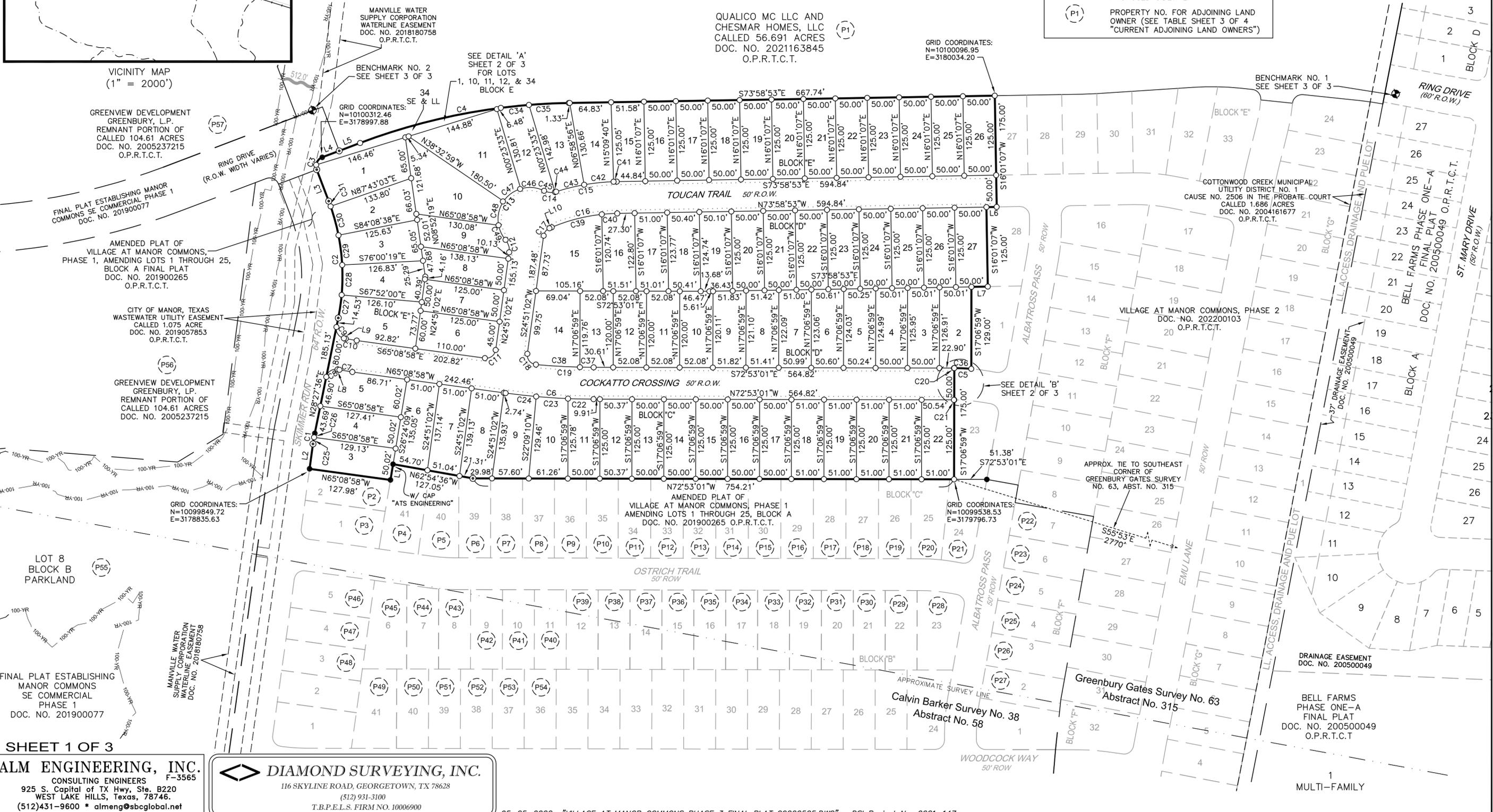
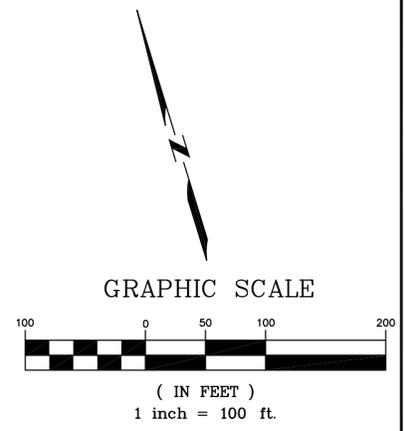
DATE: _____

