



Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3
Celestine Sermo, Place 5
Cecil Meyer, Place 6
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1
Gabrielle Orion, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, May 08, 2024, at 6:30 PM

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

AGENDA

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

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

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

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.**
Applicant: Carilu Texas Realty LLC
Owner: Carilu Texas Realty LLC
- 2. Conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.**
Applicant: Rocio Velazquez
Owner: Rocio Velazquez

- 3. Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.**

Applicant: ALM Engineering, Inc.

Owner: Timmermann Commercial Investments, LP

- 4. Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.**

Applicant: Quiddity Engineering

Owner: Ashton Grey

- 5. Conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.**

Applicant: Quiddity Engineering

Owner: Ashton Grey

CONSENT AGENDA

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

- 6. Consideration, discussion, and possible action to approve the minutes for the April 10, 2024, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 7. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.**

Applicant: Carilu Texas Realty LLC

Owner: Carilu Texas Realty LLC

- 8. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.**

Applicant: Rocio Velazquez

Owner: Rocio Velazquez

- 9. Consideration, discussion, and possible action on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.**

Applicant: ALM Engineering, Inc.

Owner: Timmermann Commercial Investments, LP

- 10.** Consideration, discussion, and possible action on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.
Applicant: Quiddity Engineering
Owner: Ashton Grey
- 11.** Consideration, discussion, and possible action on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.
Applicant: Quiddity Engineering
Owner: Ashton Grey
- 12.** Consideration, discussion, and possible action on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.
Applicant: Professional StruCIVIL Engineers Inc
Owner: Najib Wehbe
- 13.** Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Meritage Homes of Texas, LLC
- 14.** Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX.
Applicant: Pedro Lopez
Owner: Pedro Lopez
- 15.** Consideration, discussion, and possible action on a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.
Applicant: Uriel Ocampo Lopez
Owner: Uriel Ocampo Lopez
- 16.** Consideration, discussion, and possible action on a Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.
Applicant: Uriel Ocampo Lopez
Owner: Uriel Ocampo Lopez
- 17.** Consideration, discussion, and possible action on a Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision.
Applicant: ES&A Sign & Awning
Owner: Llano Las Entradas, LLC

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, May 3, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Applicant: Carilu Texas Realty LLC

Owner: Carilu Texas Realty LLC

BACKGROUND/SUMMARY:

This property is near the intersection of US Hwy 290 and Murray Avenue. It is in between the MISD Police Station and Mr. Jims gas station. The property was zoned SF-1 when the city first applied zoning districts back in the early 2000s, but the property has always been used commercially. Its prior use was as a law office building.

The request for Neighborhood Business is consistent with the Comprehensive Plan Future Land Use Map designating this area as Community Mixed Use. Community Mixed Use is meant as a mix of nonresidential and residential uses in a compact design to create a walkable environment.

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

- Letter of Intent
- Rezone Map
- Aerial Image
- Neighborhood Business Uses
- FLUM
- Community Mixed Use Dashboard
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

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



Dear Members of the Zoning Board,

I am writing to formally request the rezoning of the property located at 310 W. Murray St., Manor, TX 78653, from its current Residential zoning to Commercial zoning. The primary reason for this request is to align the property's use with its original design and previous usage history.

I currently operate a real estate office at this location and wish to expand by leasing additional office spaces within the same premises. However, under the current Residential zoning, this expansion is not feasible. Changing the zoning to Commercial would not only benefit my business but also contribute to the local economy by providing additional office spaces for lease.

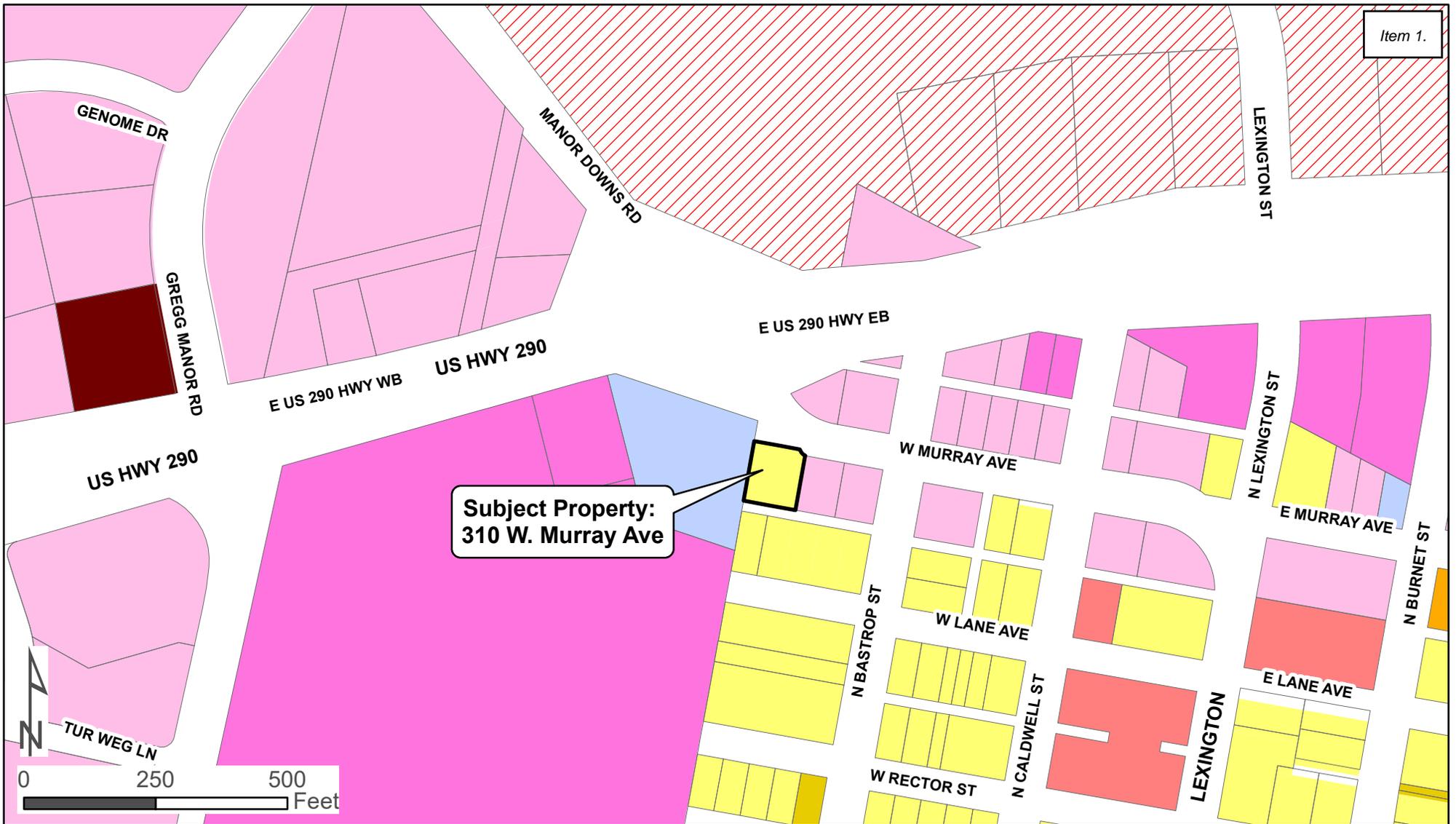
It's important to note that when I purchased the property, it was sold under the premise of being commercial real estate. The building's structure and internal layout are designed specifically for commercial use. For example, there are no showers or other features typically found in residential properties. From the beginning, this property has been utilized for commercial purposes, evidenced by its previous occupants, a law firm.

The property's location and design make it unsuitable for residential use but ideal for commercial activities. Rezoning this property would not only rectify this misalignment but also maximize its potential for contributing to the local business community.

I am committed to ensuring that any business activities conducted on the premises will adhere to the highest standards and will follow all relevant regulations and guidelines. Thank you for considering my request. I am available for any further discussions or hearings required in this matter. I look forward to a favorable response and am hopeful that the Board will recognize the benefits of rezoning this property for commercial use.

Sincerely,
Carilu Castelan

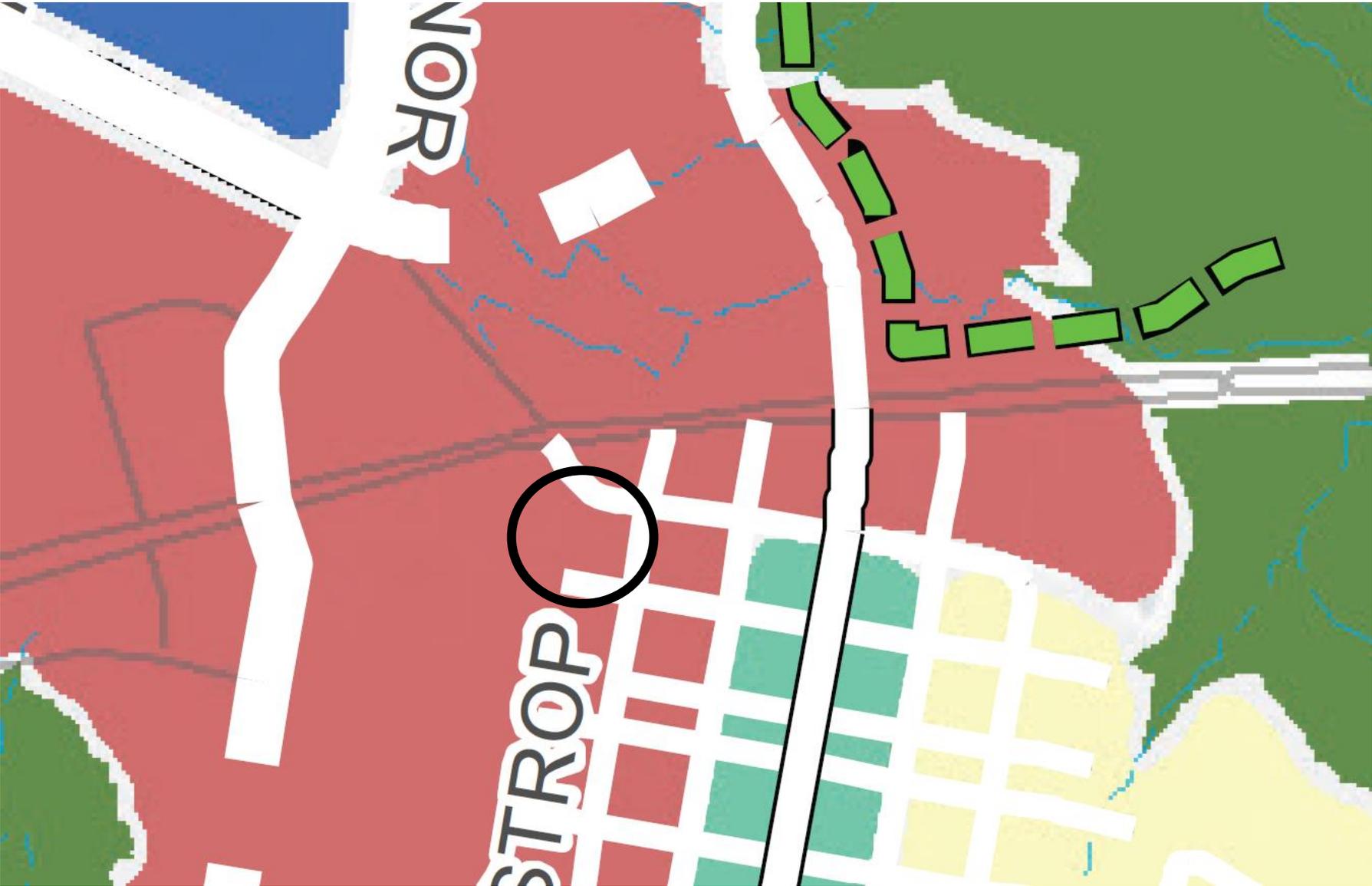
 March 5, 2024



Current:
 (SF-1) Single Family Suburban

Proposed:
 (NB) Neighborhood Business

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



COMMUNITY MIXED-USE

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

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

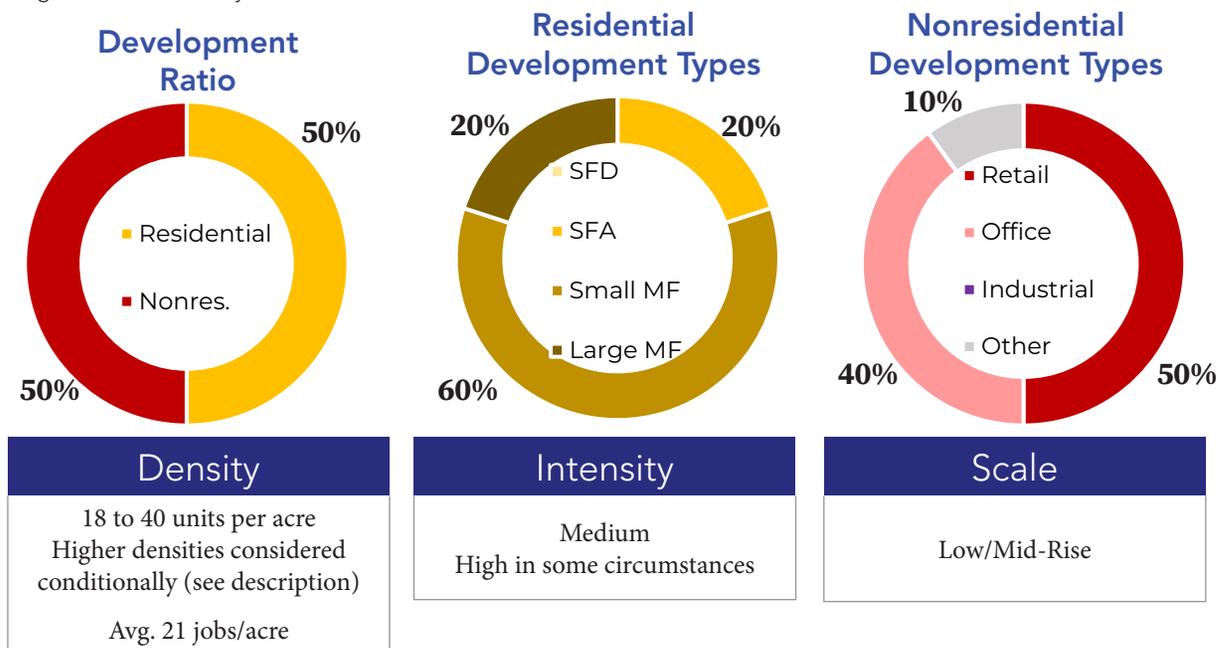
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



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

MIXED USE DISTRICTS

NB

Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

Permitted and Conditional Uses

Residential

Condominium (c)	Multi-family (c)
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Non-Residential

Alcoholic beverage establishment (c/s)	Laundry services (self)
Antique shop	Liquor sales (c)
Art studio or gallery	Medical clinic
Business Support Services	Offices, government
Child Care Center	offices, medical
Club or lodge (c)	Offices, professional
Community Garden (c)	Personal improvement services
Consumer Repair Services	Personal services
Event Center (c/s)	Pet store (c)
Financial Services (c)	Printing and publishing (c)
Florist (c)	Religious assembly
Food Sales (c)	Restaurant (c)
Funeral Services (c)	Utility services, minor
Gasoline Station (limited) (c/s)	Veterinary services, small (c)
General Retail Sales (convenience)	Wireless Transmission Facilities, attached (c/s)
General retail sales (general)	Wireless Transmission Facilities, stealth (c/s)
Governmental Facilities	
Hotel (c/s)	

NB

Neighborhood Business

Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft ¹	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% ²	Exterior side Setback	20 ft ⁴
Maximum dwelling unit size	1,000 sq ft ³	Rear Setback	20 ft ⁴
Maximum dwelling units	10/acre	Streetscape Yard	15 ft ⁵

¹ Corner lots add 10 ft

² 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

³ For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

⁴ Setbacks to non-residential can be 10 ft

⁵ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.



4/24/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 310 W. Murray Rezoning from SF-1 to NB
Case Number: 2024-P-1636-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Applicant: Carilu Texas Realty LLC
Owner: Carilu Texas Realty LLC

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

290 East Not West LLC
421D Congress Ave.
Austin, TX 78701

Mario Juarez
3401 Bratton Ridge Xing
Austin, TX 78728

Edward Garcia
804 N Bastrop St.
Manor, TX 78653

Luna Benita Gonzalez
802 N Bastrop St.
Manor, TX 78653

Mr. Jims Grocery Inc.
PO Box 827
Manor, TX 78653

Brenda S. Perez
600 Samaripa St.
Manor, TX 78653

Walter L. Robinson
3608 Eagles Nest St.
Round Rock, TX 78665

Thomas M. Turman
21609 Union Lee Church Rd.
Manor, TX 78653

Manor Independent School District
PO Box 359
Manor, TX 78653

River City Partners Ltd.
501 E Koenig Ln.
Austin, TX 78751

Wenkai Chen
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TX 78702



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez

Owner: Rocio Velazquez

BACKGROUND/SUMMARY:

This property is along FM 1100 near the intersection with Kimbro West Road, about 1.3 miles north of the intersection of FM 1100 and US 290. The applicant is requesting C-2 Medium Commercial zoning as they intend to construct an event center.

The Comprehensive Plan Future Land Use Map has this area designated as Employment Center. Employment Center uses are meant to have access to major roadways and supports a mix of retail, office, industrial, and other nonresidential development types. This 3.75-acre tract being C-2 Medium Commercial would be consistent with the intent of the Employment Center designation by providing compatible retail and nonresidential uses for other office and industrial uses that will be a part of the larger Employment Center district.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *No*

PRESENTATION: *No*

ATTACHMENTS: *Yes*

- Letter of Intent
- Rezoning Map
- Aerial Image
- C-2 Land Uses
- Future Land Use Map
- Employment Center Dashboard
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



Good afternoon to all,

My Name is Rocio Velazquez, and I am Writing this letter to whom it may concern,

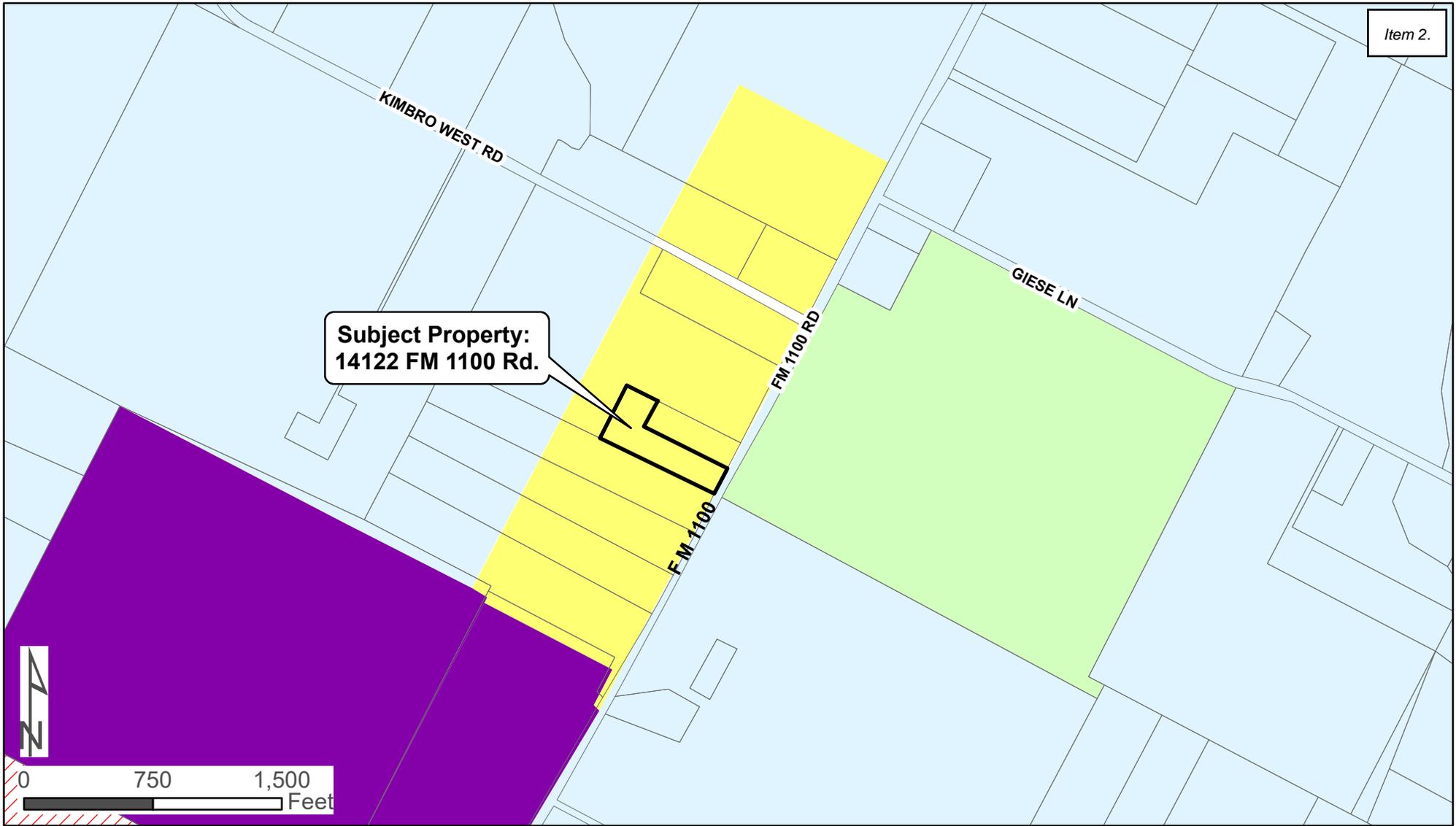
We recently bought a property located at 14122 FM 1100 in Manor Tx 78653, our intent with this property is to to change the zoning on our property. We are currently zoned as a Single Family Residential Suburban Site and would like to change it to a Commercial Use Site (C2). Our Plans with this Change of zone would be to Build A Event Center(Venue). We Look Forward to Building a Modern Event Center something our Town Would Love to have, & we would love to provide that. With Manor Growing so much over the past year's and what it looks like it will grow into in a few more an Event Center is something we truly believe will add more value to our precious Manor and it families.

Please feel free to reach out, if there's any questions

Thank You,

Rocio Velazquez

512-840-8392



**Subject Property:
14122 FM 1100 Rd.**

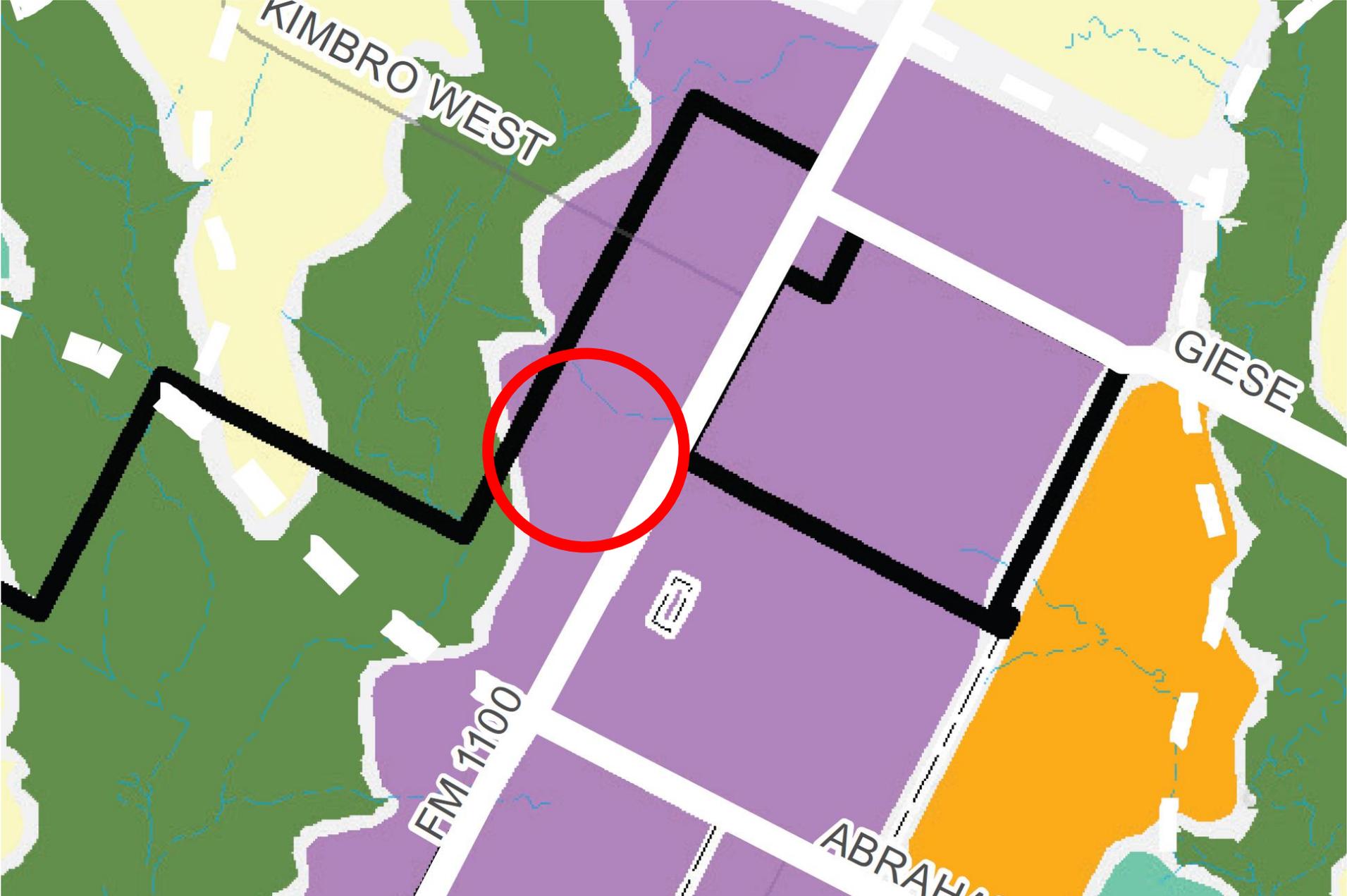


**Current:
(SF-1) Single Family Suburban**

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

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





EMPLOYMENT

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

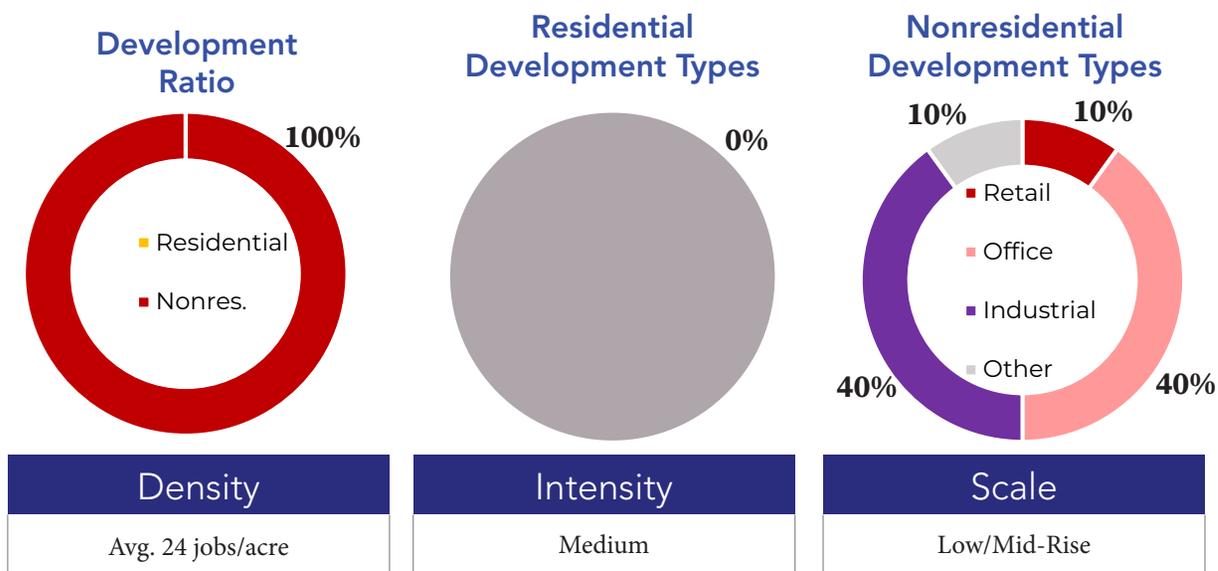
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

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

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

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

Figure 3.7. Employment Land Use Mix Dashboard



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

C-2

Medium Commercial

The medium commercial district is intended for moderately dense commercial development, such as large-format retailers and malls, serving local and regional needs. Medium commercial uses should be located along or the intersections of major roadways to accommodate the traffic generated.

Permitted and Conditional Uses

Non-Residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Preparation (c)	Religious Assembly
Amusement (Indoor) (c)	Food Sales (c)	Restaurant (c)
Amusement (outdoor) (c)	Funeral Services (c)	Restaurant-Drive in or Drive-Through (c)
Antique Shop	Game Room (c/s)	School, boarding
Art Studio or Gallery	Garden Center (c)	School, business or trade
Automobile Repair (Major)(c)	Gasoline Station (Limited) (c/s)	School, College or University
Automobile Repair (Minor) (c)	Gasoline Station Full Service (c/s)	School, private or parochial
Automobile Sale/Rental (c)	General Retail Sales (Convenience)	School, public
Automobile Washing (c)	General Retail Sales (General)	Semi-Permanent food establishment (c)
Brewery, micro (c)	Governmental facilities	Smoke shop or Tobacco Store
Brewpub (c)	Hospital Services (s)	Theater
Business Support Services	Hotel (c)	Transportation Terminal (c)
Child Care Center	Kennel (c)	Truck and Trailer sales and rental (c)
Club or Lodge (c)	Laundry Service	Utility services (minor)
Commercial Off-Street Parking (c)	Laundry Service (Self)	Veterinary Services, large (c)
Communication Services or Facilities	Liquor Sales (c)	Veterinary Services, small (c)
Construction and Equipment Sales (Minor)	Medical Clinic (s)	Wireless Transmission Facilities, attached (c)
Consumer repair Services	Mini-Storage Warehouse (c)	Wireless Transmission Facilities, stealth (c)
Contractor's shop (c)	Offices, Government	Wireless Transmission Facilities, monopole (c/s)
Distillery, micro	Offices, Medical (s)	Zoo, private
Event Center (c/s)	Offices, Professional (s)	
Financial Services (c)	Offices, Showroom	
Financial Services, alternative (c)	Off-site Accessory Parking	
)	Pawnshop (c)	
Florist (c)	Personal Improvement Services	
	Personal Services	
	Pet Store (c)	
	Printing and Publishing (c)	
	Recreational Vehicle Park (c/s)	

C-2

Medium Commercial

Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	60% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	70%	Streetside Setback	15 ft
		Exterior Side Setback	40 ft ⁶
		Rear Setback	40 ft ⁶
Landscape Requirement	15% ³		
Streetscape yard	15 ft ⁴		
Bufferyard	25 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 10 ft



4/24/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14122 FM 1100 rezoning from SF-1 to C-2
 Case Number: 2024-P-1628-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez
Owner: Rocio Velazquez

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

LOPEZ LUCRECIO & ERICA (1749116)
14034 FM 1100
MANOR TX 78653-4095

CHACON MARVIN & ARLETYS
(1828293)
305 MILTON CV
PFLUGERVILLE TX 78660-2919

HOLEMAN JANET (420066)
14204 FM 1100
MANOR TX 78653-3719

OMAN DAVID (1447835)
14859 BOIS D ARC LN
MANOR TX 78653-3626

BONO JOSEPH A III TRUST ETAL
(1940458)
5718 WESTHEIMER RD STE 1840
HOUSTON TX 77057-5758



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

The Manor Commons NE Commercial tract is at the northeast corner of US Hwy 290 and FM 973. The developer is seeking to divide the approximately 34-acre tract into 18 commercial lots (17 developable commercial lots and 1 drainage lot). The proposed uses include restaurants, retail, a bank, and a hotel. The plan also includes extending Marie Lane from Greenbury into the commercial subdivision to a roundabout with connections to US 290 and FM 973. The FM 973 intersection will be where the new Manor Commerce Blvd connects to FM 973 as part of the Manor Crossing development and a signal will be installed by the Manor Crossing developer. Additional turning lanes are planned on FM 973 and US 290, and there will not be a signal added to the US 290 connection, which will be a right-in, right-out, and not provide a crossing to EB US 290 traffic.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *No*

PRESENTATION: *No*

ATTACHMENTS: *Yes*

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

ACTIONS:

<i>Discretion</i>	Discretionary
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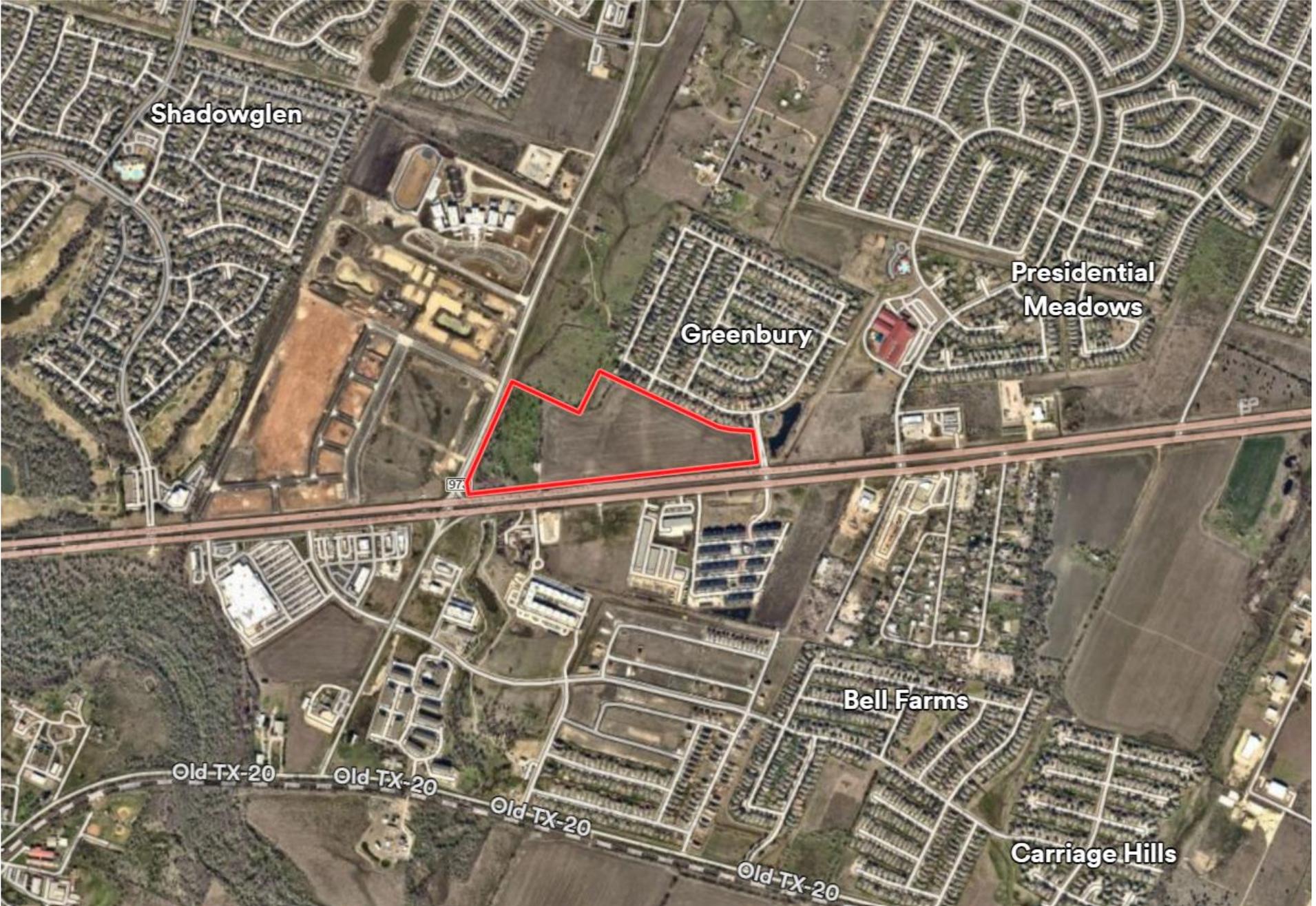
<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

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





1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan, , TX.

Dear Matt Mitchell,

The first submittal of the Manor Commons NE Commercial Concept Plan (*Concept Plan*) submitted by ALM Engineering, Inc. and received on February 29, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.
2. The TIA will need to be submitted separately from the Concept Plan.
3. City of Manor signature blocks are required to be included with the Concept Plan.
4. The proposed major categories of land use by acreage should be provided on the Concept Plan.
5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan.
6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.
7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.
8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.

12/11/2023 11:07:18 AM
Manor Commons NE Commercial Concept Plan
2023-P-1590-CP
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA



December 29, 2023

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
1500 CR 269
Leander, TX 78641

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan, , TX.

1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.

RESPONSE: Alexander Flores, P.E., with BOE Consulting Services, LLC., has been working on a TIA for this property, also known as Manor Commons Phase 3, for this project since 2022. Pauline Gray, P.E. approved the scoping letter along with TxDOT on December 9, 2022.

2. The TIA will need to be submitted separately from the Concept Plan.

RESPONSE: The TIA, known as Manor Commons Phase 3, was already submitted.

3. City of Manor signature blocks are required to be included with the Concept Plan.

RESPONSE: Signature blocks added.

4. The proposed major categories of land use by acreage should be provided on the Concept Plan.

RESPONSE: The proposed zoning is C-1 and the proposed land use is C-1 as shown on the lower left corner of page 1 of the concept. Estimated land uses are included in the TIA table that has been added to the Concept Plan but these are subject to change depending on demand.

5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan.

RESPONSE: The LUE table with water and wastewater estimates is located at the bottom center of the Concept Plan

6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.

RESPONSE: These have been removed.

7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.

RESPONSE: These have been removed.

8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.

RESPONSE: There is only 1 protected tree being removed. We are now proposing to add four 3" trees to the north side of POMERANIAN PLAZA, on Lot 1, Block C.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 21, 2024

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan,

Dear Matt Mitchell,

The subsequent submittal of the Manor Commons NE Commercial Concept Plan submitted by ALM Engineering, Inc. and received on February 29, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.~~
- ~~2. The TIA will need to be submitted separately from the Concept Plan.~~
3. City of Manor signature blocks are required to be included with the Concept Plan. **Felix Piaz is the current chairperson, and Lluvia Almaraz is the current City Secretary.**
- ~~4. The proposed major categories of land use by acreage should be provided on the Concept Plan.~~
5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan. **Provide the estimated number of LUEs for wastewater.**
- ~~6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.~~
- ~~7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.~~
- ~~8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.~~

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



February 29, 2024

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
1500 CR 269
Leander, TX 78641

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan

3. City of Manor signature blocks are required to be included with the Concept Plan. **Felix Piaz is the current chairperson, and Lluvia Almaraz is the current City Secretary.**

RESPONSE: The chairperson and city secretary names have been updated.

5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan. **Provide the estimated number of LUEs for wastewater.**

RESPONSE: The at the bottom middle of the Concept Plan has been updated to show both the Water and Wastewater estimated LUE's.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matthew Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Monday, March 25, 2024

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan,

Dear Matt Mitchell,

We have conducted a review of the concept plan for the above-referenced project, submitted by Matt Mitchell and received by our office on February 29, 2024, 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.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Manor Commons NE Commercial Concept Plan
 Case Number: 2023-P-1590-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for Manor Commons NE Commercial being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX. Subdivision concept plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

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

REESE MICHAEL B & ANDREIA L (320297) 12808 BASKETFLOWER CV ELGIN TX 78621-6033	PEREZ NOE (1897521) 13200 CONSTELLATION DR AUSTIN TX 78653-3863	GREENBURY VILLAGE HOA (1287450) PO BOX 7079 ROUND ROCK TX 78683-7079
GUERRERO MARIA ELENA (1933233) 46 Lake Forest Dr Morgans Point Resort TX 76513-9276	KHOSRAVI TOURAJ (1903773) 12103 Ella Lee Ln Houston TX 77077-6032	HERNANDEZ JACOBO V & MA TERESA (1647588) 17913 MAXA DR MANOR TX 78653-3875
OSUNA ROBERT J (1308642) 17917 MAXA DR MANOR TX 78653-3875	KAHLA KODY (1841325) 17921 MAXA DR MANOR TX 78653-3875	JACKSON TAMERIAL L & FLOYD A (1290208) 17925 MAXA DR MANOR TX 78653-3875
CASTRO ANTONIO JR (1718340) 18001 MAXA DR MANOR TX 78653-3679	BARRETT RYAN M (1758505) 18009 MAXA DR MANOR TX 78653-3679	PUGH ZACH (1818879) 18013 MAXA DR MANOR TX 78653-4113
DELUNA ADRIAN & RENEE (1575865) 18017 MAXA DR MANOR TX 78653-4113	CULBERSON JENELL (552436) 18021 MAXA DR MANOR TX 78653-4113	OAKMOSS LLC (1547523) 6001 W PARMER LN AUSTIN TX 78727-3901
TAN MANGNAN (1869704) 16304 BATES CV PFLUGERVILLE TX 78660-2126	WILLIAMS JEWEL I (552439) 18109 MAXA DR MANOR TX 78653-3680	LOPEZ ANDRESS & AMBER (1669586) 18113 MAXA DR MANOR TX 78653-3680
WALKER ROBERT SR (552441) 18117 MAXA DR MANOR TX 78653-3680	HOFFMAN DONNA L & KENNETH M HOFFMAN (1559812) 18201 MAXA DR MANOR TX 78653-3681	SCHROEDER SARAH LEANNE (1855710) 18205 MAXA DR MANOR TX 78653-3681
PETERSON CHOQUETTE M (1381171) 3002 ROCK ROSE PL ROUND ROCK TX 78665-3821	SALDANA EDUARDO (1722256) 18217 MAXA DR MANOR TX 78653-3681	MICHAEL DAVID A & ANNA (1514924) 228 E 116TH ST APT 24 NEW YORK NY 10029-1436
FUENTES ANGEL U (1403309) 18304 MAXA DR MANOR TX 78653-3682	APARICIO KEIDI MELISSA SANDOVAL (1827781) 18300 MAXA DR MANOR TX 78653-3682	WILLIS NICOLE M (1533710) 18220 MAXA DR MANOR TX 78653-3681
SPARKMAN RONALD L (1793781) 18216 MAXA DR MANOR TX 78653-3681	NGUYEN HOA V & OANH K (552413) 18212 MAXA DR MANOR TX 78653-3681	CHEN ZHONGYAN (1945591) 5528 Crystal Ct McKinney TX 75072-5187

YANEZ MARIO ALBERTO PERALTA &
ELENA S TOVAR (1584650)
18204 MAXA DR
MANOR TX 78653-3681

TUCKER ANDREW JAMES & KRISTA N
(1850290)
18200 MAXA DR
MANOR TX 78653-3681

REYES ROLANDO HERNANDEZ &
(1624152)
18116 MAXA DR
MANOR TX 78653-3680

JONES ROSALAND D (552419)
18108 MAXA DR
MANOR TX 78653-3680

GALVAN ALFRED & MELISSA (552420)
18104 MAXA DR
MANOR TX 78653-3680

JARAMILLO FRANCISCO E (552421)
18100 MAXA DR
MANOR TX 78653-3680

CHMIELEWSKI ALAN R & CYNTHIA
(552344)
13200 MIZZEN ST
MANOR TX 78653-3670

PENNICK DARIAN E & SHAWN S GRA
(552343)
13204 MIZZEN ST
MANOR TX 78653-3670

MADISON LINDSEY & NATHANIEL
CLARK JR (1714271)
13201 MARIE LN
MANOR TX 78653-3859

VILLAREAL RUTH PAJARILLO
REVOCABLE TRUST (1383182)
838 PINE AVE UNIT 315
LONG BEACH CA 90813-5828

ALDRIDGE ROXANNE & WILLIAM
(1903122)
5820 Harper Park Dr Unit 37
Austin TX 78735-8586

RODRIGUEZ MARTIN (1770678)
13204 MARIE LN
MANOR TX 78653-3859

TEEL JAMES R (1307741)
13201 CONSTELLATION DR
MANOR TX 78653-3863

HOUSTON JOAN (1837110)
13208 CONSTELLATION DR
MANOR TX 78653-3863

ALDRIDGE BYRON BARRETT (1920501)
13205 Constellation Dr
Manor TX 78653-3863

LAGMANSON MARKUS (1907709)
101 Valley View Dr E
Leander TX 78641-9291

SARVER JONATHAN (1922431)
231 Baldovino Skwy
Lakeway TX 78738-6218

ORTIZ FELIX & AGELICA VASQUEZ ALBA
(1376449)
13208 MIZZEN ST
MANOR TX 78653-3670

ALVARADO FORTINO A (1617123)
18101 SKYSAIL DR
MANOR TX 78653-3671

MOORE JUSTIN & SARAH MOORE &
(1685090)
18105 SKYSAIL DR
MANOR TX 78653-3671

DEAN DELONDA M (552424)
18109 SKYSAIL DR
MANOR TX 78653-3673

JOHNSON GLINDA M (552425)
18113 SKYSAIL DR
MANOR TX 78653-3673

GUNDERSON KASEY MARIE & ADAM
CARL (1728540)
18117 SKYSAIL DR
MANOR TX 78653-3673

WRIGHT IRENE & SHERRILL (1490641)
PO BOX 2428
CEDAR PARK TX 78630-2428

LOHRSTORFER SKYE ELYSIA &
MATTHEW E. RUNNEBAUM (1905943)
18201 Skysail Dr
Manor TX 78653-3674

HATHORN MARY J (552429)
18205 SKYSAIL DR
MANOR TX 78653-3674

BELTRAN JESUS (1338817)
18209 SKYSAIL DR
MANOR TX 78653-3674

REYNA GENOVEVA (1386954)
18213 SKYSAIL DR
MANOR TX 78653-3674

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

MONROE OZIE SR FAMILY TRUST
(1436205)
PO BOX 254
MANOR TX 78653-0254

GCP XXXII LTD (1955354)
12750 MERIT DR STE 1175
DALLAS TX 75251-1235

BUTLER FAMILY PARTNERSHIP LTD
(214042)
PO BOX 9190
AUSTIN TX 78766-9190

13100 FM 973 INC (1922637)
10095 US Highway 290 E
Manor TX 78653-0539

AMERCO REAL ESTATE COMPANY
(1562110)
2727 N CENTRAL CV
PHOENIX AZ 85004

GRASSDALE AT MANOR LLC (1832172)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

MANOR PLAZA LLC (1727653)
1150 CR 126
GEORGETOWN TX 78626-2454

CUBE HHF LP (1596998)
5 OLD LANCASTER RD
MALVERN PA 19355-2132

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHFC MANOR LAND LLC (1785220)
8310 N CAP OF TX HWY STE 490
AUSTIN TX 78731

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Quiddity Engineering

Owner: Ashton Grey

BACKGROUND/SUMMARY:

The revised PUD for the New Haven Subdivision was approved on April 3, 2024. With the revised the PUD, the developer also revised the Concept Plan and Preliminary Plats. The Concept Plan was originally approved on June 21, 2023, and the Preliminary Plat was approved January 10, 2024.

The revised Concept Plan is consistent with the revised PUD for the increased park acreages and reduced number of lots. The Concept Plan has 261 residential lots, 1 commercial lot, and 1 storage tank lot which is being dedicated to the city for water storage tanks. The Plan has 20.3 acres of parks and open space.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *No*

PRESENTATION: *No*

ATTACHMENTS: *Yes*

- Revised concept plan
- Original concept plan
- Comparison
- Aerial location
- Conformance Letter
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
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<i>Subdivision Review Type</i>	Concurrent
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

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

DEVELOPER/LAND OWNER:
GREGG LANE DEV., LLC
101 PARKLANE BLVD., STE. 102
SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

REVISED DATE: APRIL 2024

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX APRIL 2024

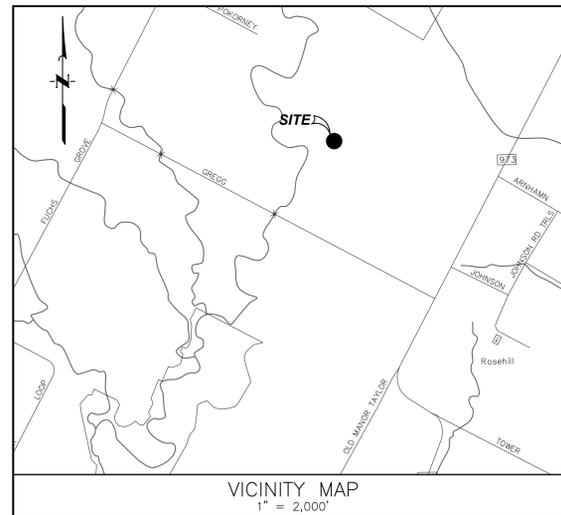
INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN

CONSTRUCTION OF NEW HAVEN TRACT WILL BE COMPLETED IN FOUR PHASES AND IS PROPOSED TO BEGIN IN Q3 OF 2023.
PHASE 1: Q2 OF 2024
PHASE 2: Q3 OF 2025
PHASE 3: Q3 OF 2026
PHASE 4: Q3 OF 2027

THE NEW HAVEN DEVELOPMENT IS ESTIMATED TO GENERATE 6,564 NEW DAILY TRIPS WITH 325 OF THOSE NEW TRIPS OCCURRING DURING THE AM PEAK HOUR, AND 400 NEW TRIPS OCCURRING IN THE PM PEAK HOUR.

NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (262 LOTS)	43.00	262.00
NATURE PRESERVE	12.57	
OPEN SPACE	10.17	
COMMERCIAL	2.63	50.00
UTILITY	2.36	
TRAILS	2.81	
STREET ROW	16.80	
TOTAL	90.34	312



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 _____ OF _____, 20____ A.D.