VILLAGE AT MANOR COMMONS PHASE 3 FINAL PLAT 13.577 ACRES

BEING A PORTION OF THE CALLED 56.691 ACRE TRACT OF LAND
CONVEYED TO QUALICO MC LLC AND CHESMAR HOMES, LLC
RECORDED IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN
THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315
CITY OF MANOR, TRAVIS COUNTY, TEXAS

LEGEND

- IRON ROD FOUND
- ▲ 60D NAIL FOUND IN FENCE POST
- △ PK NAIL FOUND
- ⊙ IRON ROD FOUND WITH CAP W/CAP MARKED "DIAMOND SURVEYING"
- IRON ROD SET WITH CAP W/CAP SET MARKED "DIAMOND SURVEYING"
- ⊕ BENCHMARK
- SE & LL SIGHT EASEMENT & LANDSCAPE LOT
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- 100-YR 100 YEAR FLOODPLAIN
- 589' FEMA BASE FLOOD ELEVATION (BFE)
- APPROXIMATE SURVEY LINE
- PROPOSED SIDEWALK
- (P1) PROPERTY NO. FOR ADJOINING LAND OWNER (SEE TABLE SHEET 3 OF 4 "CURRENT ADJOINING LAND OWNERS")



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
WEST LAKE HILLS, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

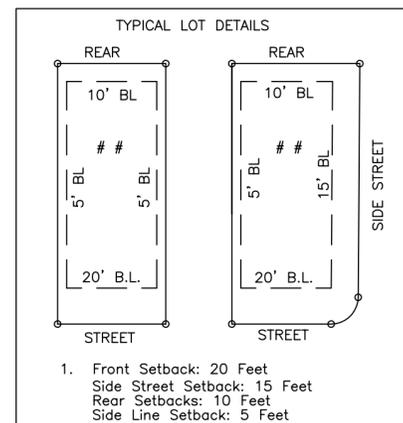
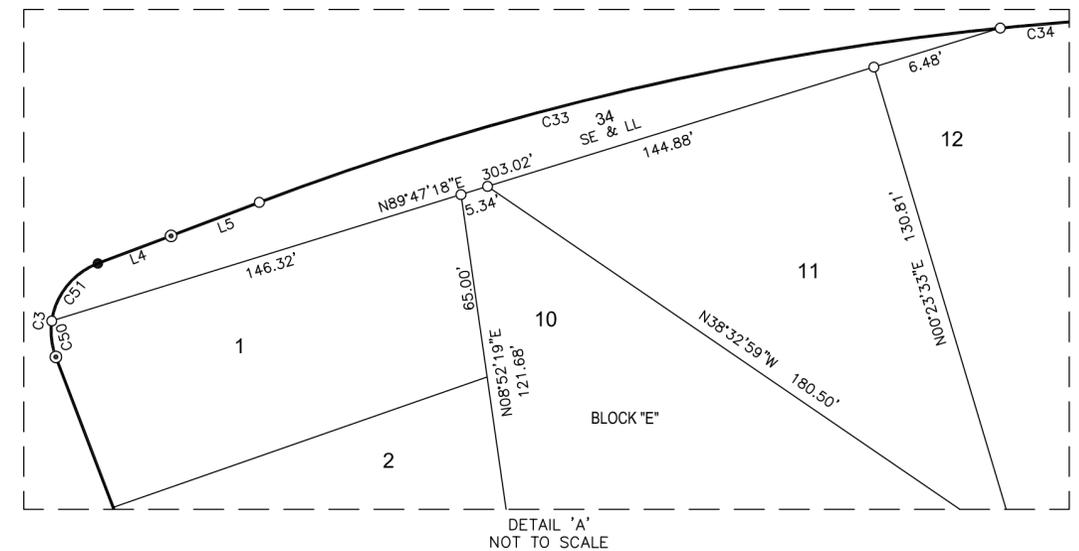
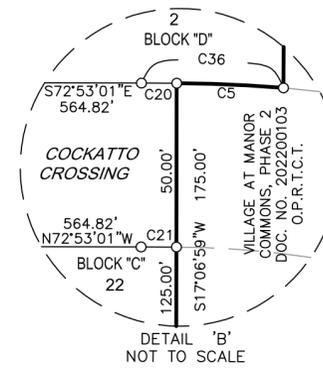
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