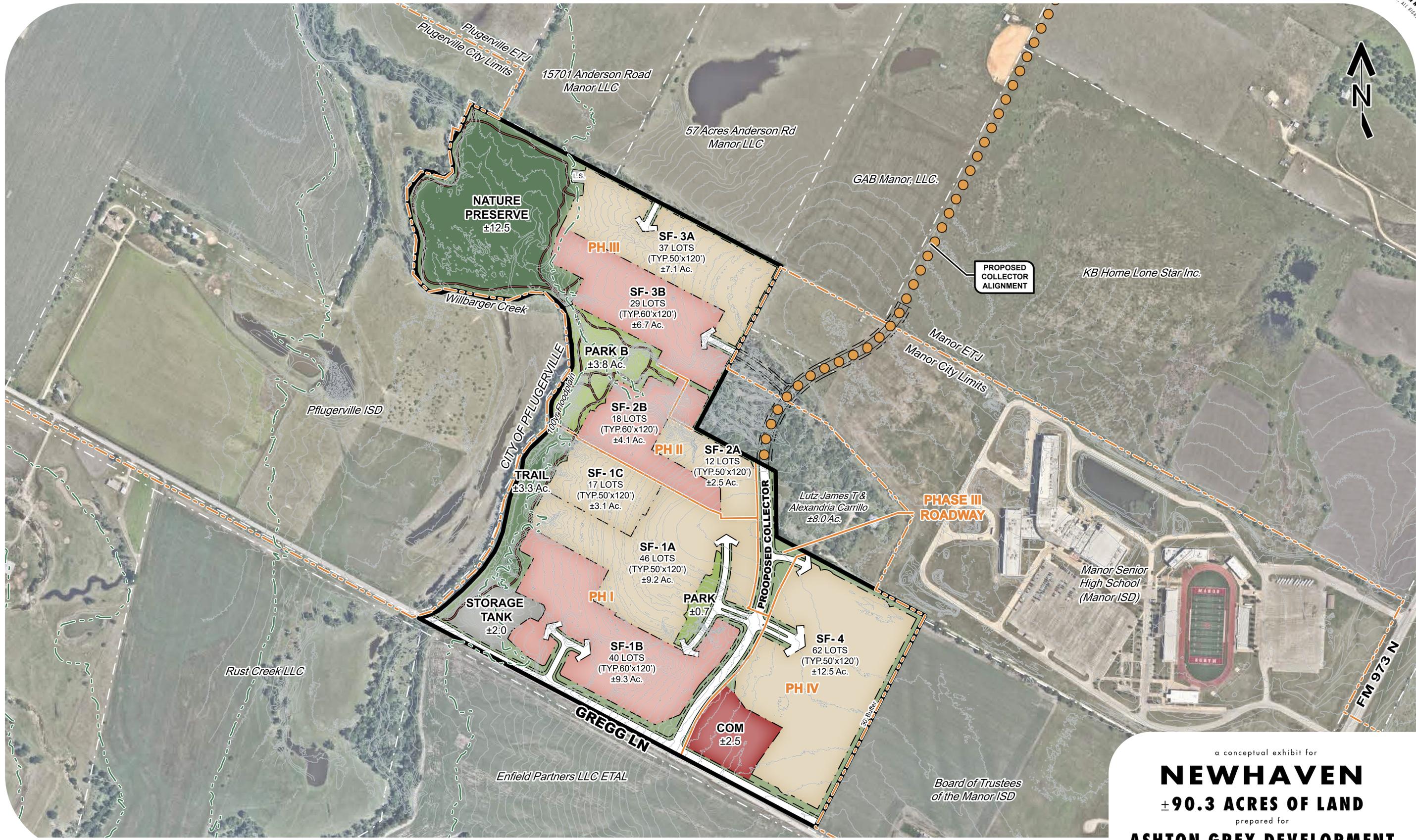
APPROVED: _____ ATTEST: _____
FELIX PAIZ, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

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

K:\16759\16759-0007-02 Newhaven Subdivision\2 Design Phase\CAD\Concept Plan\New Haven Concept Plan.dwg





a conceptual exhibit for
NEWHAVEN
 ± 90.3 ACRES OF LAND
 prepared for
ASHTON GREY DEVELOPMENT

META
 PLANNING + DESIGN
 SCALE 0 100 200 400
 24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422
 MTA-78007
 APRIL 08, 2024

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	63 LOTS	12 LOTS	37 LOTS	62 LOTS	174 LOTS
60'x120'	40 LOTS	18 LOTS	29 LOTS	62 LOTS	87 LOTS
SUB TOTAL	103 LOTS	30 LOTS	66 LOTS	62 LOTS	261 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DEVELOPER/LAND OWNER:
 GREGG LANE DEV., LLC
 101 PARKLANE BLVD., STE. 102
 SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150
 Austin, Texas 78741-7425
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX NOVEMBER 2022

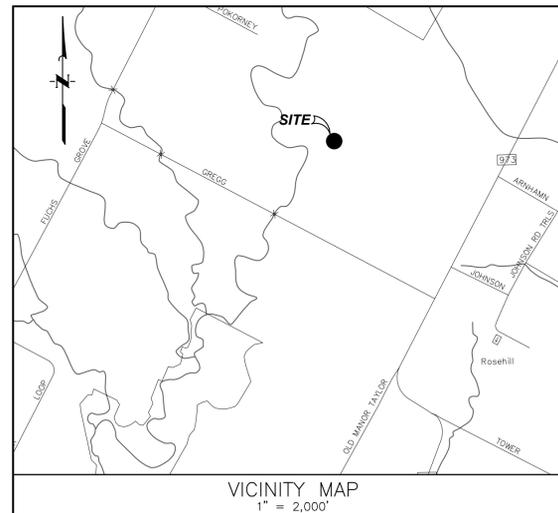
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NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (271 LOTS)	59.40	271.00
NATURE PRESERVE	12.50	
OPEN SPACE	7.10	
COMMERCIAL	2.50	50.00
UTILITY	2.00	
TRAILS	2.00	
COLLECTOR	4.80	
TOTAL	90.30	321



4/28/2023

[Handwritten Signature]

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 _____ OF _____ 20__ A.D.

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

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

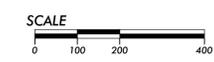
BY: _____ ATTEST:
 DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ,
 MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY



a concept plan for
NEWHAVEN
 ± 90.3 ACRES OF LAND
 prepared for
ASHTON GREY DEVELOPMENT



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422

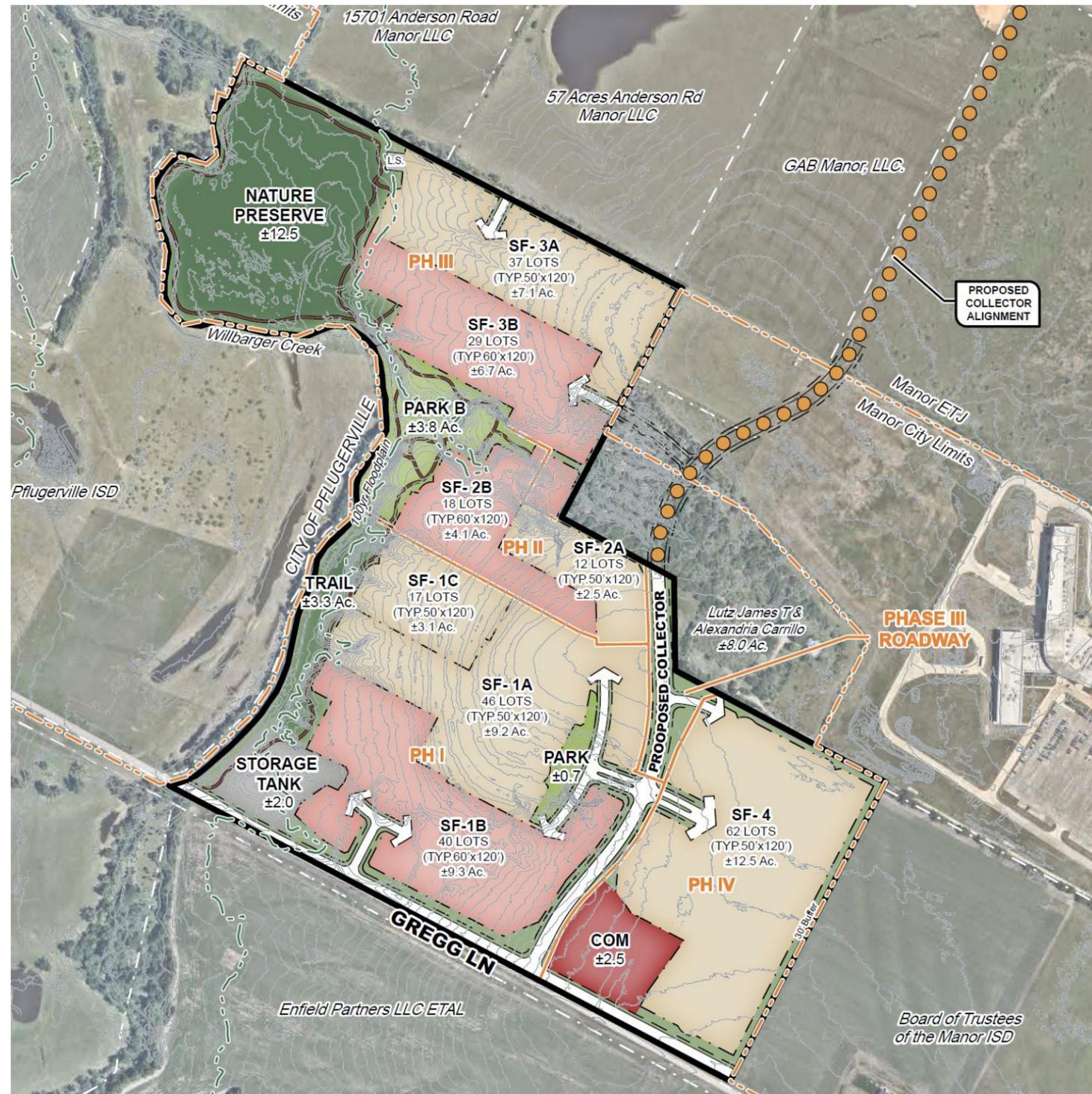


MTA-78007
 APRIL 25, 2023

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50' x 120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60' x 120'	40 LOTS	12 LOTS	29 LOTS		81 LOTS
SUB TOTAL	85 LOTS	55 LOTS	68 LOTS	63 LOTS	271 LOTS

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REVISED CONCEPT PLAN



PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	63 LOTS	12 LOTS	37 LOTS	62 LOTS	174 LOTS
60'x120'	40 LOTS	18 LOTS	29 LOTS	62 LOTS	87 LOTS
SUB TOTAL	103 LOTS	30 LOTS	66 LOTS	62 LOTS	261 LOTS

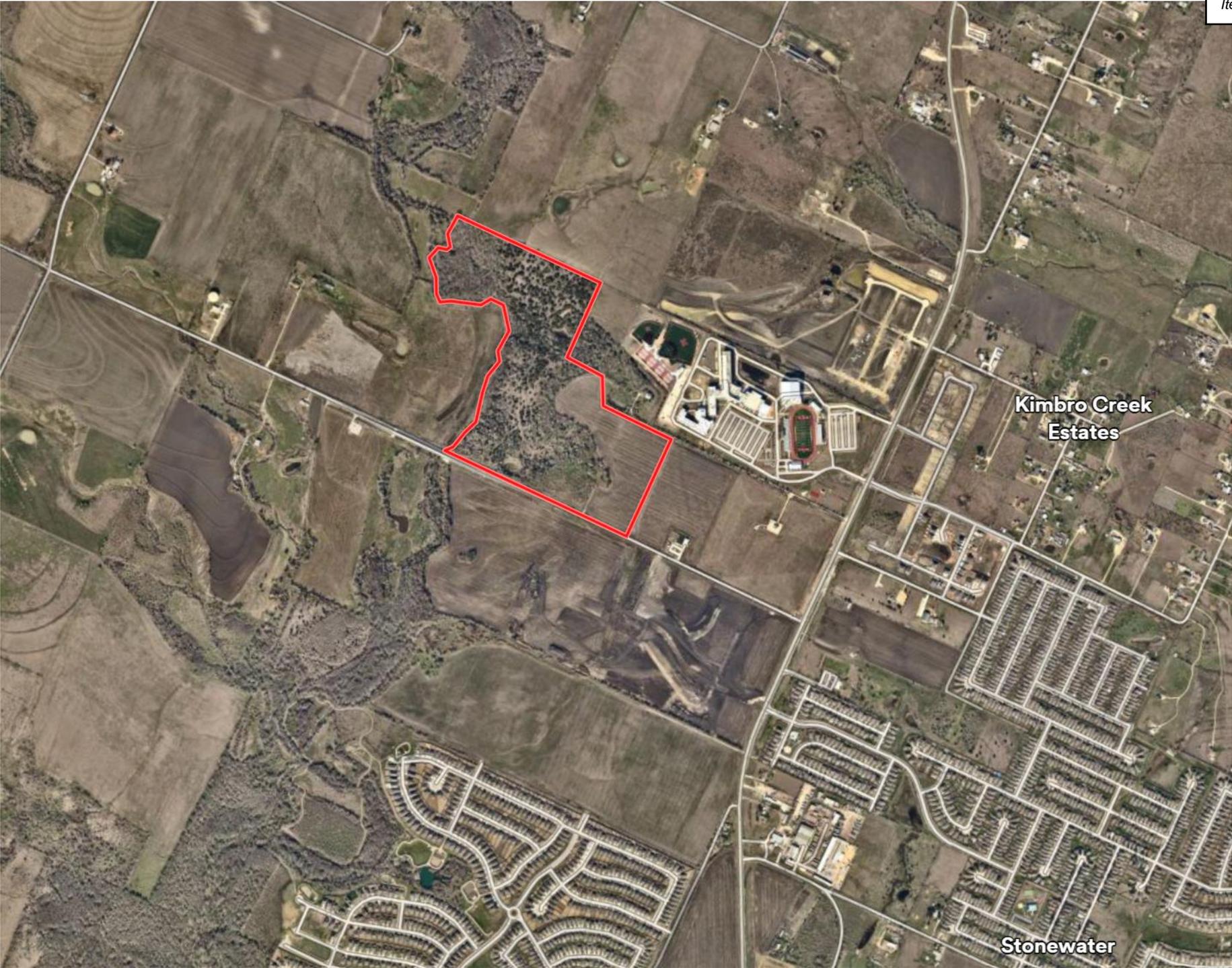
THIS PLAN IS NOT FOR COMPUTATION OR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER AND/OR ENVIRONMENTAL CONSULTANTS SHALL BE RESPONSIBLE FOR THE PHYSICAL DESIGN. ADDITIONALLY, NO WARRANTY IS MADE.

ORIGINAL / APPROVED CONCEPT PLAN



PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60'x120'	40 LOTS	12 LOTS	29 LOTS	63 LOTS	81 LOTS
SUB TOTAL	85 LOTS	55 LOTS	68 LOTS	63 LOTS	271 LOTS

THIS PLAN IS NOT FOR COMPUTATION OR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER AND/OR ENVIRONMENTAL CONSULTANTS SHALL BE RESPONSIBLE FOR THE PHYSICAL DESIGN. ADDITIONALLY, NO WARRANTY IS MADE.





1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, April 10, 2024

Brad Carabajal
Quiddity Engineering
3100 Alvin Devane Blvd
Austin 78741
bcarabajal@quiddity.com

Permit Number 2024-P-1632-CP
Job Address: 11108 Gregg Ln, Manor 78653

Dear Brad Carabajal,

We have conducted a review of the concept plan for the above-referenced project, submitted by Brad Carabajal and received by our office on April 09, 2024, 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.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: New Haven Concept Plan Update
 Case Number: 2024-P-1632-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Revised Subdivision Concept Plan for New Haven and being located near the intersection of Gregg Lane and FM 973, Manor, TX. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Quiddity Engineering
Owner: Ashton Grey

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

*105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG*

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

*Applicant: Quiddity Engineering
Owner: Ashton Grey*

BACKGROUND/SUMMARY:

The revised Preliminary Plat was filed concurrently with the revised Concept Plan. It is consistent with the revised PUD approved on April 3, 2024 and the revised Concept Plan. The Preliminary Plat contains 261 residential lots, 1 commercial lot, 1 storage tank lot for the city’s use, and 21 park/open space/nature preserve lots.

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

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

ACTIONS:

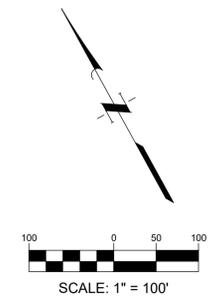
<i>Discretion</i>	Non-discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

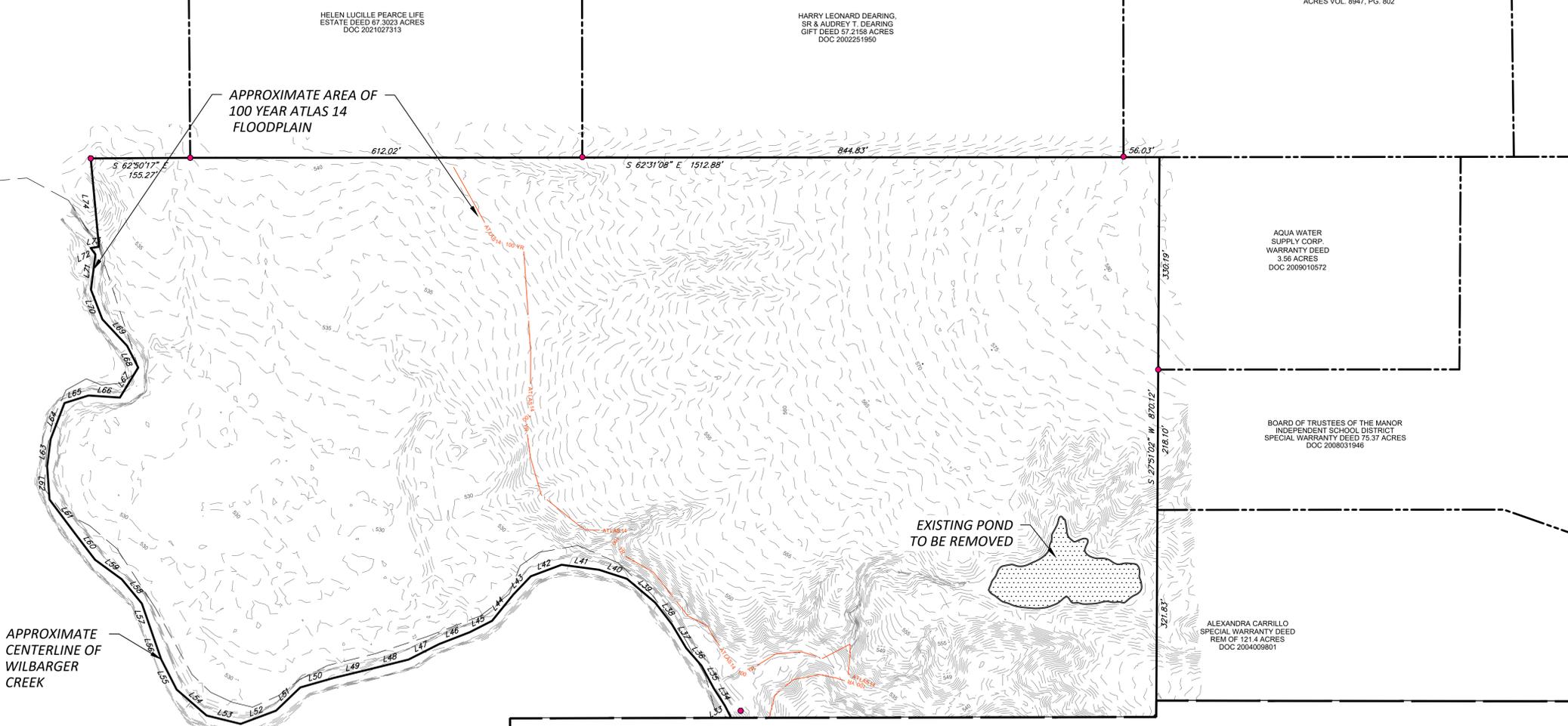
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73'
L2	N 65°28'25" E	50.67'
L3	N 51°10'42" E	48.58'
L4	N 48°30'24" E	46.23'
L5	N 49°14'49" E	52.77'
L6	N 45°14'55" E	55.96'
L7	N 43°43'26" E	52.86'
L8	N 41°05'22" E	49.00'
L9	N 32°42'55" E	42.39'
L10	N 36°20'34" E	43.28'
L11	N 24°58'46" E	45.09'
L12	N 20°50'58" E	58.26'
L13	N 11°43'28" E	55.36'
L14	N 12°03'40" E	59.87'
L15	N 11°44'50" E	49.40'
L16	N 20°31'26" E	49.47'
L17	N 26°12'00" E	48.98'
L18	N 19°47'54" E	56.27'
L19	N 08°36'09" E	45.62'
L20	N 32°55'35" E	52.23'
L21	N 47°27'44" E	55.81'
L22	N 45°04'59" E	51.38'
L23	N 43°53'12" E	32.75'
L24	N 08°50'46" E	41.41'
L25	N 05°45'16" W	32.84'
L26	N 01°15'08" E	45.86'
L27	N 14°04'03" E	26.76'
L28	N 34°11'10" E	54.41'
L29	N 26°59'21" E	41.68'
L30	N 36°09'53" E	43.97'
L31	N 25°00'27" E	44.74'
L32	N 00°27'57" E	24.88'
L33	N 00°28'28" E	19.07'
L34	N 05°17'24" W	31.85'
L35	N 01°00'43" W	39.99'
L36	N 13°37'54" W	36.17'
L37	N 03°30'27" W	43.17'
L38	N 10°14'35" W	42.68'
L39	N 22°31'57" W	57.70'
L40	N 44°39'48" W	45.73'
L41	N 54°56'29" W	58.93'
L42	N 82°53'28" W	51.24'
L43	S 71°15'10" W	39.96'
L44	S 66°38'21" W	51.94'
L45	N 89°22'53" W	39.25'
L46	N 83°41'50" W	51.08'
L47	N 89°13'01" W	53.52'
L48	N 76°23'07" W	54.75'
L49	N 76°02'03" W	65.60'
L50	N 78°19'56" W	54.07'
L51	S 73°52'38" W	52.35'
L52	N 82°54'47" W	58.96'
L53	N 48°39'03" W	54.65'
L54	N 21°40'43" W	61.82'
L55	N 00°14'42" E	52.83'
L56	N 08°20'31" E	53.76'
L57	N 08°21'04" E	38.04'
L58	N 12°10'56" W	48.92'
L59	N 26°28'40" W	51.72'
L60	N 09°59'30" W	51.78'
L61	N 09°26'58" W	65.60'
L62	N 23°17'46" E	51.77'
L63	N 34°54'31" E	42.87'
L64	N 48°43'04" E	60.00'
L65	S 79°51'17" E	39.39'
L66	S 58°38'03" E	48.87'
L67	N 59°05'59" E	54.70'
L68	N 00°19'10" E	38.05'
L69	N 15°36'04" W	56.41'
L70	N 06°24'18" E	49.34'
L71	N 34°41'25" E	55.35'
L72	N 08°45'25" W	12.38'
L73	S 70°46'58" E	13.00'
L74	N 22°09'28" E	137.92'



- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELEC W/ POWER POLE
 - GAS LINE
 - GROUND CONTOUR
 - TREE TO REMAIN
 - TREE TO BE REMOVED
- DEMOLITION LEGEND**
- DEMOLITION AREAS
 - DEMOLITION SPECIFIC ITEMS



REVISIONS

No. Date

QUIDDITY
 3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

SCALE: AS SHOWN
 DATE: 26-Oct-22
 JOB NO.: 16759-007-02

DESIGNED BY: FR
 CHECKED BY: JAA
 DRAWN BY: JAE

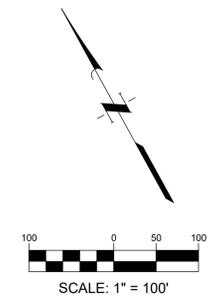
4/11/2024

NEWHAVEN PRELIMINARY PLAN

EXISTING CONDITIONS (1 OF 2)

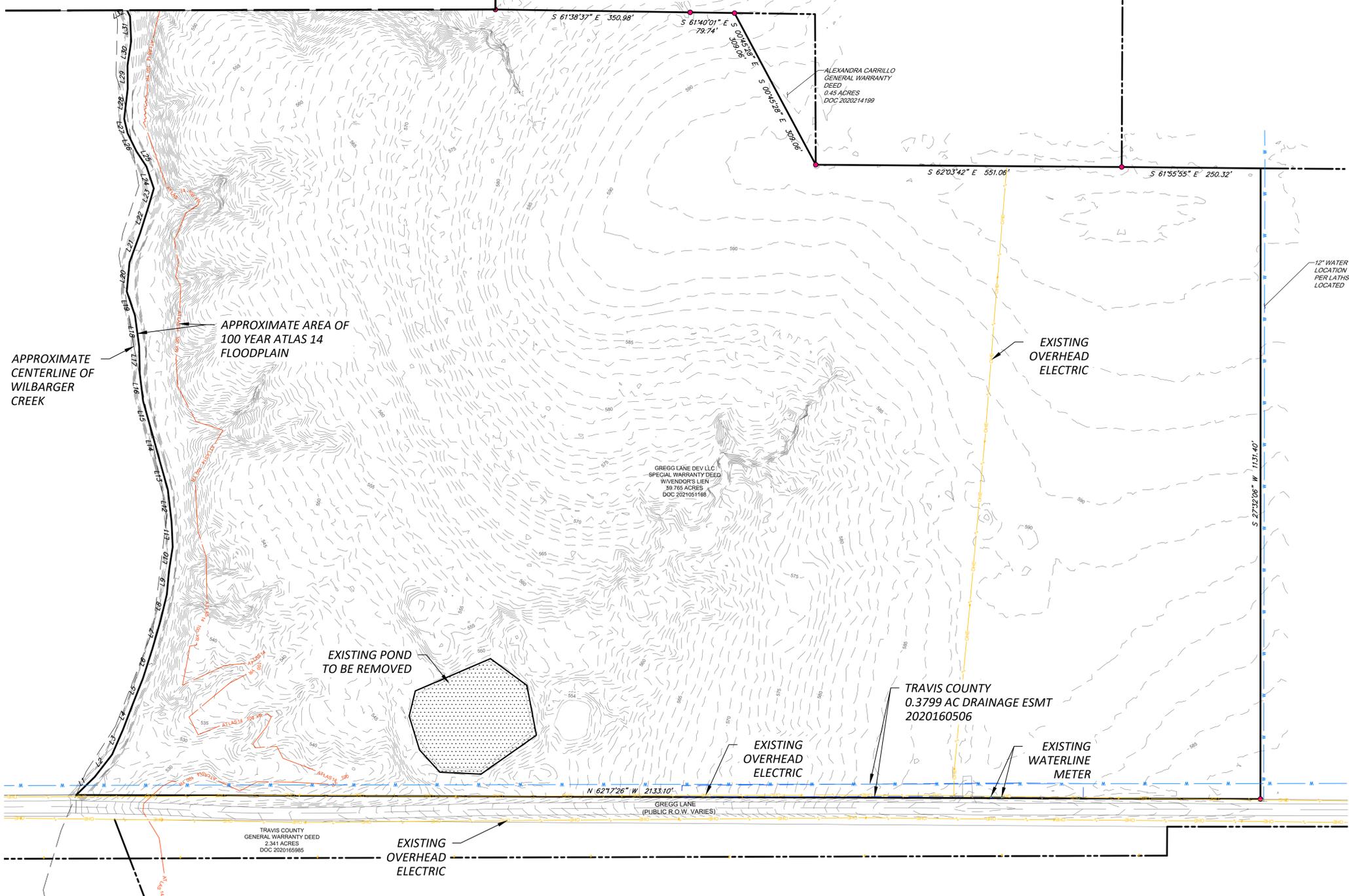
SHEET NO. 2 OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