CURRENT ADJOINING LAND OWNERS PER T.C.A.D. TAX ROLL (WITHIN 300') DECEMBER 01, 2021

PROPERTY NO.	PARCEL ID	CURRENT OWNER	LEGAL DESCRIPTION	CURRENT DEED
P1	236828	GREENVIEW DEVELOPMENT GREENBURY LP	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 60.4759 (1-D-1)	DOC. NO. 2005237215
P2	924197	PACESETTER HOMES LLC	LOT 2 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P3	924196	PACESETTER HOMES LLC	LOT 1 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P4	924195	PACESETTER HOMES LLC	LOT 41 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P5	924194	DAVID PATE	LOT 40 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021035821
P6	924193	JOSE NOEL AVILA	LOT 39 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021058368
P7	924192	ZOILA ADAME BARRON	LOT 38 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021121170
P8	924191	PACESETTER HOMES LLC	LOT 37 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P9	924190	PACESETTER HOMES LLC	LOT 36 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P10	924189	PACESETTER HOMES LLC	LOT 35 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P11	924188	AMBER L MOORE & ANTONIO VER RICARDO	LOT 34 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020209427
P12	924187	RAYMOND STRICKLAND	LOT 33 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P13	924186	KARMELO MCLENNAN	LOT 32 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020226111
P14	924185	ANAHI PALOMARES GOMEZ & MANUEL JOSE	LOT 31 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021003200
P15	924184	CHEREMMA LAANN LEE	LOT 30 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021011703
P16	924183	FELISHA MICHELLE HILL & RICKY A HILL	LOT 29 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020159728
P17	924182	SETH A SOUZA	LOT 28 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020055873
P18	924181	DAVID DUC PHAM	LOT 27 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020066171
P19	924180	WINSTON TREVOR HARRIS & YANNIKA MARRS	LOT 26 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020064004
P20	924179	GERARDO JIMENEZ RANGEL	LOT 25 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020020256
P21	924178	STEPHANIE V MONTOYA & ANDREW C MONTOYA	LOT 24 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020052708
P22	924176	DANIEL ELIZONDO & KEREN REBEKA ELIZONDO	LOT 7 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020101780
P23	924175	MIGUEL ANGEL RODRIQUEZ	LOT 6 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020183038
P24	924174	XIAOHONG WANG IRLE	LOT 5 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021010637
P25	924173	JANET G BARTON	LOT 4 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020140069
P26	924172	JUAN JOSE MEDINA GOMEZ	LOT 3 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020079243
P27	924171	STEPHANIE JEAN-PIERRE	LOT 2 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020185519
P28	924215	FERNANDEZ DIOSDADO SHOMBERT	LOT 23 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020071437
P29	924214	TIFFANY ANDREANA HODGE	LOT 22 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020033794
P30	924213	LORRETTA A NETTLES	LOT 21 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020052674
P31	924212	AMIN QAZI	LOT 20 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020033201
P32	924211	IRVING T CANCHE GONZALEZ	LOT 19 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020205692
P33	924210	SPENCER MICHAEL MOORE	LOT 18 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021070002
P34	924209	PACESETTER HOMES LLC	LOT 17 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P35	924208	MARY ELIZABETH LEGG	LOT 16 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020158218
P36	924207	PACESETTER HOMES LLC	LOT 15 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P37	924206	SUSAN ZADEMACK	LOT 14 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020158309
P38	924205	PACESETTER HOMES LLC	LOT 13 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P39	924204	PACESETTER HOMES LLC	LOT 12 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P40	924203	PACESETTER HOMES LLC	LOT 11 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P41	924202	PACESETTER HOMES LLC	LOT 10 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P42	924201	PACESETTER HOMES LLC	LOT 9 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P43	924200	ANDREW THOMAS FERRI	LOT 8 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021121164
P44	924199	NIRAV PATEL	LOT 7 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021041123
P45	924198	PACESETTER HOMES LLC	LOT 6 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P46	924238	PACESETTER HOMES LLC	LOT 5 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P47	924237	PACESETTER HOMES LLC	LOT 4 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P48	924236	PACESETTER HOMES LLC	LOT 3 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P49	924235	PACESETTER HOMES LLC	LOT 41 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P50	924232	MDAHADUZZAMAN MUNNA & SEGUFTA HAQUE	LOT 40 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021096117
P51	924231	PACESETTER HOMES LLC	LOT 39 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P52	924230	PACESETTER HOMES LLC	LOT 38 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P53	924229	PACESETTER HOMES LLC	LOT 37 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P54	924228	PACESETTER HOMES LLC	LOT 36 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P55	922781	CITY OF MANOR	LOT 8 BLK B MANOR COMMONS SE COMMERCIAL PHS 1 (PARKLAND)	DOC. NO. 2019060333
P56	922824	GREENVIEW DEVELOPMENT GREENBURY L P	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 4.3687	DOC. NO. 2005237215
P57	236828	GREENVIEW DEVELOPMENT GREENBURY LP	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 60.4759 (1-D-1)	DOC. NO. 2005237215

LINE	BEARING	DISTANCE
L1	S26°24'09"W	25.01'
L2	N24°51'02"E	39.52'
L3	N03°47'55"W	53.00'
L4	N86°11'44"E	28.50'
L5	N86°13'10"E	34.97'
L6	N73°58'53"W	16.04'
L7	N73°58'53"W	25.68'
L8	N61°32'24"W	3.00'
L9	S61°32'24"E	3.00'
L10	S84°00'51"W	3.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.88'	268.00'	3°36'34"	N26°39'19"E	16.88'
C2	186.92'	332.00'	32°15'31"	N12°19'51"E	184.46'
C3	23.56'	15.00'	90°00'00"	N41°11'44"E	21.21'
C4	334.81'	968.00'	19°49'02"	S83°53'24"E	333.14'
C5	26.67'	325.00'	4°42'10"	N70°27'07"W	26.67'
C6	138.36'	1025.00'	7°44'03"	N69°01'00"W	138.26'
C7	20.47'	325.00'	3°36'34"	N63°20'41"W	20.47'
C8	23.56'	15.00'	90°00'00"	S73°27'36"W	21.21'
C9	23.56'	15.00'	90°00'00"	S16°32'24"E	21.21'
C10	17.32'	275.00'	3°36'34"	S63°20'41"E	17.32'
C11	23.56'	15.00'	90°00'00"	N69°51'02"E	21.21'
C12	21.03'	25.00'	48°11'23"	N00°45'20"E	20.41'
C13	136.91'	50.00'	156°53'17"	N55°06'17"E	97.97'
C14	19.44'	25.00'	44°32'47"	S68°43'26"E	18.95'
C15	96.52'	325.00'	17°00'56"	S82°29'21"E	96.16'
C16	105.61'	275.00'	22°00'16"	N84°59'01"W	104.97'
C17	15.49'	15.00'	59°09'50"	S54°25'57"W	14.81'
C18	24.19'	15.00'	92°24'36"	S21°21'16"E	21.65'
C19	90.60'	975.00'	5°19'27"	S70°13'18"E	90.57'
C20	0.46'	325.00'	0°04'50"	S72°50'36"E	0.46'
C21	0.46'	275.00'	0°05'42"	N72°50'10"W	0.46'
C22	40.10'	1025.00'	2°14'29"	S71°45'47"E	40.09'
C23	50.00'	1025.00'	2°47'43"	S69°14'41"E	50.00'
C24	48.26'	1025.00'	2°41'52"	S68°29'54"E	48.26'
C25	10.48'	268.00'	2°14'28"	N25°58'16"E	10.48'
C26	6.40'	268.00'	1°22'07"	N27°46'33"E	6.40'
C27	36.66'	332.00'	6°19'37"	N25°17'48"E	36.64'
C28	47.16'	332.00'	8°08'19"	N18°03'50"E	47.12'
C29	47.16'	332.00'	8°08'19"	N09°55'31"E	47.12'
C30	47.16'	332.00'	8°08'19"	N01°47'12"E	47.12'
C31	8.78'	332.00'	1°30'57"	N03°02'26"W	8.78'
C33	227.92'	968.00'	13°29'26"	S87°03'12"E	227.39'
C34	44.28'	968.00'	2°37'16"	S78°59'51"E	44.28'
C35	62.61'	968.00'	3°42'20"	S75°50'03"E	62.59'
C36	27.13'	325.00'	4°46'59"	N70°29'32"W	27.12'
C37	21.48'	975.00'	1°15'44"	N72°15'09"W	21.48'
C38	69.12'	975.00'	4°03'43"	N69°35'26"W	69.11'
C39	81.39'	275.00'	16°57'24"	S87°30'26"E	81.09'
C40	24.23'	275.00'	5°02'51"	S76°30'19"E	24.22'
C41	4.86'	325.00'	0°51'27"	N74°24'37"W	4.86'
C42	46.39'	325.00'	8°10'44"	N78°55'42"W	46.35'
C43	45.26'	325.00'	7°58'45"	N87°00'27"W	45.22'
C44	1.91'	25.00'	4°22'08"	N88°48'45"W	1.91'
C45	17.53'	25.00'	40°10'38"	N66°32'22"W	17.17'
C46	37.66'	50.00'	43°09'23"	N68°01'45"W	36.78'
C47	33.98'	50.00'	38°56'33"	S70°55'17"W	33.33'
C48	39.53'	50.00'	45°18'05"	S28°47'58"W	38.51'
C49	25.73'	50.00'	29°29'18"	S08°35'43"E	25.45'
C50	7.56'	15.00'	28°52'05"	S10°37'47"W	7.48'
C51	16.00'	15.00'	61°07'55"	N55°37'47"E	15.26'