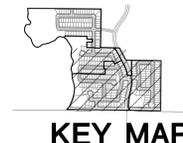
2
MATCHLINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73'
L2	N 65°28'25" E	50.67'
L3	N 51°10'42" E	48.58'
L4	N 48°30'24" E	46.23'
L5	N 49°14'49" E	52.77'
L6	N 45°14'55" E	55.96'
L7	N 43°43'26" E	52.86'
L8	N 41°05'22" E	48.00'
L9	N 32°42'55" E	42.39'
L10	N 36°20'34" E	43.28'
L11	N 24°58'46" E	45.09'
L12	N 20°50'58" E	58.26'
L13	N 11°43'28" E	55.36'
L14	N 12°03'40" E	59.87'
L15	N 11°44'50" E	49.40'
L16	N 20°31'26" E	49.47'
L17	N 26°12'00" E	48.95'
L18	N 19°47'54" E	56.22'
L19	N 08°36'09" E	45.62'
L20	N 32°55'35" E	52.23'
L21	N 47°27'44" E	55.81'
L22	N 45°04'59" E	51.38'
L23	N 43°53'12" E	32.75'
L24	N 08°50'46" E	41.41'
L25	N 05°45'16" W	32.84'
L26	N 01°15'08" E	35.86'
L27	N 14°04'03" E	26.76'
L28	N 34°11'10" E	54.41'
L29	N 26°59'21" E	41.68'
L30	N 36°09'53" E	43.97'
L31	N 25°00'27" E	44.74'
L32	N 00°27'57" E	24.88'
L33	N 00°28'28" E	9.07'
L34	N 05°17'24" W	31.85'
L35	N 01°00'43" W	39.99'
L36	N 13°37'54" W	36.17'
L37	N 03°30'27" W	43.17'
L38	N 10°14'35" W	42.68'
L39	N 22°31'57" W	57.70'
L40	N 44°39'48" W	45.77'
L41	N 54°56'29" W	58.93'
L42	N 82°53'28" W	51.24'
L43	S 71°16'10" W	39.96'
L44	S 66°38'21" W	51.94'
L45	N 89°22'53" W	39.25'
L46	N 83°41'50" W	51.08'
L47	N 89°13'01" W	53.52'
L48	N 76°23'07" W	54.75'
L49	N 76°02'03" W	65.60'
L50	N 78°19'56" W	54.07'
L51	S 73°52'58" W	52.35'
L52	N 82°44'47" W	58.96'
L53	N 48°39'03" W	54.65'
L54	N 21°40'43" W	61.82'
L55	N 00°14'42" E	52.83'
L56	N 08°20'51" E	53.76'
L57	N 08°21'04" E	38.04'
L58	N 12°10'56" W	48.92'
L59	N 26°28'40" W	51.72'
L60	N 09°59'50" W	51.76'
L61	N 09°28'58" W	65.60'
L62	N 23°17'46" E	51.71'
L63	N 34°54'51" E	42.87'
L64	N 48°43'04" E	60.00'
L65	S 79°51'17" E	39.39'
L66	S 58°38'03" E	48.87'
L67	N 59°05'59" E	54.70'
L68	N 00°19'10" E	38.05'
L69	N 15°36'04" W	56.41'
L70	N 06°24'18" E	49.34'
L71	N 34°41'25" E	55.35'
L72	N 08°45'25" W	12.36'
L73	S 70°46'58" E	13.00'
L74	N 22°09'28" E	137.92'



- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELEC W/ POWER POLE
 - GAS LINE
 - GROUND CONTOUR
 - TREE TO REMAIN
 - TREE TO BE REMOVED

- DEMOLITION LEGEND**
- DEMOLITION AREAS
 - DEMOLITION SPECIFIC ITEMS



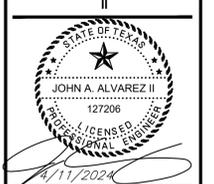
App. _____

No. _____ Date _____

REVISIONS

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
DATE: 26-Oct-22 JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN

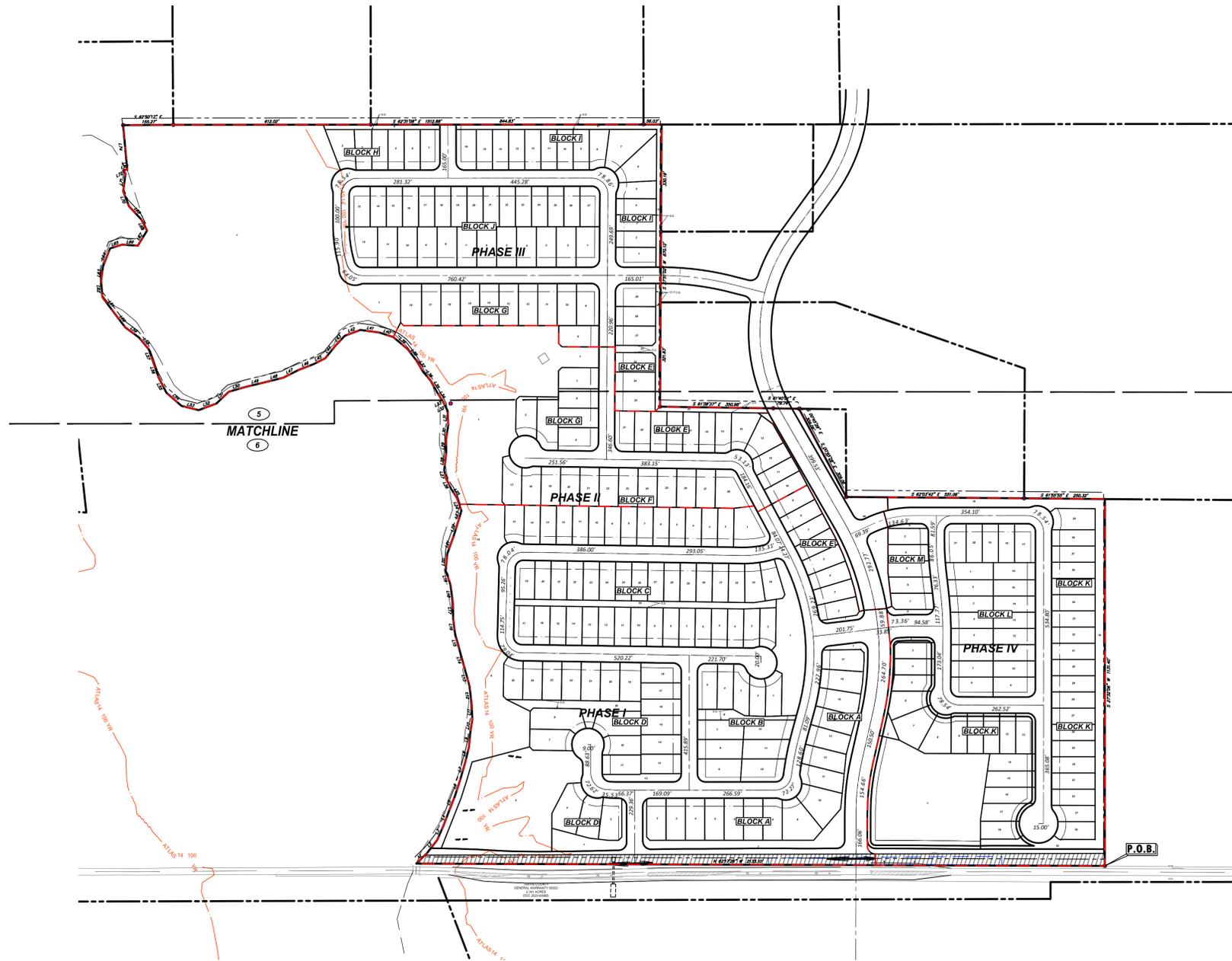
EXISTING CONDITIONS (2 OF 2)

SHEET NO. **3**

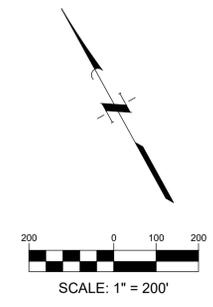
OF 19

2023-P-1543-PP

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	150.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'53" E	55.96
L7	N 43°43'26" E	52.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
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L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'46" E	41.41
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L26	N 01°15'08" E	35.86
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L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
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L74	N 22°09'28" E	137.92



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- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

STREET TABLE

PUBLIC STREETS

NAME	LENGTH (FT)
PAINTED PLAINS LANE	327
FOX MANOR DRIVE	718
HIDDEN PRAIRIE LANE	401
ROLLING DRIVE	742
CLOUDED CHASE DR	466
BIRCH CHASE LANE	840
LONE ORCHARD LANE	661
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	989
SWEET GULLY LANE	362
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
TOTAL	8,367

- LEGEND**
- PHASE LINE

REVISIONS

No.	Date	App.

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

DESIGNED BY: FR
 CHECKED BY: JAA
 DRAWN BY: JAE

SCALE: AS SHOWN
 DATE: 7-Dec-23
 JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN

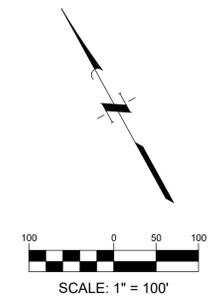
OVERALL PRELIMINARY PLAT

SHEET NO. **4**

OF 19

16759-007-02 PRELIMPLAT.dwg jbaugh April 11, 2024

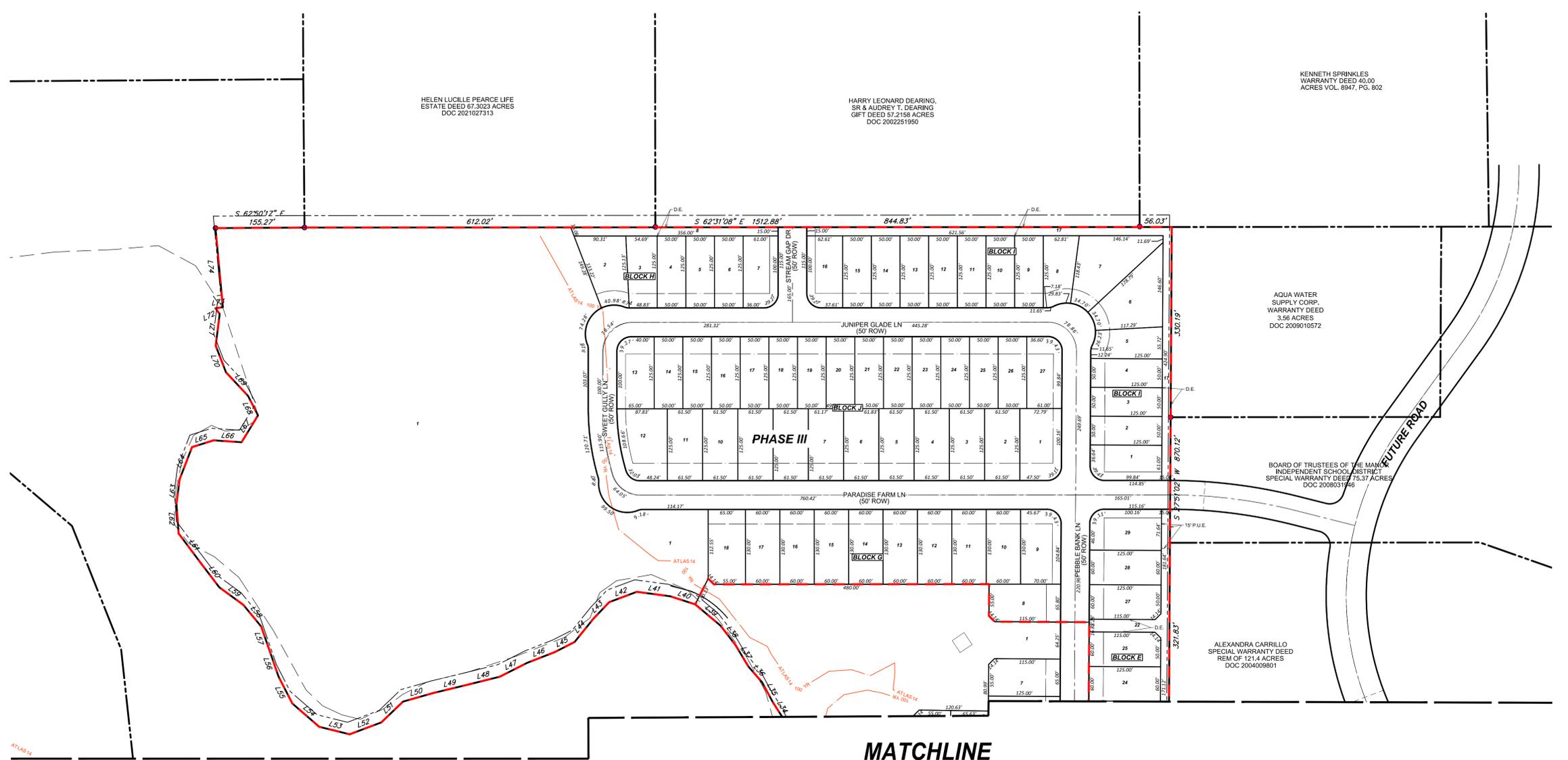
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

- LEGEND**
- PHASE LINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'55" E	55.96
L7	N 43°33'28" E	52.86
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L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.95
L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'48" E	41.41
L25	N 05°46'18" W	32.84
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L35	N 01°00'43" W	39.99
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L52	N 82°54'47" W	58.96
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L54	N 21°40'43" W	61.82
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L57	N 08°21'04" E	38.04
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L59	N 26°26'40" W	51.72
L60	N 69°59'30" W	51.78
L61	N 09°29'58" W	65.60
L62	N 23°17'46" E	51.71
L63	N 34°54'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 58°38'03" E	48.87
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L71	N 34°41'25" E	55.35
L72	N 08°45'29" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



REVISIONS

No.	Date	Description

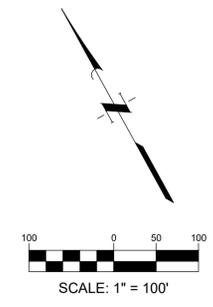
QUIDDITY
 3100 Allen Avenue, Suite 150 • Austin, Texas 78754 • 512.441.8893

SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
 DATE: 7-Dec-23 JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN
PRELIMINARY PLAT (1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY MAP

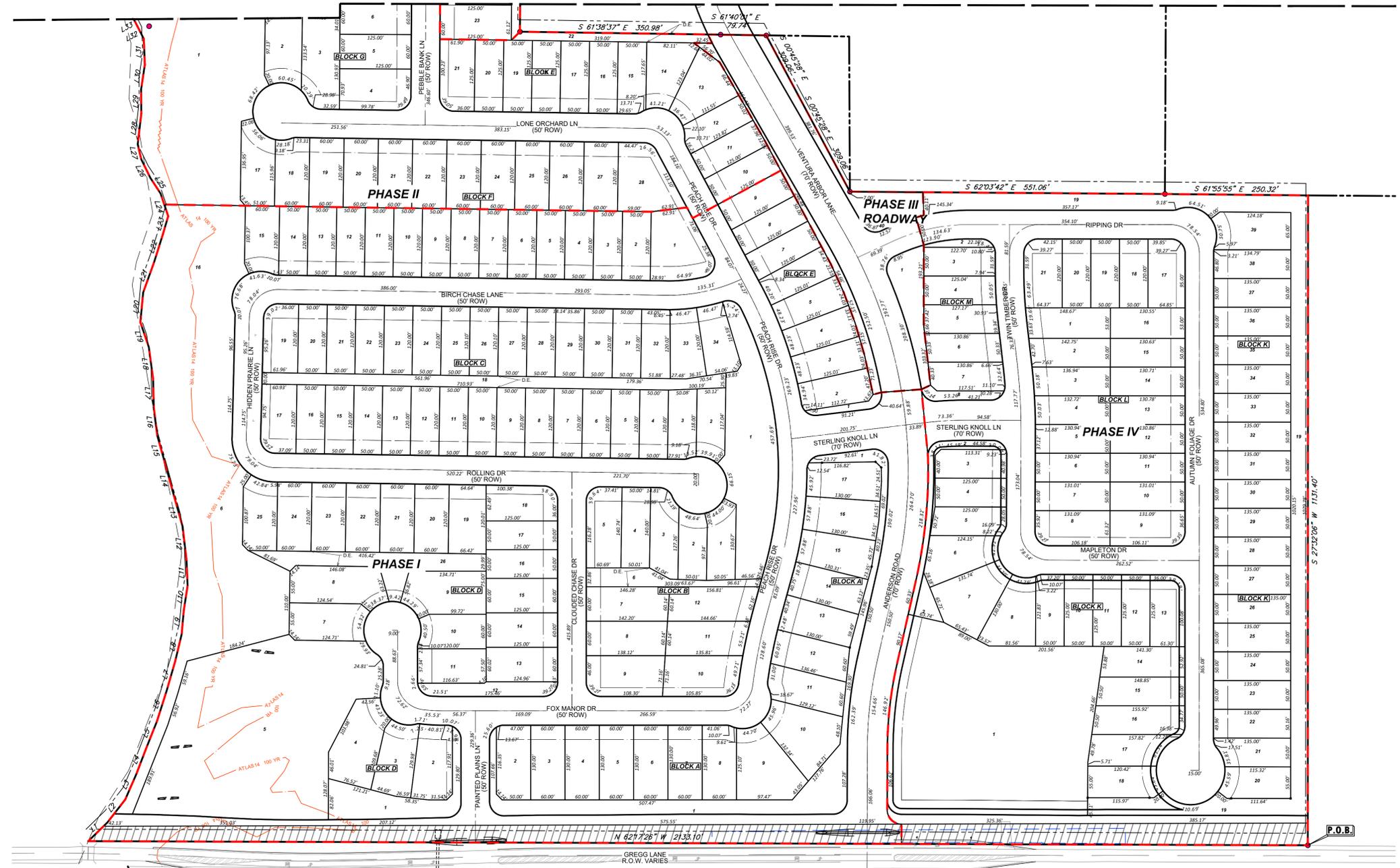


- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

- LEGEND**
- PHASE LINE
 - R.O.W. DEDICATION

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 85°08'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°50'24" E	46.23
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L6	N 45°14'55" E	55.96
L7	N 43°43'26" E	52.86
L8	N 41°05'22" E	48.00
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L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	43.97
L13	N 11°43'28" E	25.46
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'29" E	49.47
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L18	N 19°47'54" E	56.22
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L54	N 21°40'43" W	61.82
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L57	N 08°21'04" E	38.04
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L71	N 34°41'25" E	55.35
L72	N 08°45'25" W	12.36
L73	S 70°48'58" E	13.00
L74	N 22°09'28" E	137.92

5 MATCHLINE



TRAVIS COUNTY
GENERAL WARRANTY DEED
2.341 ACRES
DOC 2020165985

No. _____ Date _____

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78754 • 512.441.8893

SCALE: AS SHOWN
DATE: 7-Dec-23
JOB NO.: 16759-007-02

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN
PRELIMINARY PLAT (2 OF 2)

SHEET NO. **6**

OF 19

023-P-1543-PP
63

PHASE 1

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 29 for Phase 1.

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 30 through 52 for Phase 1.

PHASE 2

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 29 for Phase 2.

PHASE 3

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 40 for Phase 3.

PHASE 4

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 40 for Phase 4.

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REVISIONS

No. Date

SCALE: AS SHOWN

DATE: 7-Dec-23

JOB NO.: 16759-007-02

DESIGNED BY: FR

CHECKED BY: JAA

DRAWN BY: JAE

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JOHN A. ALVAREZ II 127286

04/11/2024

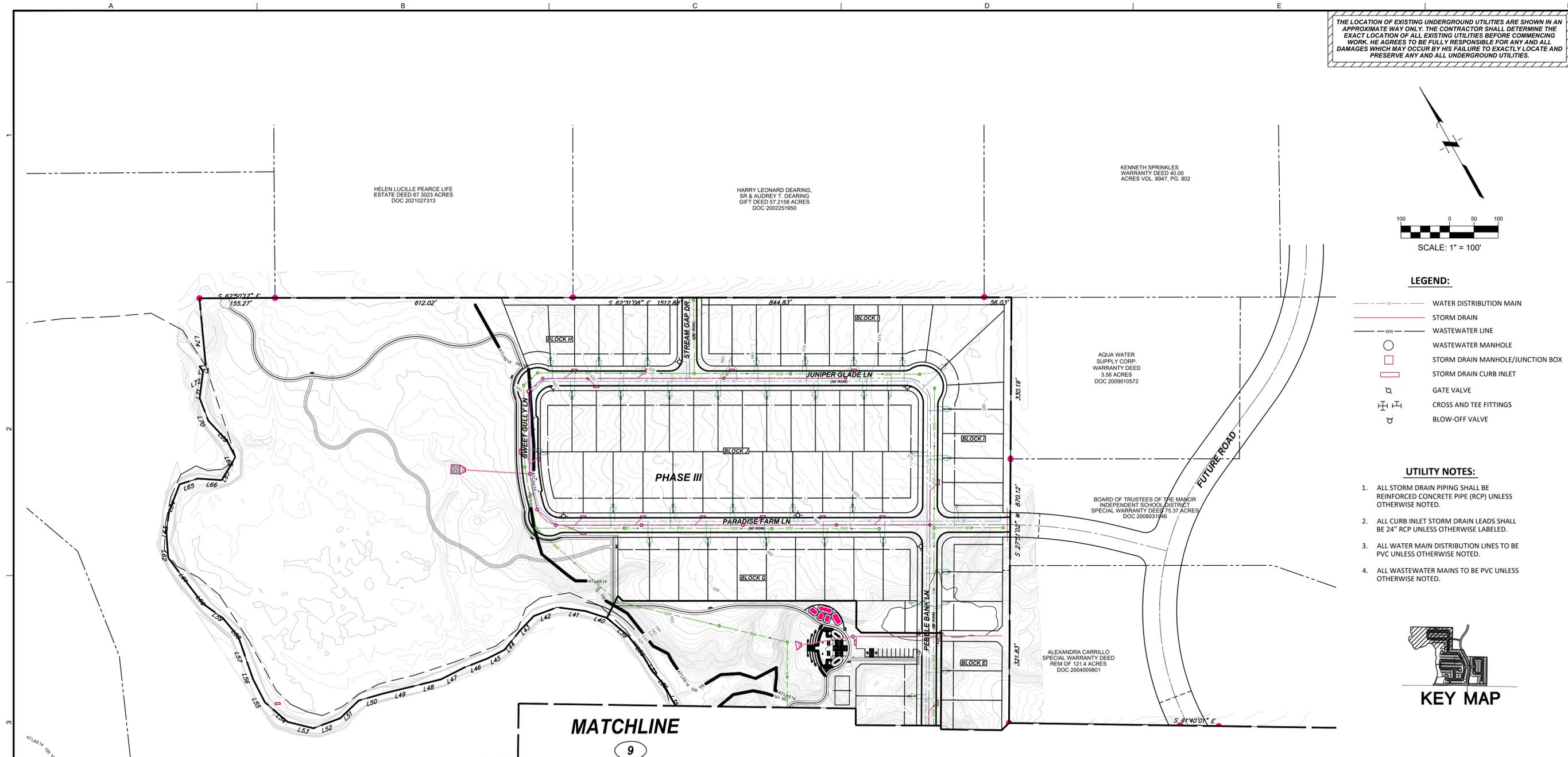
NEWHAVEN PRELIMINARY PLAN

LOT TABLES

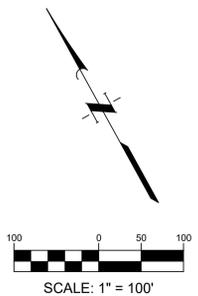
SHEET NO. 7

OF 19

64



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

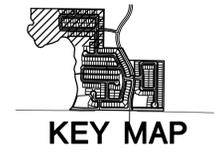


LEGEND:

- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER LINE
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

UTILITY NOTES:

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



No.	Date	REVISIONS

QUIDDITY
3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8833

SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
 DATE: 26-Oct-22 JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN

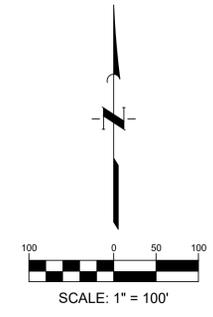
SCHEMATIC UTILITY PLAN (1 OF 2)

SHEET NO. **8**

OF 19

023-P-1543-PP

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

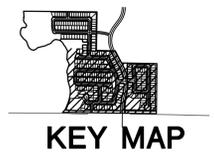


LEGEND:

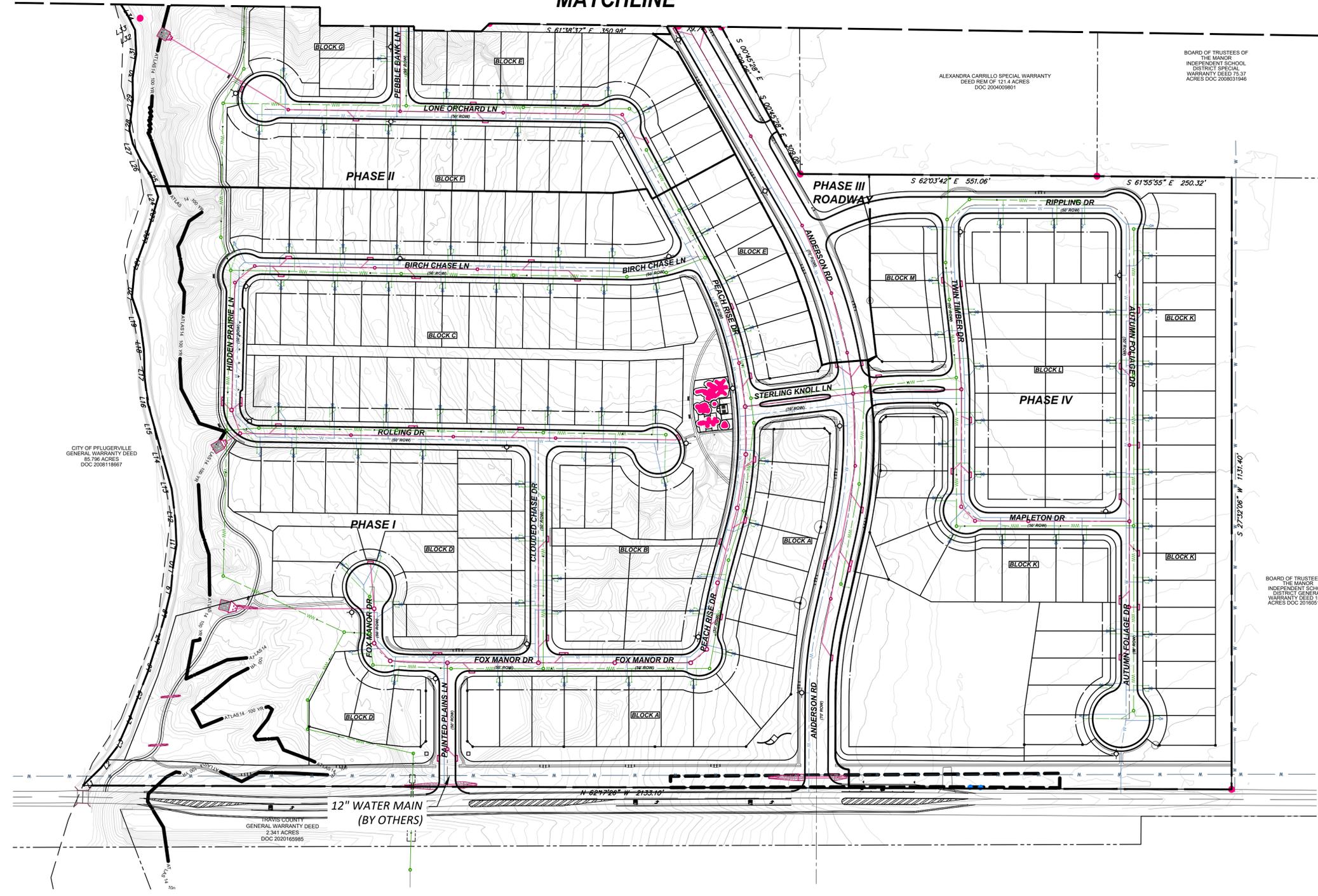
- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER MAIN
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

UTILITY NOTES:

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



8
MATCHLINE



CITY OF PFLUGERVILLE
GENERAL WARRANTY DEED
85.786 ACRES
DOC 2008118667

TRAVIS COUNTY
GENERAL WARRANTY DEED
2.261 ACRES
DOC 2020165985

ALEXANDRA CARRILLO SPECIAL WARRANTY
DEED 150.4 ACRES
DOC 2004009801

BOARD OF TRUSTEES OF
THE MANOR
INDEPENDENT SCHOOL
DISTRICT SPECIAL
WARRANTY DEED 78.37
ACRES DOC 2008031946

BOARD OF TRUSTEES OF
THE MANOR
INDEPENDENT SCHOOL
DISTRICT GENERAL
WARRANTY DEED 17.74
ACRES DOC 2016051094

REVISIONS
No. Date

QUIDDITY
3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8833

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE

SCALE: AS SHOWN
DATE: 26-Oct-22
JOB NO.: 16759-0007-02



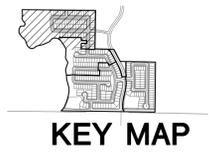
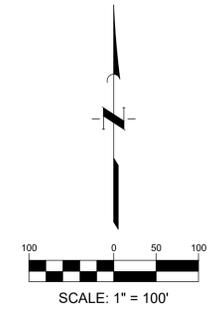
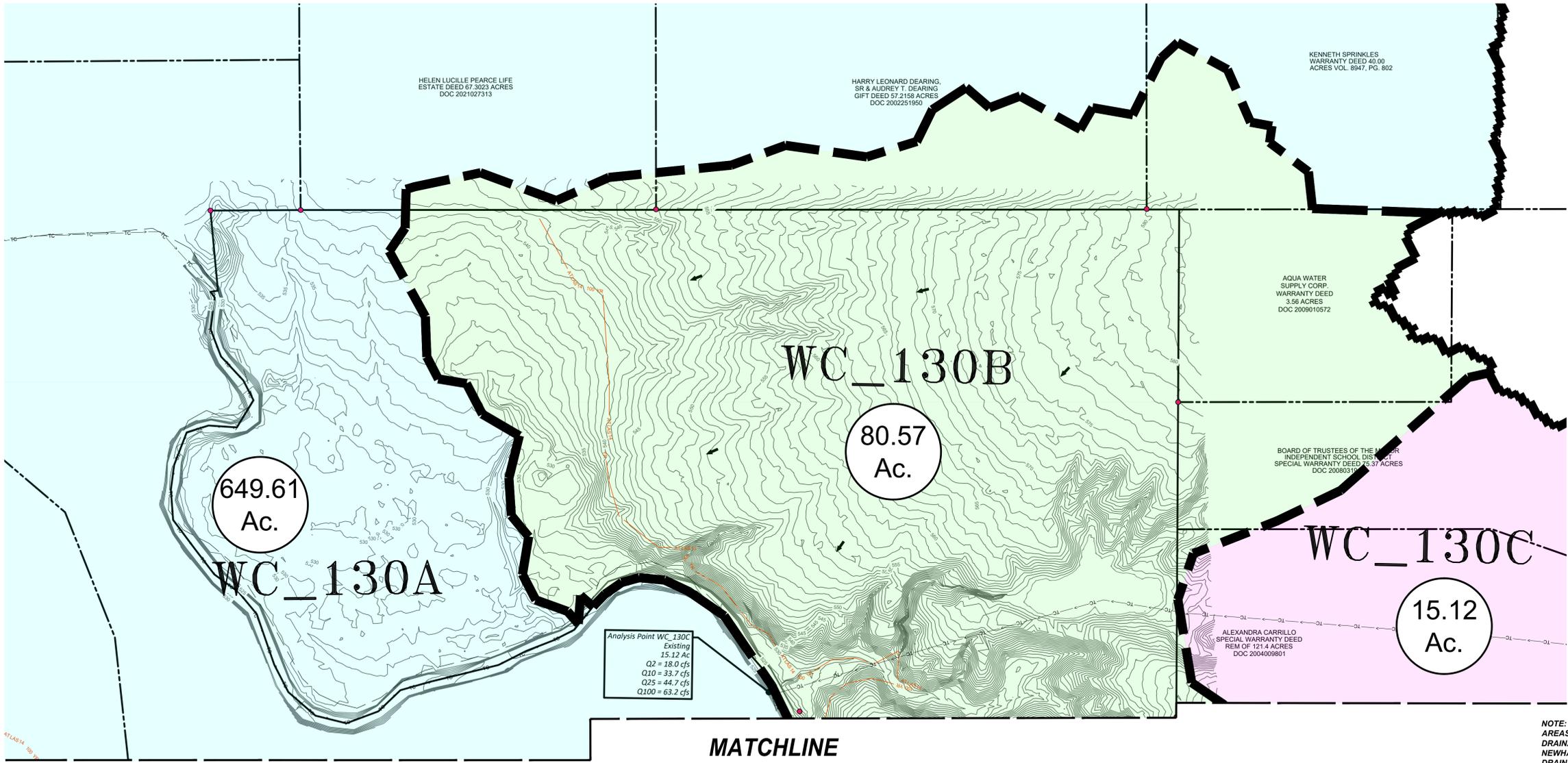
NEWHAVEN PRELIMINARY PLAN
SCHEMATIC UTILITY PLAN (2 OF 2)

SHEET NO.

9

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - CURB INLET
 - 4-SIDED AREA INLET
 - OVERHEAD ELECTRIC W/ POWER POLE
 - 5' INTERVAL GROUND CONTOUR

Analysis Point WC_130C
Existing
15.12 Ac
Q2 = 18.0 cfs
Q10 = 33.7 cfs
Q25 = 44.7 cfs
Q100 = 63.2 cfs

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

App. _____

No. _____ Date _____

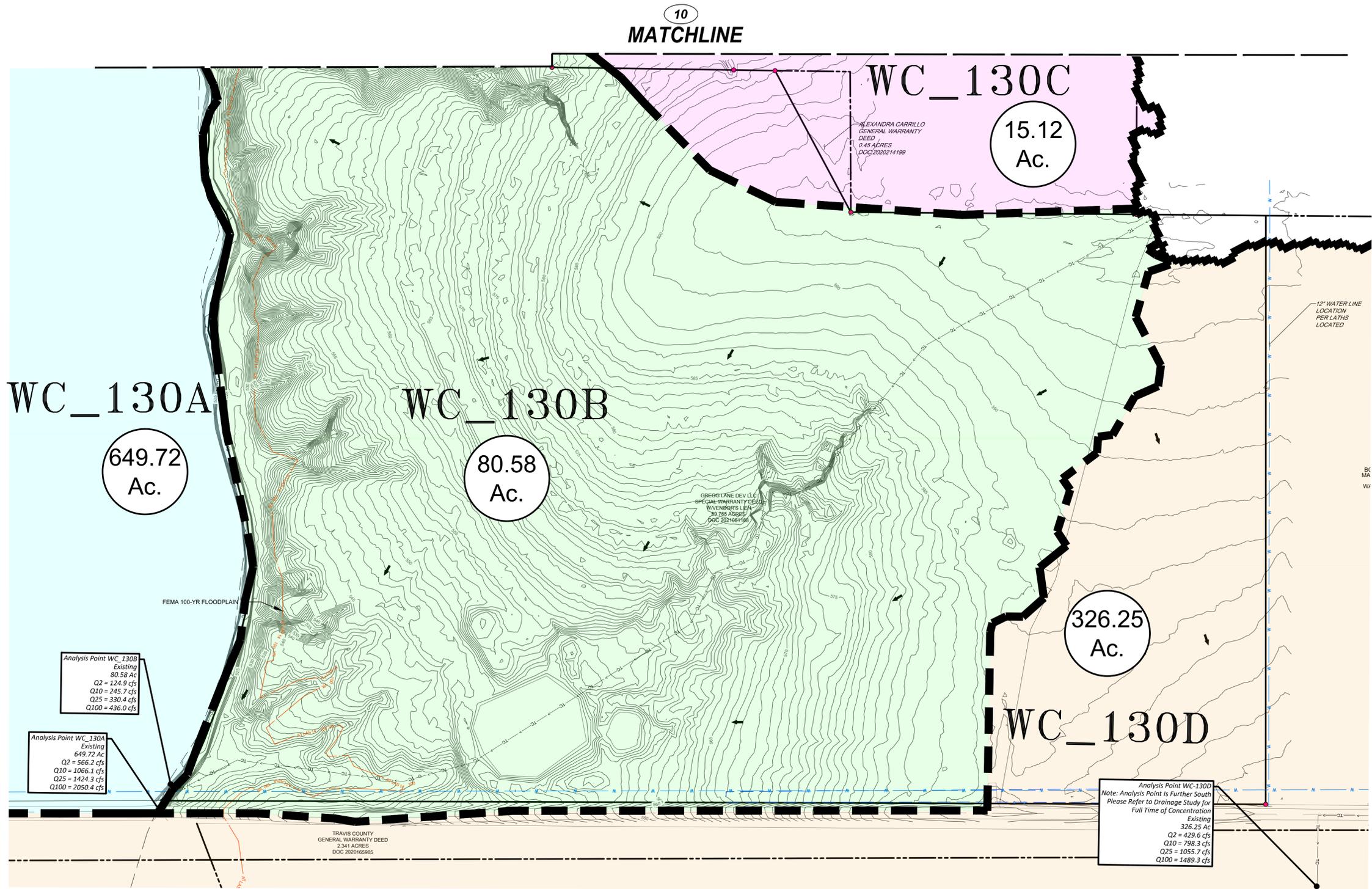
REVISIONS

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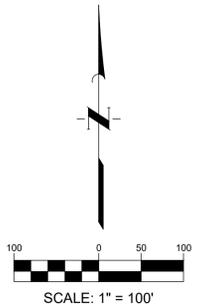
SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
DATE: 26-Oct-22 JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN
EXISTING DRAINAGE AREA MAP
(1 OF 2)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- 5' INTERVAL GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

Analysis Point WC_130B
Existing
80.58 Ac
Q2 = 124.9 cfs
Q10 = 245.7 cfs
Q25 = 330.4 cfs
Q100 = 436.0 cfs

Analysis Point WC_130A
Existing
649.72 Ac
Q2 = 566.2 cfs
Q10 = 1066.1 cfs
Q25 = 1424.3 cfs
Q100 = 2050.4 cfs

Analysis Point WC-130D
Note: Analysis Point is Further South
Please Refer to Drainage Study for
Full Time of Concentration
Existing
326.25 Ac
Q2 = 429.6 cfs
Q10 = 798.3 cfs
Q25 = 1055.7 cfs
Q100 = 1489.3 cfs

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

App.
Item 5.

No.
Date

REVISIONS

3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

SCALE: AS SHOWN

DATE: 26-Oct-22

JOB NO.: 16759-0007-02

DESIGNED BY: FR

CHECKED BY: JAA

DRAWN BY: JAE

4/11/2024

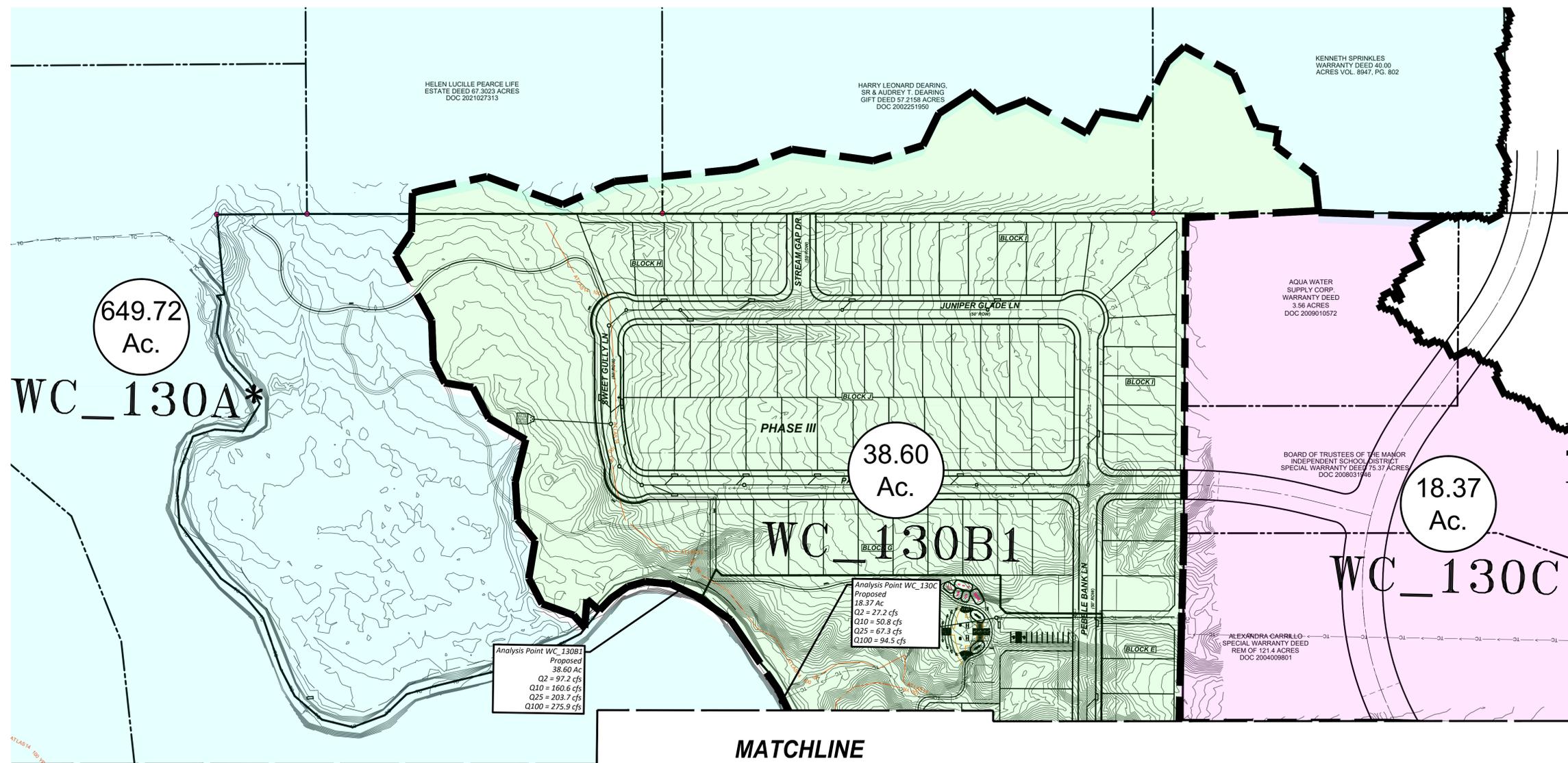
NEWHAVEN PRELIMINARY PLAN

EXISTING DRAINAGE AREA MAP

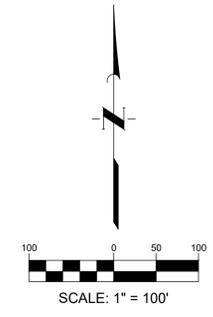
(2 OF 2)

SHEET NO. 11

OF 19



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- LEGEND**
- PROPERTY BOUNDARY
 - - - DRAINAGE AREA
 - TIME OF CONCENTRATION
 - 59.57 Ac. DRAINAGE AREA (ACRES)
 - P-1 DRAINAGE AREA NUMBER
- PROPOSED LEGEND**
- 700 GROUND CONTOUR

Analysis Point WC_130B1
Proposed
38.60 Ac
Q2 = 97.2 cfs
Q10 = 160.6 cfs
Q25 = 203.7 cfs
Q100 = 275.9 cfs

Analysis Point WC_130C
Proposed
18.37 Ac
Q2 = 27.2 cfs
Q10 = 50.8 cfs
Q25 = 67.3 cfs
Q100 = 94.5 cfs

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

App.	No.	Date	REVISIONS

QUIDDITY
ENGINEERING

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SCALE: AS SHOWN
DATE: 26-Oct-22
JOB NO.: 16759-0007-02

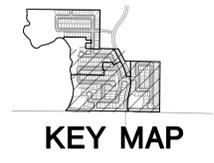
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CHECKED BY: JAA
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN

PROPOSED DRAINAGE AREA MAP
(1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Existing Flows					Proposed Flows				
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

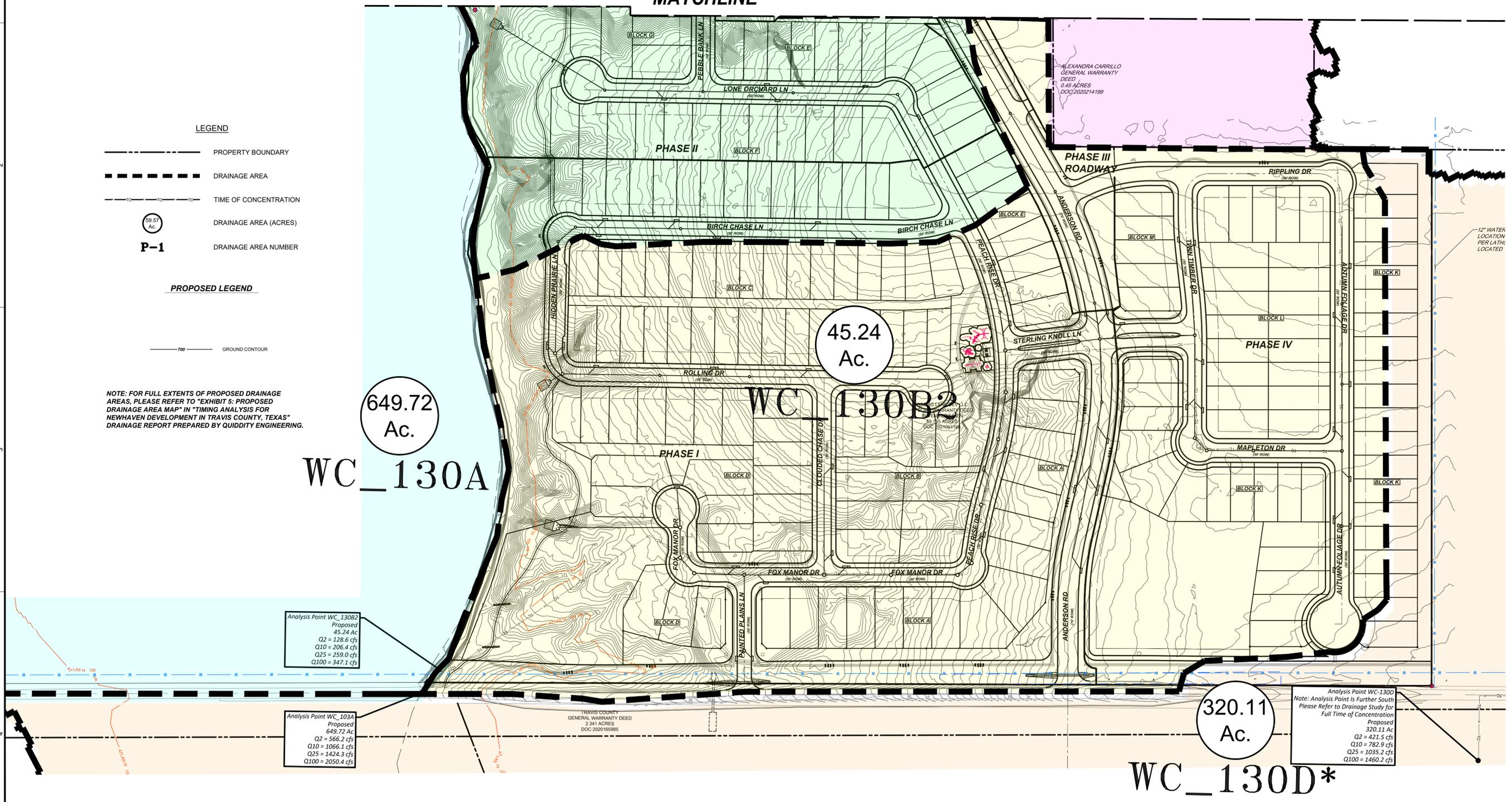
12
MATCHLINE

- LEGEND**
- PROPERTY BOUNDARY
 - - - DRAINAGE AREA
 - TIME OF CONCENTRATION
 - 59.57 Ac. DRAINAGE AREA (ACRES)
 - P-1 DRAINAGE AREA NUMBER

PROPOSED LEGEND

- 700 GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.