VILLAGE AT MANOR COMMONS
PHASE 3
FINAL PLAT
13.577 ACRES

BEING A PORTION OF THE CALLED 56.691 ACRE TRACT OF LAND CONVEYED TO QUALICO MC LLC AND CHESMER HOMES, LLC RECORDED IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SHEET 2 OF 3

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
925 S. Capital of TX Hwy, Ste. B220
WEST LAKE HILLS, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

05-25-2022 "VILLAGE AT MANOR COMMONS PHASE 3 FINAL PLAT 20220525.DWG" DSI Project No. 2021-147

- NOTES:
- NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE", AS DEFINED IN THE MAP REVISION TO FIRM PANEL NO. 48453C0485J, TRAVIS COUNTY, TEXAS, DATED JUNE 1, 2020.
 - BUILDING SETBACK LINES:
20' FRONT SETBACK LINE
5' SIDE LOT LINE.
15' SIDE STREET
10' REAR LOT LINE
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.
 - NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS TRACT LIES WITHIN THE MANOR INDEPENDENT SCHOOL DISTRICT.
 - UTILITY SERVICE:
ELECTRIC SERVICE: BLUEBONNET ELECTRIC
TELEPHONE SERVICE: SOUTHWESTERN BELL
WATER: MANVILLE W.S.C.
WASTEWATER: CITY OF MANOR
 - ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MANOR.
 - A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
 - WATER SUPPLY CAPABLE OF MEETING CITY OF MANOR SUBDIVISION ORDINANCE REQUIREMENTS IS AVAILABLE TO THE SUBDIVISION.
 - WATER AND WASTEWATER SYSTEMS IN THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
 - WATER SERVICE WILL BE PROVIDED BY MANVILLE W.S.C. AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATION.
 - ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR AND WATER CONSTRUCTION MUST BE INSPECTED BY MANVILLE W.S.C.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO MANVILLE W.S.C. WATER AND CITY OF MANOR WASTEWATER.
 - PRIOR TO CONSTRUCTION, A FINAL PLAT AND SUBDIVISION CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF MANOR.
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
 - THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
 - THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - SIGHT EASEMENT AND LANDSCAPE LOT: LOT 34, BLOCK E, WILL BE OWNED AND MAINTAINED BY THE VILLAGE AT MANOR COMMONS RESIDENTIAL COMMUNITY, INC. NO CONSTRUCTION IS PERMITTED WITHIN THE SIGHT DISTANCE EASEMENT WHICH WOULD OBSTRUCT VISIBILITY FOR TRAFFIC. VEGETATION AND MAINTENANCE MUST ALLOW FOR CONTINUOUS VISIBILITY FOR ALL TRAFFIC.
 - THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE LIMITS AS OF THIS DATE: 28TH DAY OF JANUARY, 2022.

This subdivision is not located within the Edward Aquifer Recharge Zone.

There is a 100-year flood plain located within this property. No portion of this tract is within the designated flood hazard area as shown on the Federal Flood Insurance Administration rate map 48453C0485J Travis County, Texas, Revised August 18, 2014.

5/25/2022
Date


Matthew Mitchell, P.E.
Professional Engineer No. 83335
ALM Engineering, Inc.
925 S. Capital of TX Hwy, Suite B220
West Lake Hills, Texas 78746
(512)431-9600



I, Shane Shafer, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas subdivision ordinance, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

DIAMOND SURVEYING, INC.
116 Skyline Road
Georgetown, Texas 78628
(512) 931-3100


Shane Shafer
Registered Professional Land Surveyor No. 5281
Date: MAY 25, 2022



SHEET 3 OF 3

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
925 S. Capital of TX Hwy, Ste. B220
WEST LAKE HILLS, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

STATE OF TEXAS)(
COUNTY OF TRAVIS)(
)

WHEREAS, QUALICO MC, LLC, a Texas limited liability company, acting herein through _____, as _____ and CHESMAR HOMES, LLC, a Texas limited liability company, acting herein through _____, as _____, the owners of the called 56.691 acre tract of land, out of the CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58 and the GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 of Travis County, Texas, and said tract being conveyed to QUALICO MC LLC AND CHESMAR HOMES, LLC by a Special Warranty Deed, recorded in Document No. 2021163845 of the Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 3 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 13.577 acres of land out of said called 56.691 acres in accordance with the attached map or plat and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and consideration therein expressed, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the _____ day of _____ A.D., _____.

QUALICO MC, LLC, A TEXAS LIMITED LIABILITY COMPANY
NAME: _____ TITLE: _____
14400 THE LAKES BLVD., BLDG. C, SUITE 200
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, the undersigned authority, on this day personally appeared _____

known to me 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 purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, _____.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 3 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 13.577 acres of land out of said called 56.691 acres in accordance with the attached map or plat and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and consideration therein expressed, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the _____ day of _____ A.D., _____.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
NAME: _____ TITLE: _____
ONE TWIN OAKS
211 NORTH LOOP 1604 EAST, SUITE 179
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, on this day personally appeared _____

known to me 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 purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, _____.

Notary Public in and for the State of Texas

Print Notary's Name
My Commission Expires

NOTES:

BENCHMARK NO. 1: PK NAIL SET IN ASPHALT 1.9' NORTH OF THE SOUTH EDGE OF PAVEMENT OF RING DRIVE, APPROXIMATELY 16.7' EAST OF THE EAST BOUNDARY LINE OF THE WESTERLY BOUNDARY LINE OF BELL FARMS PHASE ONE-A.
ELEVATION = 512.40'
SURFACE COORDINATES: N=10100622.98, E=3180858.44
GRID COORDINATES: N=10099915.99, E=3180635.80

BENCHMARK NO. 2: PK NAIL SET IN CONCRETE ON THE SOUTHEAST CORNER OF THE CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF RING DRIVE.
ELEVATION = 513.12'
SURFACE COORDINATES: N=10101094.70, E=3179227.45
GRID COORDINATES: N=10100387.67, E=3179004.92

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASE ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.

ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

NO OF BLOCKS: 3

NO. OF RESIDENTIAL LOTS: 72
NO. OF SIGHT EASEMENT/LANDSCAPE LOTS: 1
TOTAL NO. OF LOTS: 73

CURRENT OWNERS: QUALICO MC LLC AND CHESMAR HOMES LLC

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE MANVILLE W.S.C. SERVICE AREA AND WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY AT THE TIME OF SUBMISSION IN COMPLIANCE WITH THE CITY OF MANOR'S SUBDIVISION ORDINANCE.

DATE _____ MANVILLE WATER SUPPLY CORP.