Analysis Point WC_130B2
Proposed
45.24 Ac
Q2 = 128.6 cfs
Q10 = 206.4 cfs
Q25 = 259.0 cfs
Q100 = 347.1 cfs

Analysis Point WC_103A
Proposed
649.72 Ac
Q2 = 566.2 cfs
Q10 = 1066.1 cfs
Q25 = 1424.3 cfs
Q100 = 2050.4 cfs

Analysis Point WC_130D
Note: Analysis Point is Further South
Please Refer to Drainage Study for
Full Time of Concentration
Proposed
320.11 Ac
Q2 = 421.5 cfs
Q10 = 782.9 cfs
Q25 = 1035.2 cfs
Q100 = 1460.2 cfs

REVISIONS

No.	Date

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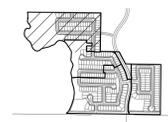
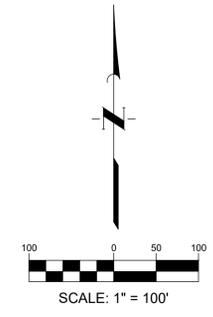
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DRAWN BY: JAE



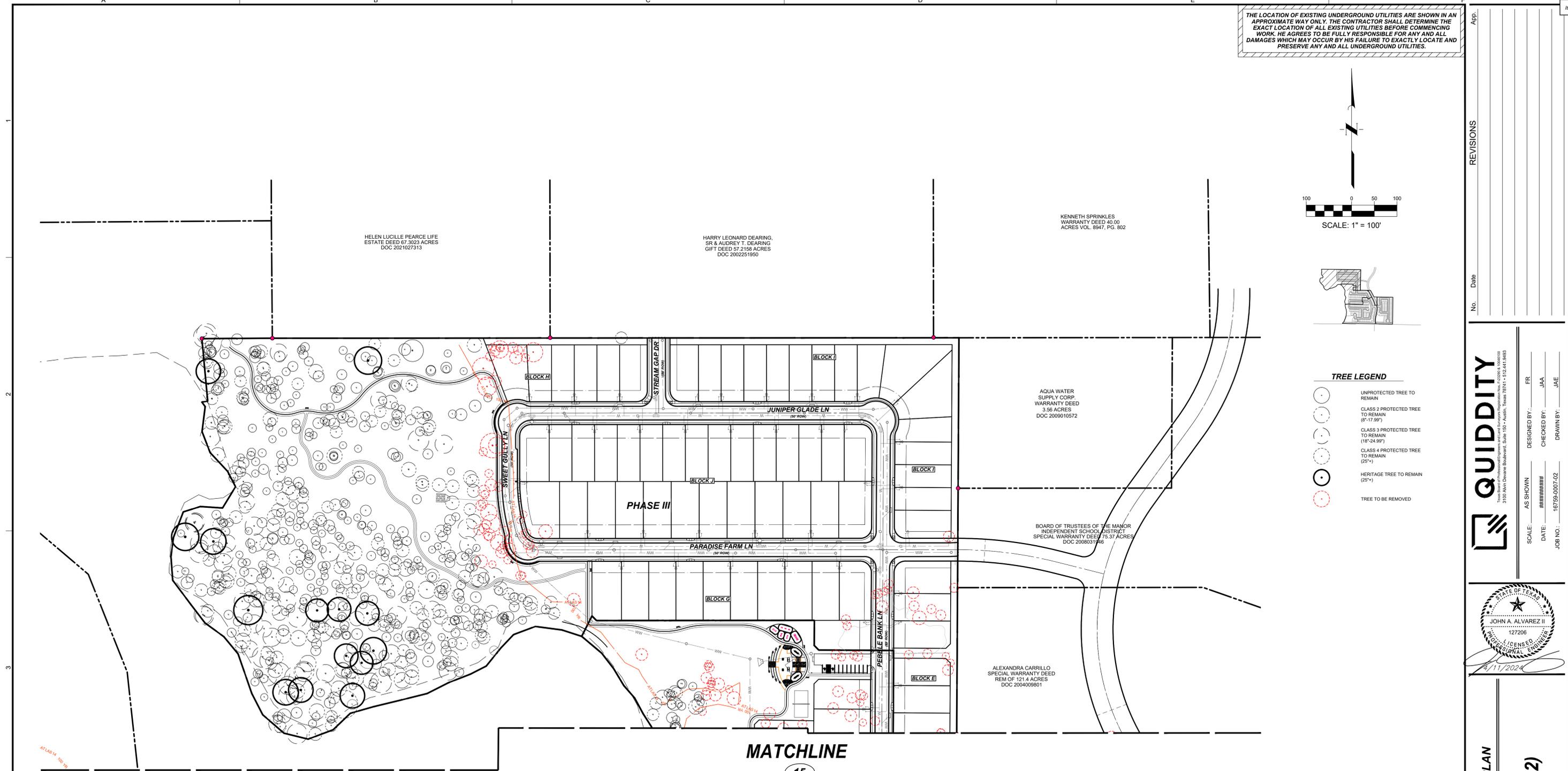
DEVELOPER
NEWHAVEN PRELIMINARY PLAN
ADDRESS
PROPOSED DRAINAGE AREA MAP
(2 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



TREE LEGEND

- UNPROTECTED TREE TO REMAIN
- CLASS 2 PROTECTED TREE TO REMAIN (8"-17.99")
- CLASS 3 PROTECTED TREE TO REMAIN (18"-24.99")
- CLASS 4 PROTECTED TREE TO REMAIN (25"+)
- HERITAGE TREE TO REMAIN (25"+)
- TREE TO BE REMOVED



TREE REMOVAL TABLE					
Tree Caliper Inches	Total Inches	Saved Inches	Saved Inches (%)	Removed Inches	Removed Inches (%)
Unprotected Class 1	3221	508	16%	2713	84%
Protected Class 2 (8"-18")	10596	8565	81%	2031	19%
Protected Class 3 (18"-25")	2672	2349	88%	323	12%
Protected Class 4 (>25")	59	59	100%	0	0%
Heritage Trees	400	400	100%	0	0%
Totals	16948	11881	70%	5067	30%

App. _____

No. _____ Date _____

REVISIONS

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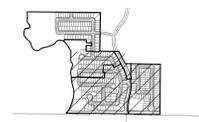
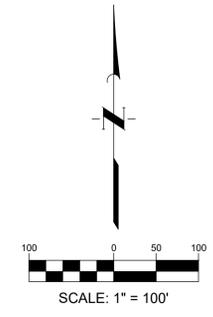
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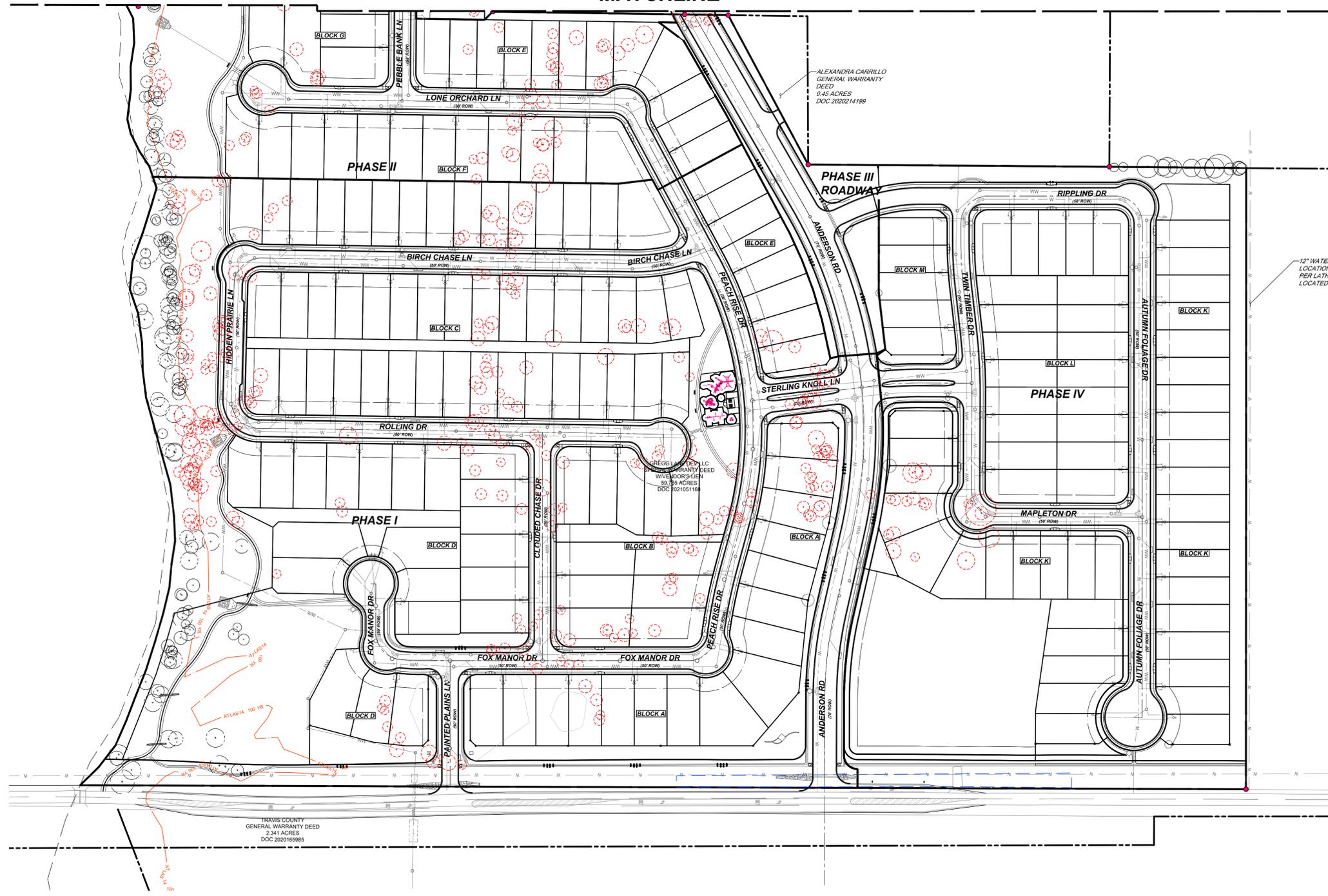
NEWHAVEN PRELIMINARY PLAN

TREE PLAN (1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



14
MATCHLINE



12" WATER LOCATION PER LATHS LOCATED

TREE LEGEND

-  UNPROTECTED TREE TO REMAIN
-  CLASS 2 PROTECTED TREE TO REMAIN (8"-17.99")
-  CLASS 3 PROTECTED TREE TO REMAIN (18"-24.99")
-  CLASS 4 PROTECTED TREE TO REMAIN (25"+)
-  HERITAGE TREE TO REMAIN (25"+)
-  TREE TO BE REMOVED

REVISIONS
No. Date

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8833

SCALE: AS SHOWN
DATE: 4/11/2024
JOB NO.: 16759-007-02

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN

TREE PLAN (2 OF 2)

SHEET NO.

15

OF 19

023-P-1543-PP
72

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE
3236	Hackberry	8						3326	Ash	11	X	X				3418	Hackberry	10	X					3508	Cedar Elm	8	X				
3237	Hackberry	8						3327	Ash	10	X	X				3419	Hackberry	8	X					3509	Cedar Elm	9	X				
3238	Hackberry	20						3328	Bois D'Arc	10	X	X				3420	Hackberry	13	X					3510	Cedar Elm	16	X	X			
3239	Hackberry	15						3329	Hardwood	12	X	X				3421	Hackberry	9	X					3511	Cedar Elm	12	X	X			
3240	Hackberry	18						3330	Hackberry	14	X					3422	Hackberry	11	X					3512	Cedar Elm	11	X	X			
3241	Hackberry	12						3331	Hackberry	8	X					3423	Hackberry	11	X					3513	Cedar Elm	13	X	X			
3242	Hackberry	16						3332	Hackberry	10	X					3424	Hackberry	15	X					3514	Cedar Elm	9	X	X			
3243	Hackberry	18						3333	Hackberry	15	X					3425	Hackberry	8	X					3515	Cedar Elm	18			X		
3244	Hackberry	18						3334	Hackberry	15	X					3426	Hackberry	8	X					3516	Cedar Elm	12	X				
3245	Hackberry	26						3335	Hackberry	15	X					3427	Hackberry	9	X					3517	Cedar Elm	16	X				
3246	Hackberry	11						3336	Hackberry	10	X					3428	Hackberry	8	X					3518	Cedar Elm	13	X				
3247	Hackberry	13						3337	Hackberry	8	X					3429	Hackberry	10	X					3519	Cedar Elm	10	X				
3248	Hackberry	12						3338	Hackberry	11	X					3430	Hackberry	8	X					3520	Cedar Elm	16	X				
3249	Hackberry	10						3339	Hackberry	19	X					3431	Hackberry	8	X					3521	Cedar Elm	16	X				
3250	Hackberry	10	X					3340	Hackberry	12	X					3432	Hackberry	10	X					3522	Cedar Elm	13	X				
3251	Hackberry	8	X					3341	Hackberry	15	X					3433	Hackberry	0	X					3523	Cedar Elm	9	X				
3252	Hackberry	10	X					3342	Hackberry	11	X					3434	Hackberry	9	X					3524	Cedar Elm	17	X				
3253	Hackberry	13	X					3343	Hackberry	13	X					3435	Hackberry	15	X					3525	Cedar Elm	13	X				
3254	Mesquite	16	X	X				3344	Hackberry	8	X					3436	Hackberry	10	X					3526	Cedar Elm	13	X				
3255	Mesquite	12	X	X				3345	Hackberry	12	X					3437	Hackberry	9	X					3527	Cedar Elm	14	X				
3256	Mesquite	13	X	X				3346	Hackberry	12	X					3438	Hackberry	11	X					3530	Cedar Elm	20			X		
3257	Hackberry	11	X					3347	Hackberry	10	X					3439	Hackberry	8	X					3531	Cedar Elm	10	X				
3258	Hackberry	10	X					3348	Hackberry	8	X					3440	Hackberry	8	X					3532	Cedar Elm	9	X				
3259	Hackberry	8	X					3349	Hackberry	13	X					3441	Hackberry	8	X					3533	Cedar Elm	10	X				
3260	Hackberry	9	X					3350	Hackberry	8	X					3442	Hackberry	8	X					3534	Cedar Elm	15	X				
3261	Hackberry	13	X					3351	Hackberry	10	X					3443	Hackberry	9	X					3535	Cedar Elm	23			X		
3262	Mesquite	9	X	X				3352	Hackberry	10	X					3444	Hackberry	9	X					3536	Cedar Elm	17	X				
3263	Hackberry	16	X					3353	Hackberry	12	X					3445	Hackberry	13	X					3537	Cedar Elm	12	X				
3264	Hackberry	9	X					3354	Hackberry	10	X					3446	Hackberry	11	X					3538	Cedar Elm	8	X				
3265	Hackberry	11	X					3355	Hackberry	12	X					3449	Cedar Elm	9	X	X				3539	Cedar Elm	12	X				
3266	Hackberry	11	X					3356	Hackberry	11	X					3450	Cedar Elm	9	X	X				3540	Cedar Elm	9	X				
3267	Hackberry	8	X					3359	Hackberry	8	X					3451	Cedar Elm	8	X	X				3541	Cedar Elm	13	X				
3268	Hackberry	12	X					3360	Hackberry	11	X					3452	Cedar Elm	8	X	X				3542	Cedar Elm	18			X		
3269	Hackberry	10	X					3361	Hackberry	10	X					3453	Cedar Elm	8	X	X				3543	Cedar Elm	15	X				
3270	Hackberry	13	X					3362	Hackberry	8	X					3454	Cedar Elm	8	X	X				3544	Cedar Elm	14	X				
3271	Hackberry	17	X					3363	Hackberry	14	X					3455	Cedar Elm	10	X					3545	Cedar Elm	12	X				
3272	Hackberry	14	X					3364	Hackberry	13	X					3456	Cedar Elm	12	X					3546	Cedar Elm	8	X				
3273	Mesquite	17	X	X				3365	Hackberry	9	X					3457	Cedar Elm	18			X			3547	Cedar Elm	10	X				
3274	Hackberry	11	X					3366	Hackberry	13	X					3458	Cedar Elm	15	X		X			3548	Cedar Elm	8	X				
3275	Hackberry	9	X					3367	Hackberry	10	X					3459	Cedar Elm	8	X					3549	Cedar Elm	13	X				
3276	Hackberry	14	X					3368	Hackberry	10	X					3460	Cedar Elm	12	X					3550	Cedar Elm	14	X				
3277	Hackberry	9	X					3369	Hackberry	10	X					3461	Cedar Elm	12	X					3551	Cedar Elm	14	X	X			
3278	Hackberry	9	X					3370	Hackberry	10	X					3462	Cedar Elm	16	X					3552	Cedar Elm	9	X				
3279	Hackberry	11	X					3371	Hackberry	10	X					3463	Cedar Elm	17	X					3553	Cedar Elm	10	X				
3280	Hackberry	9	X					3372	Hackberry	10	X					3464	Cedar Elm	12	X					3554	Cedar Elm	14	X				
3281	Hackberry	11	X					3373	Hackberry	11	X					3465	Cedar Elm	8	X					3555	Cedar Elm	13	X				
3282	Hackberry	8	X					3374	Hackberry	9	X					3466	Cedar Elm	13	X					3556	Cedar Elm	12	X				
3283	Hackberry	10	X					3375	Hackberry	9	X					3467	Cedar Elm	20	X			X		3557	Cedar Elm	8	X				
3284	Hackberry	11	X					3376	Hackberry	8	X					3468	Cedar Elm	8	X					3558	Cedar Elm	11	X				
3285	Hackberry	8	X					3377	Hackberry	8	X					3469	Cedar Elm	10	X					3559	Cedar Elm	17	X	X			
3286	Hackberry	15	X					3378	Hackberry	9	X					3470	Cedar Elm	8	X					3560	Cedar Elm	11	X	X			
3287	Hackberry	11	X					3379	Hackberry	11	X					3471	Cedar Elm	13	X					3561	Cedar Elm	18	X			X	
3288	Hackberry	8	X					3380	Hackberry	8	X					3472	Cedar Elm	13	X					3562	Cedar Elm	14	X				
3289	Hackberry	9	X					3381	Hackberry	15	X					3473	Cedar Elm	10	X					3563	Cedar Elm	11	X				
3290	Hackberry	8	X					3382	Hackberry	8	X					3474	Cedar Elm	12	X					3564	Cedar Elm	11	X				
3291	Hackberry	14	X					3383	Hackberry	11	X					3475	Cedar Elm	8	X					3565	Cedar Elm	8	X				
3292	Hackberry	15	X					3384	Hackberry	10	X					3476	Cedar Elm	8	X					3566	Cedar Elm	8	X				
3293	Hackberry	12	X					3385	Hackberry	8	X					3477	Cedar Elm	8	X					3567	Cedar Elm	8	X				
3294	Hackberry	14	X					3386	Hackberry	11	X					3478	Cedar Elm	12	X					3568	Cedar Elm	16	X				
3295	Hackberry	10	X					3387	Hackberry	9	X					3479	Cedar Elm	8	X					3569	Cedar Elm	8	X				
3296	Hackberry	9	X					3388	Hackberry	9	X					3480	Cedar Elm	9	X					3570	Cedar Elm	10	X				
3297	Hackberry	8	X					3389	Hackberry	13	X					3481	Cedar Elm	10	X					3571	Cedar Elm	11	X				
3298	Hackberry	12	X					3390	Hackberry	8	X					3482	Cedar Elm	10	X					3572	Cedar Elm	11	X				
3299	Hackberry	10	X					3391	Willow	9	X					3483	Cedar Elm	13	X	X				3573	Cedar Elm	15	X				
3300	Hackberry	10	X					3392	Willow	9	X					3484	Cedar Elm	9	X	X				3574	Cedar Elm	8	X				
3303	Hackberry	13	X					3393	Hackberry	10	X																				

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TREE LOG							TREE LOG							TREE LOG							TREE LOG											
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	
3598	Hackberry	9						3691	Ash	12	X					3784	Cedar Elm	13		X					3872	Cedar Elm	14		X			
3599	Hackberry	9						3692	Bois D'Arc	13	X					3785	Cedar Elm	12		X					3873	Cedar Elm	16		X			
3600	Hackberry	8						3693	Hackberry	11	X					3786	Cedar Elm	20			X				3874	Cedar Elm	17		X			
3601	Hackberry	10						3694	Cedar Elm	8	X					3787	Cedar Elm	9		X					3875	Cedar Elm	18			X		
3602	Hackberry	13						3695	Ash	9	X					3788	Cedar Elm	15		X					3876	Cedar Elm	14		X			
3603	Hackberry	9						3696	Ash	9	X					3789	Cedar Elm	13		X					3877	Cedar Elm	12		X			
3604	Hackberry	11						3697	Hackberry	9	X					3790	Cedar Elm	9		X					3878	Bois D'Arc	10		X			
3606	Pecan	16	X					3698	Cedar Elm	10	X					3791	Cedar Elm	13		X					3879	Cedar Elm	13		X			
3607	Pecan	19	X		X			3699	Cedar Elm	9	X					3792	Cedar Elm	11		X					3880	Cedar Elm	11		X			
3608	Hackberry	8	X					3700	Cedar Elm	10	X					3793	Cedar Elm	9		X					3881	Cedar Elm	18			X		
3609	Hackberry	28	X					3701	Cedar Elm	10	X					3794	Cedar Elm	10		X					3882	Cedar Elm	10		X			
3610	Hackberry	12	X					3702	Cedar Elm	13	X					3795	Cedar Elm	16		X					3883	Cedar Elm	13		X			
3611	Hackberry	15	X					3703	Hackberry	9	X					3796	Cedar Elm	13		X					3884	Cedar Elm	19			X		
3612	Hackberry	12	X					3706	Cedar Elm	9	X					3797	Bois D'Arc	9		X					3885	Cedar Elm	21			X		
3613	Hackberry	18	X					3707	Cedar Elm	13	X					3798	Cedar Elm	12		X					3886	Cedar Elm	8		X			
3614	Hackberry	12	X					3708	Cedar Elm	12	X					3799	Cedar Elm	8		X					3887	Cedar Elm	12		X			
3615	Hackberry	9	X					3709	Cedar Elm	12	X					3800	Cedar Elm	9		X					3888	Ash	10		X			
3616	Hackberry	10	X					3710	Hackberry	9	X					3801	Cedar Elm	8		X					3889	Ash	9		X			
3617	Hackberry	8	X					3711	Cedar Elm	8	X					3802	Cedar Elm	12		X					3890	Ash	13		X			
3618	Hackberry	8	X					3712	Cedar Elm	9	X					3803	Cedar Elm	10		X					3891	Cedar Elm	14		X			
3619	Hackberry	11	X					3713	Hackberry	9	X					3804	Cedar Elm	8		X					3892	Bois D'Arc	8		X			
3620	Hackberry	8	X					3714	Cedar Elm	14	X					3805	Cedar Elm	14		X					3893	Bois D'Arc	8		X			
3621	Hackberry	13	X					3715	Cedar Elm	10	X					3806	Cedar Elm	10		X					3894	Ash	10		X			
3622	Hackberry	9	X					3716	Cedar Elm	13	X					3807	Cedar Elm	13		X					3897	Cedar Elm	15		X			
3623	Hackberry	14	X					3718	Cedar Elm	12	X					3808	Cedar Elm	9		X					3898	Bois D'Arc	10		X			
3624	Hackberry	8	X					3719	Cedar Elm	14	X					3809	Cedar Elm	13		X					3899	Bois D'Arc	12		X			
3627	Hackberry	8	X					3720	Cedar Elm	8	X					3810	Cedar Elm	14		X					3900	Cedar Elm	10		X			
3628	Hackberry	8	X					3721	Cedar Elm	13	X					3811	Cedar Elm	10		X					3901	Cedar Elm	9		X			
3629	Ash	12	X	X				3722	Cedar Elm	13	X					3812	Cedar Elm	10		X					3902	Cedar Elm	9		X			
3630	Hackberry	8	X					3723	Cedar Elm	13	X					3813	Cedar Elm	12		X					3903	Cedar Elm	10		X			
3631	Hackberry	9	X					3724	Cedar Elm	11	X					3814	Cedar Elm	12		X					3904	Bois D'Arc	14		X			
3632	Hackberry	11	X					3725	Cedar Elm	10	X					3815	Cedar Elm	10		X					3905	Cedar Elm	9		X			
3633	Hackberry	11	X					3726	Cedar Elm	12	X					3816	Cedar Elm	12		X					3906	Cedar Elm	9		X			
3634	Ash	11	X					3727	Cedar Elm	9	X					3817	Cedar Elm	9		X					3907	Cedar Elm	16		X			
3635	Hackberry	8	X					3728	Cedar Elm	13	X					3818	Cedar Elm	8		X					3908	Bois D'Arc	8		X			
3636	Hackberry	8	X					3729	Cedar Elm	11	X					3819	Cedar Elm	13		X					3909	Bois D'Arc	8		X			
3637	Hackberry	9	X					3730	Cedar Elm	13	X					3820	Cedar Elm	11		X					3910	Cedar Elm	8		X			
3638	Willow	15	X					3731	Cedar Elm	11	X					3821	Cedar Elm	10		X					3911	Cedar Elm	8		X			
3639	Ash	12	X	X				3732	Cedar Elm	10	X					3822	Cedar Elm	14		X					3912	Cedar Elm	14		X			
3640	Willow	14	X					3733	Cedar Elm	10	X					3823	Cedar Elm	8		X					3913	Cedar Elm	14		X			
3641	Ash	8	X	X				3734	Cedar Elm	16	X					3824	Ash	14		X					3914	Cedar Elm	14		X			
3642	Hackberry	10	X					3735	Cedar Elm	10	X					3825	Ash	11		X					3915	Ash	8		X			
3643	Cedar Elm	8	X	X				3736	Bois D'Arc	10	X					3826	Cedar Elm	8		X					3916	Bois D'Arc	10		X			
3644	Hackberry	11	X					3737	Bois D'Arc	8	X					3827	Cedar Elm	9		X					3917	Cedar Elm	15		X			
3645	Hackberry	12	X					3738	Bois D'Arc	13	X					3828	Bois D'Arc	12		X					3918	Cedar Elm	23			X		
3646	Hackberry	9	X					3739	Cedar Elm	11	X					3829	Cedar Elm	8		X					3919	Cedar Elm	9		X			
3647	Hackberry	8	X					3740	Cedar Elm	11	X					3830	Cedar Elm	13		X					3920	Bois D'Arc	11		X			
3648	Hackberry	9	X					3741	Cedar Elm	8	X					3831	Cedar Elm	8		X					3921	Ash	9		X			
3649	Hackberry	8	X					3742	Cedar Elm	8	X					3832	Bois D'Arc	8		X					3922	Ash	8		X			
3650	Hackberry	9	X					3743	Bois D'Arc	12	X					3833	Cedar Elm	10		X					3923	Bois D'Arc	9		X			
3653	Cedar Elm	17		X				3744	Cedar Elm	10	X					3834	Cedar Elm	8		X					3924	Cedar Elm	16		X			
3654	Cedar Elm	18			X			3745	Cedar Elm	12	X					3835	Ash	8		X					3925	Ash	13		X			
3655	Cedar Elm	0						3746	Cedar Elm	10	X					3836	Ash	9		X					3926	Ash	8		X			
3656	Cedar Elm	11		X				3747	Cedar Elm	13	X					3837	Cedar Elm	15		X					3927	Cedar Elm	13		X			
3657	Cedar Elm	13		X				3748	Cedar Elm	12	X					3838	Cedar Elm	10		X					3928	Cedar Elm	13		X			
3658	Cedar Elm	16		X				3749	Bois D'Arc	8	X					3839	Cedar Elm	19			X				3929	Cedar Elm	9		X			
3659	Cedar Elm	17		X				3750	Cedar Elm	10	X					3840	Cedar Elm	8		X					3930	Cedar Elm	10		X			
3660	Cedar Elm	22			X			3753	Cedar Elm	10	X					3841	Cedar Elm	16		X					3931	Cedar Elm	21			X		
3661	Cedar Elm	13		X				3754	Cedar Elm	11	X					3842	Cedar Elm	9		X					3932	Ash	10		X			
3662	Cedar Elm	18			X			3755	Cedar Elm	13	X					3843	Cedar Elm	14		X					3933	Cedar Elm	8		X			
3663	Cedar Elm	16		X				3756	Cedar Elm	16	X					3844	Cedar Elm	10		X					3934	Ash	9		X			
3664	Cedar Elm	12		X				3757	Cedar Elm	18			X			3845	Cedar Elm	19			X				3935	Cedar Elm	9		X			
3665	Cedar Elm	15		X				3758	Cedar Elm	10		X				3846	Cedar Elm	14		X					3936	Ash	10		X			
3666	Ash	14		X				3759	Cedar Elm	20			X			3847	Cedar Elm	16		X					3937	Cedar Elm	20					