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

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

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

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

STATE OF TEXAS)(
COUNTY OF TRAVIS)(
)

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M., DULY RECORDED ON THE DAY OF _____, 20____, AT _____ O'CLOCK ____M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS _____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

VILLAGE AT MANOR COMMONS
PHASE 3
FINAL PLAT
13.577 ACRES

BEING A PORTION OF THE CALLED 56.691 ACRE TRACT OF LAND CONVEYED TO QUALICO MC LLC AND CHESMAR HOMES, LLC RECORDED IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 CITY OF MANOR, TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Wednesday, January 26, 2022

Matthew Mitchell
 ALM ENGINEERING, INC.
 925 S CAPITAL OF TX HWY
 WEST LAKE HILLS 78746
 matt@almengr.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1397-FP
 Job Address: Villiage at Manor Commons Phase 3 Final Plat, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Villiage at Manor Commons Phase 3 Final Plat (*Final Plat*) submitted by ALM ENGINEERING, INC. and received on May 27, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Please include the required statement "This Subdivision is located within the City of Manor Corporate Limits as of this Date. _____ Day of _____, 202_." per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
2. Please update the signature block to show the P&Z Chair as Julie Leonard and the Mayor as Dr. Christopher Harvey per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
3. Please include the X and Y coordinates for four (4) property corners on the plat based on the state plane coordinate system per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
4. Provide the legal description of the subject tract on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).
5. Provide the approval for service to the subdivision for the Manville Water Service Company per City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ii).
6. 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 the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).
7. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).
8. Note 8 on sheet 3 needs to be revised to meet the City of Manor notes that states the 10' easement shall be provided along the Right-of-way and not the rear property lines.

1/26/2022 8:43:07 AM
Village at Manor Commons Phase 3 Final Plat
2021-P-1397-FP
Page 2

9. The P&Z Chairperson is Julie Leonard. This should be updated on the plat.
10. The Maor is Dr. Christopher Harvey. This should be updated on the plat.
11. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

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

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

Thank you,



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



Texas Engineering Firm #4242

Date: Tuesday, March 1, 2022

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
matt@almengr.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1397-FP

Job Address: Villiage at Manor Commons Phase 3 Final Plat, Manor 78653

Dear Matthew Mitchell,

The subsequent submittal of the Villiage at Manor Commons Phase 3 Final Plat submitted by ALM ENGINEERING, INC. and received on May 27, 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 (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Please include the required statement "This Subdivision is located within the City of Manor Corporate Limits as of this Date. _____ Day of _____, 202_." per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~2. Please update the signature block to show the P&Z Chair as Julie Leonard and the Mayor as Dr. Christopher Harvey per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~3. Please include the X and Y coordinates for four (4) property corners on the plat based on the state plane coordinate system per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).~~
- ~~4. Provide the legal description of the subject tract on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).~~
- 5. Provide the approval for service to the subdivision for the Manville Water Service Company per City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ii).**
- ~~6. 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 the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).~~
- ~~7. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).~~
- 8. Note 8 on sheet 3 needs to be revised to meet the City of Manor notes that states the 10' easement shall be provided along the Right of way and not the rear property lines.**

~~9. The P&Z Chairperson is Julie Leonard. This should be updated on the plat.~~

~~10. The Maor is Dr. Christopher Harvey. This should be updated on the plat.~~

~~11. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.~~

12. The Travis County Clerk should be updated. The new Clerk is Rebecca Guerrero.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, May 27, 2022

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
matt@almengr.com

Permit Number 2021-P-1397-FP

Job Address: Villiage at Manor Commons Phase 3 Final Plat, Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on May 27, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 8, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a one year extension to the Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres, more or less, and being located at 15721 Schmidt Loop, Manor, TX.

Applicant: M&S Engineering

Owner: Felipe de Jesus Moctezuma

BACKGROUND/SUMMARY:

This plat has been approved by our engineers on July 1, 2020 and approved by the Planning and Zoning Commission on July 8, 2020. The plat is being reviewed by Travis County, so the applicant is requesting a one-year extension as permitted by our Subdivision Code.

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

- Plat
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a one year extension to the Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres, more or less, and being located at 15721 Schmidt Loop, Manor, TX.

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

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Wednesday, July 1, 2020

Jen Henderson
M&S Engineering
102 W Morrow St
Georgetown TX 78626
jhenderson@msengr.com

Permit Number 2019-P-1222-SF
Job Address: 15721 Schmidt Loop, Manor 78653

Dear Jen Henderson,

The subsequent submittal of the 15721 Schmidt Loop Short Form Final Plat submitted by M&S Engineering and received on June 24, 2020, 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 (512) 259-3882 or by email at pgray@jaeco.net.

1. The tax certificate was valid at the time of the previous submission but has become invalid over the course of time that the plat was resubmitted for review. A current tax certificate needs to be submitted in order for the plat to be recorded.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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.
Staff Engineer
Jay Engineering Company, Inc.