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TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE
3962	Cedar Elm	19		X				4051	Cedar Elm	8	X	X				8036	Cedar Elm	10		X				8151	Cedar Elm	11		X			
3963	Cedar Elm	14	X					4052	Bois D'Arc	8	X	X				8037	Cedar Elm	12		X				8152	Cedar Elm	9		X			
3964	Cedar Elm	11	X					4053	Cedar Elm	9	X	X				8038	Cedar Elm	10		X				8153	Live Oak	22			X		
3965	Cedar Elm	15	X					4054	Cedar Elm	13	X	X				8039	Cedar Elm	9		X				8160	Cedar Elm	10		X			
3966	Cedar Elm	10	X					4055	Bois D'Arc	13	X	X				8040	Cedar Elm	12		X				8161	Live Oak	16		X			
3967	Cedar Elm	14	X					4056	Cedar Elm	9	X	X				8041	Cedar Elm	19			X			8162	Cedar Elm	8		X			
3968	Cedar Elm	8	X					4057	Cedar Elm	14	X	X				8042	Cedar Elm	11		X				8163	Cedar Elm	11		X			
3969	Cedar Elm	10	X					4058	Cedar Elm	15	X	X				8043	Cedar Elm	9		X				8168	Cedar Elm	11		X			
3970	Cedar Elm	26					X	4059	Cedar Elm	14	X	X				8044	Cedar Elm	10		X				8170	Cedar Elm	17		X			
3971	Ash	10	X					4060	Cedar Elm	8	X	X				8045	Cedar Elm	9		X				8171	Cedar Elm	9		X			
3972	Ash	8	X					4061	Cedar Elm	15	X	X				8046	Cedar Elm	9		X				8172	Cedar Elm	9		X			
3973	Cedar Elm	14	X					4062	Cedar Elm	14	X	X				8047	Cedar Elm	10		X				8173	Cedar Elm	9		X			
3974	Cedar Elm	13	X					4064	Cedar Elm	9	X	X				8048	Cedar Elm	13		X				8174	Cedar Elm	8		X			
3975	Bois D'Arc	10	X					4065	Cedar Elm	16	X	X				8049	Cedar Elm	13		X				8177	Cedar Elm	8		X			
3976	Cedar Elm	13	X					4066	Cedar Elm	16	X	X				8050	Cedar Elm	8		X				8181	Cedar Elm	8		X			
3977	Ash	9	X					4067	Cedar Elm	8	X	X				8051	Cedar Elm	13		X				8182	Cedar Elm	8		X			
3978	Bois D'Arc	9	X					4068	Cedar Elm	8	X	X				8052	Cedar Elm	14		X				8184	Cedar Elm	18			X		
3979	Cedar Elm	20		X				4069	Cedar Elm	10	X	X				8053	Cedar Elm	13		X				8187	Cedar Elm	9		X			
3980	Cedar Elm	9	X					4070	Cedar Elm	8	X	X				8054	Cedar Elm	13		X				8188	Cedar Elm	11		X			
3981	Bois D'Arc	11	X					4071	Cedar Elm	11	X	X				8055	Cedar Elm	16		X				8189	Cedar Elm	8		X			
3982	Cedar Elm	10	X					4072	Cedar Elm	13	X	X				8056	Cedar Elm	12		X				8190	Cedar Elm	11		X			
3983	Cedar Elm	9	X					4073	Cedar Elm	15	X	X				8057	Cedar Elm	13		X				8191	Cedar Elm	15		X			
3984	Cedar Elm	14	X					4074	Cedar Elm	8	X	X				8058	Cedar Elm	9		X				8192	Cedar Elm	12		X			
3985	Bois D'Arc	9	X					4075	Cedar Elm	13	X	X				8059	Cedar Elm	8		X				8193	Cedar Elm	8		X			
3986	Cedar Elm	9	X					4076	Cedar Elm	8	X	X				8060	Cedar Elm	9		X				8194	Cedar Elm	8		X			
3987	Cedar Elm	10	X					4077	Cedar Elm	8	X	X				8061	Cedar Elm	16		X				8195	Cedar Elm	10		X			
3988	Cedar Elm	9	X					4078	Cedar Elm	8	X	X				8062	Cedar Elm	11		X				8196	Cedar Elm	13		X			
3990	Cedar Elm	9	X					4079	Cedar Elm	12	X	X				8063	Cedar Elm	11		X				8197	Cedar Elm	12		X			
3991	Cedar Elm	8	X					4080	Cedar Elm	10	X	X				8064	Cedar Elm	9		X				8200	Cedar Elm	16		X			
3992	Cedar Elm	8	X					4081	Cedar Elm	8	X	X				8065	Cedar Elm	8		X				8201	Cedar Elm	15		X			
3993	Cedar Elm	12	X					4082	Cedar Elm	8	X	X				8066	Cedar Elm	8		X				8203	Cedar Elm	14		X			
3994	Cedar Elm	8	X					4083	Bois D'Arc	9	X	X				8067	Cedar Elm	13		X				8204	Cedar Elm	10		X			
3995	Cedar Elm	8	X					4084	Cedar Elm	9	X	X				8069	Cedar Elm	10		X				8207	Cedar Elm	11		X			
3996	Cedar Elm	10	X					4085	Cedar Elm	10	X	X				8070	Cedar Elm	10		X				8208	Cedar Elm	9		X			
3997	Cedar Elm	9	X					4086	Cedar Elm	13	X	X				8071	Hackberry	10		X				8211	Cedar Elm	8		X			
3998	Cedar Elm	9	X					4087	Cedar Elm	13	X	X				8072	Hackberry	8		X				8212	Cedar Elm	8		X			
3999	Cedar Elm	13	X					4088	Cedar Elm	8	X	X				8073	Hackberry	8		X				8213	Cedar Elm	8		X			
4000	Cedar Elm	13	X					4089	Cedar Elm	10	X	X				8074	Cedar Elm	16		X				8216	Cedar Elm	8		X			
4001	Cedar Elm	14	X					4090	Cedar Elm	9	X	X				8075	Cedar Elm	12		X				8217	Cedar Elm	16		X			
4002	Cedar Elm	12	X					4091	Cedar Elm	16	X	X				8076	Cedar Elm	11		X				8220	Cedar Elm	11		X			
4003	Bois D'Arc	11	X					4092	Ash	13	X	X				8077	Cedar Elm	12		X				8222	American Elm	20			X		
4004	Cedar Elm	8	X					4093	Ash	13	X	X				8078	Hackberry	9		X				8223	American Elm	19			X		
4005	Cedar Elm	8	X					4094	Cedar Elm	12	X	X				8079	Cedar	11		X				8224	American Elm	15		X			
4006	Bois D'Arc	8	X					4095	Cedar Elm	11	X	X				8081	Cedar Elm	10		X				8225	Live Oak	11		X			
4007	Cedar Elm	9	X					4096	Cedar Elm	11	X	X				8082	Cedar Elm	8		X				8226	American Elm	10		X			
4008	Cedar Elm	8	X					4097	Cedar Elm	11	X	X				8083	Cedar Elm	11		X				8227	American Elm	11		X			
4009	Cedar Elm	9	X					4098	Cedar Elm	8	X	X				8084	Cedar Elm	9		X				8230	Cedar Elm	12		X			
4010	Bois D'Arc	11	X					4099	Cedar Elm	12	X	X				8086	Cedar Elm	8		X				8231	American Elm	12		X			
4011	Ash	12	X					4100	Cedar Elm	10	X	X				8087	Cedar Elm	13		X				8232	American Elm	14		X			
4012	Bois D'Arc	12	X					4101	Cedar Elm	15	X	X				8088	Cedar Elm	12		X				8233	Cedar Elm	9		X			
4013	Bois D'Arc	8	X					4102	Cedar Elm	8	X	X				8089	Cedar Elm	8		X				8235	American Elm	14		X			
4014	Ash	8	X					4103	Cedar Elm	9	X	X				8090	Cedar Elm	8		X				8237	Live Oak	8		X			
4015	Cedar Elm	8	X					4104	Bois D'Arc	9	X	X				8091	Cedar Elm	12		X				8239	American Elm	10		X			
4016	Cedar Elm	10	X					8001	Cedar Elm	23			X			8097	Cedar Elm	9		X				8241	American Elm	13		X			
4017	Cedar Elm	9	X					8002	Cedar Elm	22			X			8098	Cedar Elm	10		X				8242	Live Oak	18			X		
4018	Cedar Elm	13	X					8003	Cedar Elm	8		X				8099	Cedar Elm	30					X	8243	Cedar Elm	12		X			
4019	Bois D'Arc	9	X					8004	Cedar Elm	22			X			8100	Cedar Elm	11		X				8244	American Elm	10		X			
4020	Cedar Elm	19		X				8005	Cedar Elm	12		X				8101	Cedar Elm	10		X				8245	American Elm	14		X			
4021	Cedar Elm	16	X					8006	Cedar Elm	14		X				8102	Cedar Elm	10		X				8246	American Elm	20			X		
4022	Cedar Elm	9	X					8007	Cedar Elm	11		X				8104	Cedar Elm	13		X				8247	American Elm	10		X			
4023	Cedar Elm	8	X					8008	Cedar Elm	9		X				8105	Cedar Elm	12		X				8248	American Elm	16		X			
4024	Cedar Elm	20		X				8009	Cedar Elm	12		X				8106	Cedar Elm	12		X				8249	Cedar Elm	14		X			
4025	Cedar Elm	8	X					8010	Cedar Elm	14		X				8107	Cedar Elm	8		X				8251	Cedar Elm	9		X			
4026	Cedar Elm	9	X					8011	Cedar Elm	13		X				8108	American Elm	9		X				8254	Cedar Elm	8		X			
4027	Cedar Elm	10	X					8012	Cedar Elm	12		X				8109	Cedar Elm	18			X			8255	Cedar Elm	9		X			
4028	Cedar Elm																														

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

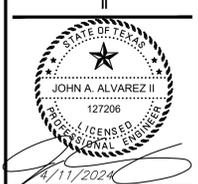
TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	
8287	American Elm	20			X			8387	American Elm	24			X			8489	Cedar	21						
8288	American Elm	16	X					8388	Ash	14	X					8490	Cedar	13	X					
8289	American Elm	16	X					8389	American Elm	22			X			8491	Cedar	24	X					
8290	American Elm	13	X					8390	American Elm	12	X					8492	American Elm	16		X				
8291	American Elm	13	X					8391	Hackberry	15						8493	Cedar	8						
8292	American Elm	13	X					8392	Hackberry	10						8494	Cedar	8						
8293	American Elm	13	X					8393	Hackberry	10						8495	Cedar	12						
8294	American Elm	13	X					8394	American Elm	13	X					8496	Cedar	10						
8295	American Elm	13	X					8395	American Elm	19			X			8497	Cedar	11						
8296	American Elm	10	X					8396	American Elm	8	X					8498	Hackberry	8						
8297	Cedar Elm	14	X					8397	American Elm	28					X	8499	Cedar	9						
8298	Hackberry	13						8398	Cedar Elm	22			X			8500	Cedar	13						
8299	American Elm	9	X					8399	American Elm	18			X			8501	Cedar	19	X					
8300	American Elm	8	X					8400	American Elm	16	X					8502	Cedar	9	X					
8302	Cedar Elm	14	X					8401	American Elm	27					X	8503	Cedar	8	X					
8303	Cedar Elm	8	X					8402	Cedar Elm	20			X			8504	Cedar	11	X					
8308	American Elm	17	X					8403	Cedar Elm	24			X			8505	Cedar	8	X					
8309	American Elm	8	X					8404	American Elm	22			X			8506	Cedar	10	X					
8311	American Elm	8	X					8405	American Elm	18			X			8507	Cedar	10	X					
8312	American Elm	8	X					8406	Cedar Elm	18			X			8508	Cedar	11	X					
8314	Cedar Elm	24			X			8407	American Elm	11	X					8509	Cedar	14	X					
8315	Cedar Elm	11	X					8408	American Elm	11	X					8510	Cedar	9	X					
8316	Cedar Elm	8	X					8409	American Elm	20			X			8511	Cedar	21	X					
8318	Cedar Elm	10	X					8410	American Elm	17	X					8512	American Elm	13		X				
8321	American Elm	17	X					8411	Cedar Elm	25														
8322	American Elm	9	X					8412	American Elm	19			X											
8323	American Elm	9	X					8413	American Elm	29					X									
8324	American Elm	20			X			8414	American Elm	8	X													
8325	American Elm	9	X					8415	American Elm	12	X													
8326	American Elm	8	X					8416	Cedar Elm	12	X													
8328	American Elm	10	X					8417	Cedar Elm	26					X									
8329	American Elm	17	X					8418	American Elm	10	X													
8330	American Elm	15	X					8419	American Elm	8	X													
8331	American Elm	12	X					8420	American Elm	9	X													
8333	American Elm	14	X					8421	American Elm	9	X													
8334	American Elm	17	X					8422	American Elm	9	X													
8335	American Elm	10	X					8423	American Elm	9	X													
8336	American Elm	9	X					8424	American Elm	21			X											
8337	American Elm	18			X			8425	American Elm	20			X											
8338	American Elm	32					X	8426	Cedar Elm	26					X									
8339	American Elm	16	X					8427	Cedar Elm	12	X													
8340	Cedar Elm	8	X					8428	American Elm	8	X													
8341	American Elm	20			X			8430	American Elm	9	X													
8342	American Elm	9	X					8431	American Elm	9	X													
8343	American Elm	21			X			8433	American Elm	8	X													
8344	American Elm	10	X					8445	American Elm	13	X													
8345	American Elm	8	X					8446	American Elm	13	X													
8346	American Elm	13	X					8447	Hackberry	24														
8347	Cedar Elm	8	X					8448	Hackberry	13														
8348	American Elm	9	X					8449	Cedar Elm	18			X											
8349	Cedar Elm	9	X					8450	Cedar Elm	13	X													
8350	Cedar Elm	9	X					8451	American Elm	13	X													
8351	Cedar Elm	9	X					8452	American Elm	9	X													
8352	American Elm	25					X	8453	American Elm	14	X													
8353	American Elm	10	X					8454	American Elm	8	X													
8354	American Elm	8	X					8455	Cedar Elm	23			X											
8355	American Elm	15	X					8456	Cedar Elm	10	X													
8356	American Elm	13	X					8457	American Elm	14	X													
8357	American Elm	15	X					8458	Cedar Elm	14	X													
8358	American Elm	15	X					8459	American Elm	13	X													
8359	American Elm	17	X					8460	Cedar Elm	10	X													
8360	American Elm	12	X					8461	Cedar Elm	8	X													
8361	American Elm	16	X					8462	American Elm	10	X													
8362	American Elm	20			X			8463	American Elm	10	X													
8363	American Elm	18			X			8464	American Elm	12	X													
8364	American Elm	20			X			8465	American Elm	16	X													
8365	American Elm	10	X					8466	Cedar Elm	14	X													
8366	American Elm	10	X					8467	Cedar Elm	14	X													
8367	American Elm	14	X					8468	American Elm	10	X													
8368	American Elm	20			X			8469	American Elm	10	X													
8369	American Elm	20			X			8470	Cedar	18														
8370	American Elm	10	X					8471	Cedar	27														
8371	American Elm	10	X					8472	American Elm	9	X													
8372	American Elm	14	X					8474	American Elm	13	X													
8373	American Elm	17	X					8475	American Elm	9	X													
8374	American Elm	13	X					8476	American Elm	15	X													
8375	American Elm	18			X			8477	Cedar Elm	8	X													
8376	American Elm	23			X			8478	Cedar Elm	8	X													
8377	American Elm	15	X					8479	Cedar Elm	11	X													
8378	American Elm	20			X			8480	Cedar Elm	14	X													
8379	American Elm	14	X					8481	Cedar Elm	11	X													
8380	American Elm	9	X					8482	American Elm	10	X													
8381	American Elm	8	X					8483	American Elm	11	X													
8382	American Elm	10	X					8484	Cedar Elm	13	X													
8383	American Elm	9	X					8485	American Elm	11	X													
8384	Hackberry	9						8486	American Elm	20			X											
8385	American Elm	19			X			8487	Cedar	13														
8386	American Elm	16	X					8488	Cedar	9														

REVISIONS
No. Date

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN
DATE: 4/11/2024
JOB NO.: 16759-007-02

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN
TREE LIST 4 OF 4

S





1500 County Road 269
Leander, TX 78641

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

Date: Friday, June 23, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

6/23/2023 10:19:15 AM
New Haven PUD Preliminary Plat
2023-P-1543-PP
Page 2

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



July 19, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, Tx 78641
PO Box 2029
Leander, Tx 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com

1. Need certification and signature blocks as required by the City and County.
Response: Certificate and signature block have been added to preliminary plan cover sheet.

2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).
Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.

3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
Response: As per Executed PUD document, number 9, total LUE’s is 322.

City of Manor
Page 2
July 19, 2023

Water and wastewater will be provided by the city of Manor.

4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).
Response: No septic system is proposed in this project. The project will be served by public wastewater line.

5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
Response: TIA has been approved with project number: 2022-P-1427-SP

6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.
Response: A summary letter has been submitted with this submittal

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 14, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~i. Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- ~~vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



September 6, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, TX 78641
PO Box 2029
Leander, TX 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com1

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com

- 1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.



City of Manor
Page 2
September 6, 2023

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, September 28, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: New Haven Preliminary Plat Update
 Case Number: 2024-P-1631-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Revised Subdivision Preliminary Plat update for New Haven and being located near the intersection of Gregg Lane and FM 973, Manor, TX. Subdivision plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

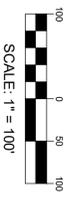
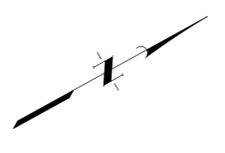
Public Hearing: Conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Quiddity Engineering
Owner: Ashton Grey

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 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 Preliminary 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.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPRED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - OPENICUT

- LEGEND**
- PHASE LINE
 - ROW DEDICATION

LINE	BEARING	DISTANCE
1	N 27°32'06\"/>	

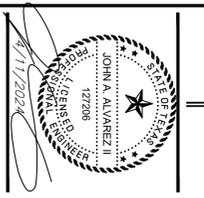


MATCHLINE

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QUIDDITY
 Texas Board of Professional Engineers and Land Surveyors Registration No. 22392 & 2888103
 3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: FR
 DATE: 7-Dec-23 CHECKED BY: JAA
 JOB NO.: 16759-0007-02 DRAWN BY: JAE



NEHAVEN PRELIMINARY PLAN
PRELIMINARY PLAT (2 OF 2)

SHEET NO. **6**
 OF 19

No.	Date	REVISIONS	App.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for the April 10, 2024, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- April 10, 2024, Planning and Zoning Commission Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the April 10, 2024, Planning and Zoning Commission Minutes.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
APRIL 10, 2024**

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

PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3 (Absent)
Celestine Sermo, Place 5 (Absent)
Cecil Meyer, Place 6
Jim Terry, Place 7 (Absent)
Gabriel Nila, Alternate No. 1
Gabrielle Orion, Alternate No. 2

CITY COUNCIL:

Sonia Wallace, Council Member, Place 4
Aaron Moreno, Council Member, Place 5

CITY STAFF:

Scott Dunlop, Development Services Director
Mandy Miller, Development Services Supervisor
Officer Goodman

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Paiz at 6:38 p.m. on Wednesday, April 10, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Chair Paiz requested Alternate P&Z Commissioner Nila join the Commissioners on the dais in the position of Place 5. Chair Paiz requested Alternate P&Z Commissioner Orion join the Commissioners on the dais in the position of Place 3.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comments regarding his concerns. Mr. Battaile spoke regarding his Tubman mural and American Tribal ideas for the Art Park. He gave suggestions for the use of park and H.O.T Funds.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak regarding Agenda Item No. 7, 8, 9, 12, and 13. Mr. Battaile expressed his opposition for townhomes near the cemetery. He stated his desire to see plazas in all commercial development over 10 acres. He criticized the policies and guidelines for meeting procedures. He suggested creating a handbook for Commissioners. He voiced his opposition to the development in downtown and the City's Comprehensive Plan. Mr. Battaile spoke regarding the Ethics Committee and the power of the Commission.

PUBLIC HEARING

- 1. Conduct a public hearing on Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).** Applicant: Professional StruCIVIL Engineers Inc. Owner: Najib Wehbe.

City Staff recommended that the P&Z Commission conduct a public hearing.

Chair Paiz opened the public hearing.

Najib Wehbe with Wehbe Properties, 5808 Balcones Drive, Austin, Texas, submitted a speaker card in support of this item. Mr. Wehbe did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak on this item. He suggested requiring a plaza for this development due to the amount of acreage. He referenced the HEB development and their planned amenities.

Director Dunlop summarized the location, zoning, and annexation history of this property. He gave details of the specific use permit request associated with this request. He stated this zoning request was consistent with the other zoning types along the 290 corridor.

Discussion was held concerning the number of businesses that could occupy this size property. Traffic flow and potential job creation was considered. Director Dunlop spoke regarding the floodplain areas, the land not being utilized, and the purposed plans that involved a couple acres at the corner of the property. He explained the possible need to replat the property and detailed the zonings of the nearby properties.

Concerns were expressed regarding the homes in the area. Daryl Swenson, 1120 W. Lovers Lane, Arlington, Texas, responded to questions about the homes in the area.

Mirra Tahir Balg with PSCE, Inc., 2205 W. Parmer Lane, Austin, Texas, submitted a speaker card in support of this item. He specified that he was the Civil Engineer for this development. Mr. Balg confirmed the house at the corner of the lot would be demolished.

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

There was no further discussion.

Motion to Close carried 6-0.

- 2. Conduct a public hearing on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.** Applicant: Professional StruCIVIL Engineers Inc. Owner: Najib Wehbe.

City Staff recommended that the P&Z Commission conduct a public hearing.

Chair Paiz opened the public hearing.

Najib Wehbe with Wehbe Properties, 5808 Balcones Drive, Austin, Texas, submitted a speaker card in support of this item. Mr. Wehbe did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak on this item. He questioned why this gas station did not have electrical charging ports. He suggested not allowing overnight parking of big commercial trucks on the lot.

Darly Swenson, 1120 W. Lovers Lane, Arlington, Texas, submitted a speaker card to speak in opposition to this item. He voiced concerns for FM 1100 being narrow with no shoulders. He stated that he felt the amount and type of traffic this development would draw would cause significant deuteriation of the roads around the property. Mr. Swenson expressed additional concerns for the dangerous conditions the vehicles entering and exiting the property would create on US Hwy 290. He stated that he could not support this type of development without major roadway improvements on FM 1100 and deceleration lanes on US Hwy 290.

Director Dunlop gave detailed description of the site plan that has been submitted for this development. He reviewed the distance between fueling stations along this area of US Hwy 290. He explained the varied options for the site layout. He spoke regarding TXDOT involvement and the potential traffic impact analysis that may be required for this project.

Discussion was held regarding the need for road improvements.

Mirra Tahir Balg with PSCE, Inc., 2205 W. Parmer Lane, Austin, Texas, submitted a speaker card in support of this item. Mr. Tahir stated they were pending TXDOT decision on the TIA requirements; however, they plan to comply with any TXDOT recommendations. They are providing parking for electrical vehicles and have a future plan of providing charging stations. There were spaces dedicated for fueling only for the big trucks but not for overnight parking. Mr. Tahir stated this project was still in the concept plan stages and confirmable details would be worked out in the site plan stages.

Discussion was held regarding the layout of the pumps. Safety was a consideration for the vehicles entering and exiting parking spaces conflicting with the travel flow of vehicles exiting the pumping station areas. Director Dunlop explained the recommendations that could be imposed.

Concerns were raised regarding the developer not making any traffic flow and roadway improvements if a TIA is not required by TXDOT.

Discussion was held regarding the number of gas stations verses the population in the area. Director Dunlop stated that he was not aware of any metrics related to this, however, the need for gas stations are usually determined by the amount of traffic in the area and not population.

Consideration was given to the number of electrical charging stations in the area and the future need to provide this resource. Director Dunlop confirmed charging stations in the area were limited.

Mr. Tahir answered questions regarding the amount of land being used for this project and the future plans for the remaining acreage. He explained a large portion of the property was in a floodplain. He stated there were no future plans for development on the remaining portion of the property at this time.

Mr. Tahir spoke regarding the TIA for this project. He stated he had other similar projects in Manor and a TIA with improvements were required. He would be expected the same outcome for this project. He confirmed that the owner would be willing to add charging stations to the layout.

The commissioners requested the site plan and TIA from the other gas station project by this developer. Director Dunlop stated the other project was the Mini-Max with Carwash. He answered questions regarding the Mini-Max and the improvements related to the project.

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

There was no further discussion.

Motion to Close carried 6-0.

- 3. Conduct a public hearing on a Rezoning Application for one lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF). Applicant: Savvy ATX Realty, LLC. Owner: Wenkai Chen.**

City Staff recommended that the P&Z Commission conduct a public hearing.

Chair Paiz opened the public hearing.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak on this item. He spoke regarding the alleyway related to this item and others within the historic downtown area. He voiced his opposition to any townhomes or apartment complexes being allowed in the historic areas. He expressed his desire to preserve the history of Manor through the development that is allowed.

Director Dunlop stated summarized the history of this request. He reminded the commissioners that this request was recommended for denial last year due to fire safety concerns related to the back duplex. He stated the owner has since revised the conceptional layout and structure to be more accommodating to these concerns.

Discussion was held regarding the garage access being through the alleyway. Director Dunlop explained the use of the alleyway and answered questions regarding alleyway and encroachments into the alleyway by the neighboring property. He verified parking spaces were adequate.

Discussion was held regarding the differences between this submittal and the prior on that was recommended for denial.

Wenkai Chen, 1132 Northwestern Avenue, Unit A, Austin, Texas, submitted a speaker card in support of this item. Ms. Chen answered questions from the Commissioners. She confirmed the structure was reduced to allow more space for emergency vehicles which was verified with the Fire Department. Ms. Chen stated the duplex was the only viable option for development because 2 singular homes were not permissible by the current Manor Code of Ordinance.

Discussion was held regarding the price points for rent or sales. Ms. Chen stated price points have not been decided. She reviewed the cost of building the residential structures. She confirmed she would build and then sale. Sale price would depend on market value once they are built out but would be approximately 15 to 20 percent markup from build cost.

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

There was no further discussion.

Motion to Close carried 6-0.

4. Conduct a public hearing on a Subdivision Short Form Final Plat for Sanchez Acres, one (1) lot on 7.99 acres, more or less, and being located at 14614 Bois D’Arc Lane, Manor TX.

Applicant: Radius Civil Engineering. Owner: Maleny Sanchez

City Staff recommended that the P&Z Commission conduct a public hearing.

Chair Paiz opened the public hearing.

Tim Jackson, 14627 Bois D’Arc Lane, Manor, Texas, submitted a speaker card to speak in support of this item. He stated he was unaware of this development. He expressed concerns about the current tax exemptions for his own property located near this area and how this would impact his exemptions.

Director Dunlop explained this item would allow the owner to create a single legal lot out of the two lots for the property. He stated the owner was setting aside right of way dedication which would allow future roadway improvement on Bois D’Arc. The property is located in Manor’s ETJ; however, it is being reviewed to ensure it conforms with Manor’s Subdivision Code. Director Dunlop reiterated that the plat was to combine 2 (two) lots into 1 (one) lot and that the City of Manor could not regulate land use due to the property being outside of the City Limits.

Discussion was held regarding the required approval and the types of conditions that could be imposed. Director Dunlop explained conditions would be limited to items like right of ways or easements because we do not regulate land use in our ETJ. Director Dunlop explained property exemptions would be outside the scope of the City’s jurisdictional control. Exemptions for any individual property would be determined, implemented, and controlled by the Central Appraisal District.

Discussion was held regarding the owner not being present.

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

There was no further discussion.

Motion to Close carried 6-0.

- 5. Conduct a public hearing on a Subdivision Short Form Final Plat for Las Entradas North Section 3, one (1) lot on 6.8 acres, more or less, and being located at the northwest corner of the intersection of US HWY 290 and Tillgang Pass, Manor, TX.** Applicant: Kimley Horn. Owner: LVE Las Entradas Reg, LP.

City Staff recommended that the P&Z Commission conduct a public hearing.

Chair Paiz opened the public hearing.

Director Dunlop gave a summary for this item. He explained the location and current zoning.

Jonathan Sosebee with Kimley Horn, 10814 Jollyville Road, Austin, Texas, submitted a speaker card in support of this item. Mr. Sosebee answered questions regarding the expected commercial use for this property. He stated that it was currently undecided. They plan to lease out the space but were still in the early stages of the development.

It was suggested for future submissions to provide better renderings for the proposed use and site location maps. Complaints were given regard trying to figure out what the project could potentially look like and the locate of the property.

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

There was no further discussion.

Motion to Close carried 6-0.

CONSENT AGENDA

- 6. Consideration, discussion, and possible action to approve the minutes for the March 13, 2024, Planning and Zoning Commission Regular Session.**

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the consent agenda with corrections to the vote on item #5 and #7.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

- 7. Consideration, discussion, and possible action on Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).** Applicant: Professional StruCIVIL Engineers Inc. Owner: Najib Wehbe.

City Staff recommended that the P&Z Commission approve the Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Director Dunlop answered questions regarding the scope of this request. He reiterated this item was just for the zoning request.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nial to approve the Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

Motion to Approve carried 4-2. Opposed by Commissioner Leonard and Commissioner Orion.

8. Consideration, discussion, and possible action on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles. Applicant: Professional StruCIVIL Engineers Inc. Owner: Najib Wehbe.

City Staff recommended that the P&Z Commission discuss the site layout, commercial/tractor-trailer overnight parking, and any other site requirements then approve a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.

Commissioner Orion recapped the previously stated concerns stating she was in agreeance with the issues with this project.

Commissioner Leonard stated Manor residents have expressed their desire to see commercial retail that is not just another gas station which she felt should be considered. Consideration was given to EV Station. Displeasure with the diesel portion of the project was expressed.

Vice Chair Chavis wanted to see some of the concerns addressed before making any decisions regarding this request. He clarified that he wanted to make sure the development was in the best interest of not only Manor but also the residents in the area near this development before moving forward.

Commissioner Nila was in favor of adding the EV Stations as requirement and voiced his support of having a one-stop shopping experience available to travels entering Manor. He stated that he felt that would be a better way to capitalize on the amount of tax revenue available from a business like this.

Commissioner Leonard expressed concerns for the overnight stays. She stated that if approved, no overnight parking needed to be a required condition.

Discussion was held regarding the potential safety and crime aspects of this development for the nearby neighborhood if limitations were not put in place. Other businesses that offer the same or similar services that were close by to this development were considered.

Director Dunlop answered questions regarding TIAs. He explained TIAs as part of a site plan would be handled administratively. Any discretionary actions occur during the zoning and specific use permit portion of the development. He clarified that the Commission had the ability to postpone this item and request additional information.

Additional discussion was held regarding a TIA for this development. Director Dunlop cautioned that TXDOT may not require a TIA. He clarified that this development included 2 diesel and 6 gas fueling stations which are double-sided.

Suggestions were made to limit truck access to the property making sure they did not exit onto FM 1100.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Orion to postpone this item pending a response from TXDOT regarding a TIA recommendation. It was also recommended to the developer to make the following changes: (1) rotate pumps 90 degree to assist with traffic safety, (2) decrease or remove diesel pumps, (3) add EV Charging Stations, and (4) make stipulations of No Overnight Parking part of the Specific Use Permit request.

There was no further discussion.

Motion to Approve carried 5-1. Opposed by Commissioner Nila

9. Consideration, discussion, and possible action on a Rezoning Application for one lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF). Applicant: Savvy ATX Realty, LLC. Owner: Wenkai Chen.

City Staff recommended that the P&Z Commission approve the Rezoning Application for one lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

Director Dunlop recapped this item. He stated this request complies with the Comprehensive Plan.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to deny the Rezoning Application for one lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

Director Dunlop requested clarification on the reason for the denial. He stated he would need the information for the purpose of notifying City Council. Commissioner Meyer stated he did not feel this type of development was appropriate for this lot.

There was no further discussion.

Motion to Approve carried 5-1. Opposed by Commissioner Nila

10. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Sanchez Acres, one (1) lot on 7.99 acres, more or less, and being located at 14614 Bois D'Arc Lane, Manor TX. Applicant: Radius Civil Engineering. Owner: Maleny Sanchez.

City Staff recommended that the P&Z Commission approve the Subdivision Short Form Final Plat for Sanchez Acres, one (1) lot on 7.99 acres, more or less, and being located at 14614 Bois D'Arc Lane, Manor TX.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the Subdivision Short Form Final Plat for Sanchez Acres, one (1) lot on 7.99 acres, more or less, and being located at 14614 Bois D'Arc Lane, Manor TX

There was no further discussion.

Motion to Approve carried 6-0.

11. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Las Entradas North Section 3, one (1) lot on 6.8 acres, more or less, and being located at the northwest corner of the intersection of US HWY 290 and Tillgang Pass, Manor, TX. Applicant: Kimley Horn. Owner: LVE Las Entradas Reg, LP.

City Staff recommended that the P&Z Commission approve the Subdivision Short Form Final Plat for Las Entradas North Section 3, one (1) lot on 6.8 acres, more or less, and being located at the northwest corner of the intersection of US HWY 290 and Tillgang Pass, Manor, TX.

Director Dunlop gave a recap for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Subdivision Short Form Final Plat for Las Entradas North Section 3, one (1) lot on 6.8 acres, more or less, and being located at the northwest corner of the intersection of US HWY 290 and Tillgang Pass, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

12. Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 1, one hundred and ninety-nine (199) lots on 58.39 acres, more or less, and being located near the intersection of Rector Loop and Fuchs Grove, Manor, Texas. Applicant: Kimley-Horn. Owner: Meritage Homes of Texas, LLC.

City Staff recommended that the P&Z Commission approve the Final Plat for the Shadowglen Subdivision Phase 3, Section 1, one hundred and ninety-nine (199) lots on 58.39 acres, more or less, and being located near the intersection of Rector Loop and Fuchs Grove, Manor, Texas.

Director Dunlop gave a summary for this item. He stated this item has been approved by the City Engineer.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Nila to approve Final Plat for the Shadowglen Subdivision Phase 3, Section 1, one hundred and ninety-nine (199) lots on 58.39 acres, more or less, and being located near the intersection of Rector Loop and Fuchs Grove, Manor, Texas.

There was no further discussion.

Motion to Approve carried 6-0.

13. Consideration, discussion, and possible action on next step items from the February 13, 2024, Planning and Zoning Commission Workshop.

City Staff recommended that the P&Z Commission discuss next step items from the February 13, 2024, Planning and Zoning Commission Workshop.

Director Dunlop spoke regarding this item. He stated he included information in the backup that was requested by the Commission. It was placed on the agenda mainly to get instruction and direction from the Commissioners on how they would like to proceed with the items discussed during the last workshop.

Director Dunlop recapped his notes from the workshop which included review of the zoning application procedures, subdivision code, parkland dedication requirements, and instituting rules, procedures, and policies similar to what is used by City Council. A copy of the City Council Rules of Procedure was provided in the agenda packet.

Director Dunlop requested any additional information they would like to review. He wanted suggestions on how to proceed regarding these reviews whether it be in a regular meeting or in a special called workshop.

Discussion was held regarding having separate workshops quarterly to review these types of items.

The Commissioners deliberated on ways to create a generalized Rules of Procedure for the Commission, Boards, and Committees. Meeting dates and times were considered.

Chair Paiz suggested sending out meeting survey with different times and dates to poll on which dates would be best.

Vice Chair Chavis stated that he would like to review the information the City Secretary has on file from other cities about the policy and guidelines of their Committees, Commissions and Boards. He stressed the necessity of having a clear plan or agenda for the meeting so the meeting can be more productive. He stated his desire to investigate the sections of code related to Committees as well.

Chair Paiz voiced his agreement with Vice Chair Chavis’s thoughts.

There was no further discussion.

No Action Taken at this time.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Leonard to adjourn the Regular Session of the Manor P&Z Commission at 9:17 p.m. on Wednesday, April 10, 2024.

There was no further discussion.

Motion to Adjourn carried 6-0.

These minutes were approved by the Planning and Zoning Commission on the 8th day of May 2024.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

*Applicant: Carilu Texas Realty LLC
Owner: Carilu Texas Realty LLC*

BACKGROUND/SUMMARY:

This property is near the intersection of US Hwy 290 and Murray Avenue. It is in between the MISD Police Station and Mr. Jims gas station. The property was zoned SF-1 when the city first applied zoning districts back in the early 2000s, but the property has always been used commercially. Its prior use was as a law office building.

The request for Neighborhood Business is consistent with the Comprehensive Plan Future Land Use Map designating this area as Community Mixed Use. Community Mixed Use is meant as a mix of nonresidential and residential uses in a compact design to create a walkable environment.

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

- Letter of Intent
- Rezone Map
- Aerial Image
- Neighborhood Business Uses
- FLUM
- Community Mixed Use Dashboard
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approve with modified land uses, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

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



Dear Members of the Zoning Board,

I am writing to formally request the rezoning of the property located at 310 W. Murray St., Manor, TX 78653, from its current Residential zoning to Commercial zoning. The primary reason for this request is to align the property's use with its original design and previous usage history.

I currently operate a real estate office at this location and wish to expand by leasing additional office spaces within the same premises. However, under the current Residential zoning, this expansion is not feasible. Changing the zoning to Commercial would not only benefit my business but also contribute to the local economy by providing additional office spaces for lease.

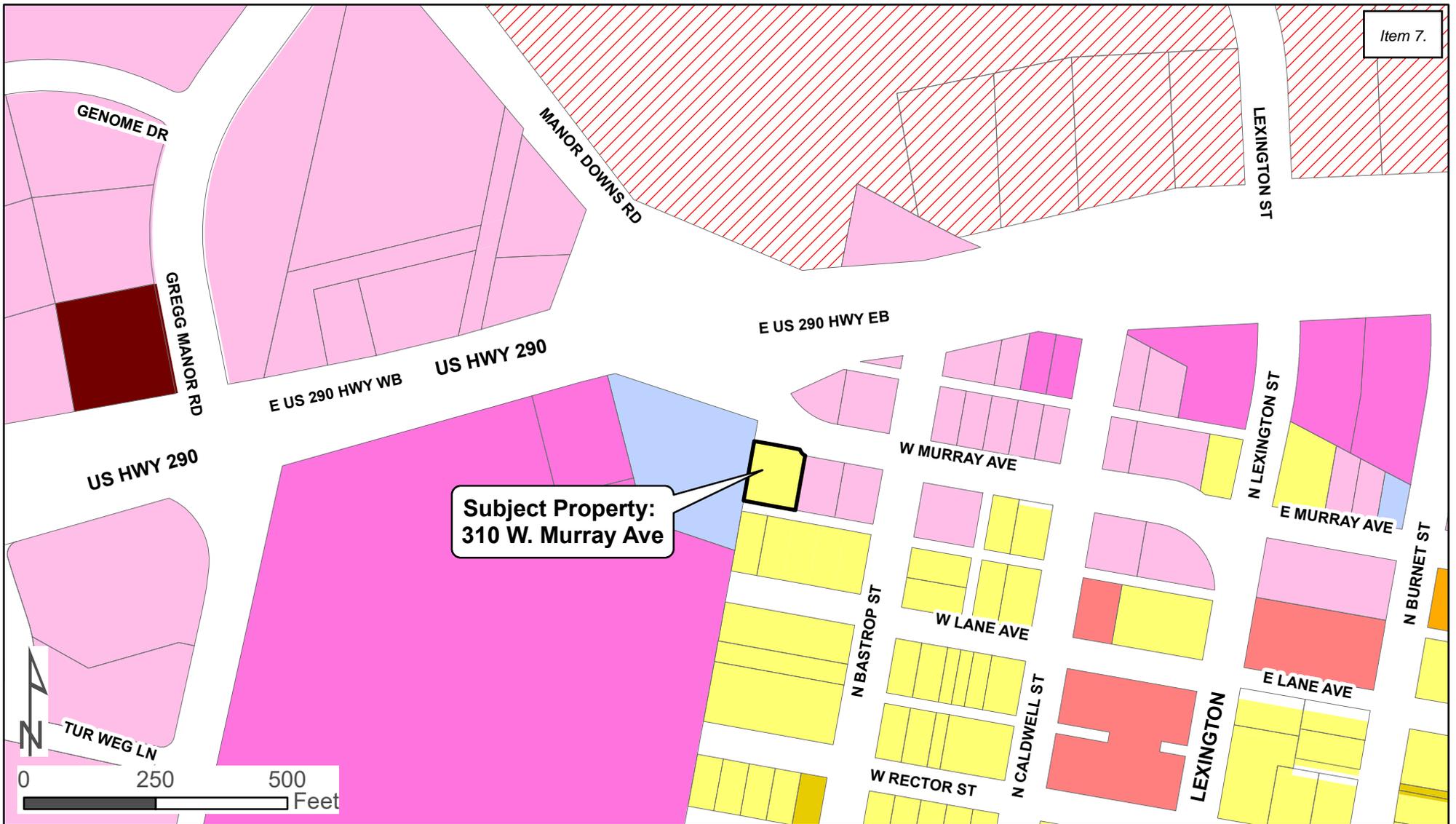
It's important to note that when I purchased the property, it was sold under the premise of being commercial real estate. The building's structure and internal layout are designed specifically for commercial use. For example, there are no showers or other features typically found in residential properties. From the beginning, this property has been utilized for commercial purposes, evidenced by its previous occupants, a law firm.

The property's location and design make it unsuitable for residential use but ideal for commercial activities. Rezoning this property would not only rectify this misalignment but also maximize its potential for contributing to the local business community.

I am committed to ensuring that any business activities conducted on the premises will adhere to the highest standards and will follow all relevant regulations and guidelines. Thank you for considering my request. I am available for any further discussions or hearings required in this matter. I look forward to a favorable response and am hopeful that the Board will recognize the benefits of rezoning this property for commercial use.

Sincerely,
Carilu Castelan

 March 5, 2024



Item 7.

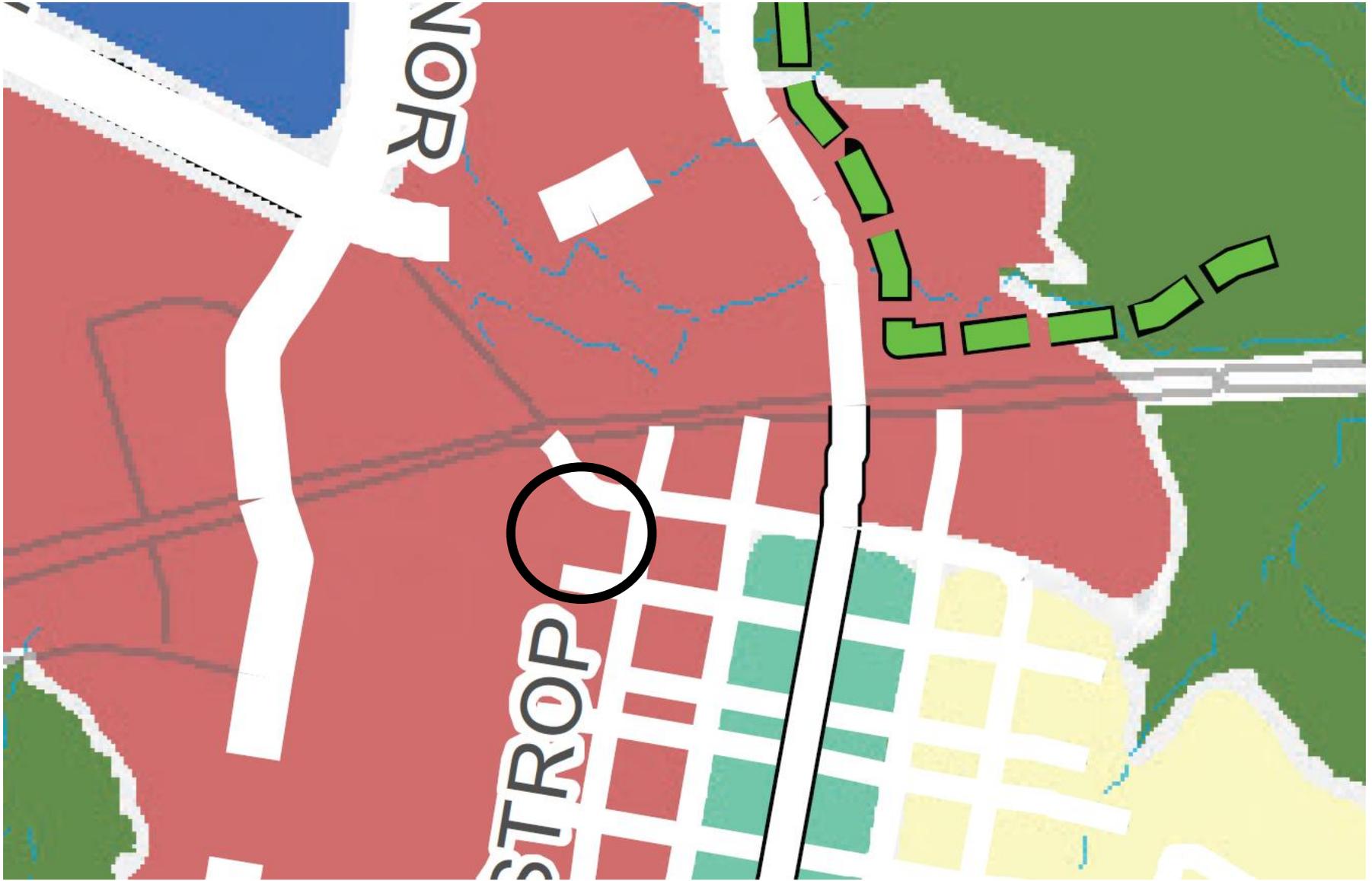
Subject Property:
310 W. Murray Ave



Current:
(SF-1) Single Family Suburban

Proposed:
(NB) Neighborhood Business

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



COMMUNITY MIXED-USE

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

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

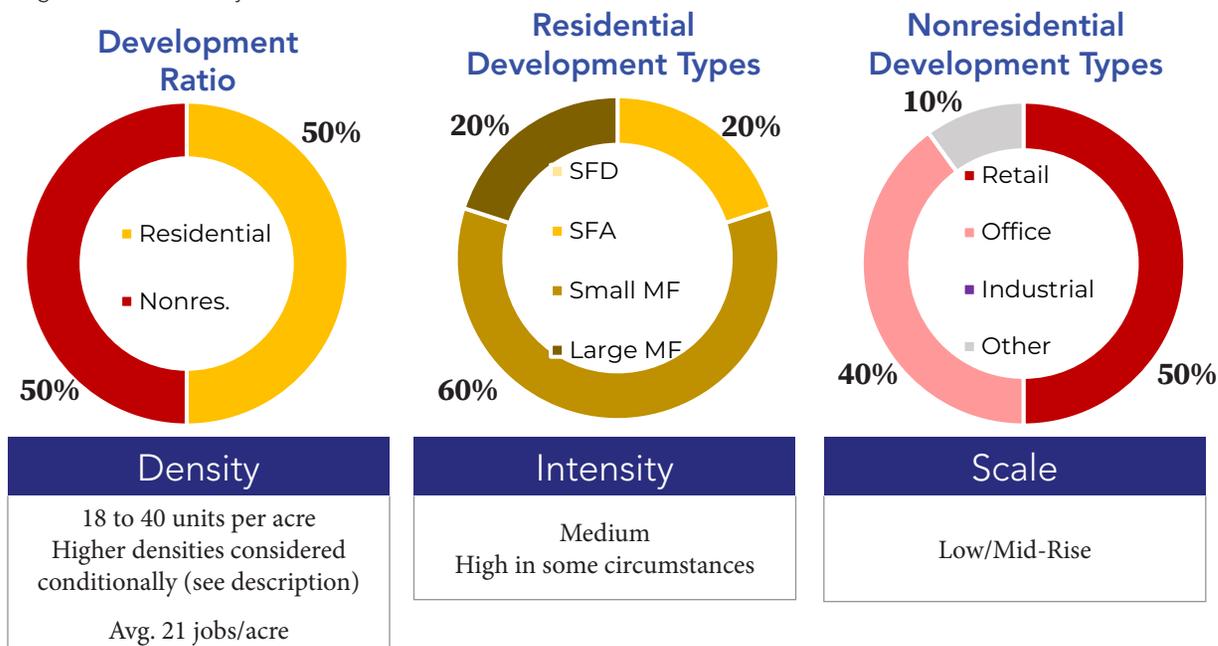
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



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

MIXED USE DISTRICTS

NB

Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

Permitted and Conditional Uses

Residential

Condominium (c)

Multi-family (c)

Non-Residential

Alcoholic beverage
establishment (c/s)

Laundry services (self)

Antique shop

Liquor sales (c)

Art studio or gallery

Medical clinic

Business Support Services

Offices, government

Child Care Center

offices, medical

Club or lodge (c)

Offices, professional

Community Garden (c)

Personal improvement
services

Consumer Repair Services

Personal services

Event Center (c/s)

Pet store (c)

Financial Services (c)

Printing and publishing (c)

Florist (c)

Religious assembly

Food Sales (c)

Restaurant (c)

Funeral Services (c)

Utility services, minor

Gasoline Station (limited) (c/s)

Veterinary services, small (c)

General Retail Sales

Wireless Transmission Facilities,
attached (c/s)

(convenience)

General retail sales (general)

Wireless Transmission Facilities,
stealth (c/s)

Governmental Facilities

Hotel (c/s)

NB

Neighborhood Business

Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft ¹	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% ²	Exterior side Setback	20 ft ⁴
Maximum dwelling unit size	1,000 sq ft ³	Rear Setback	20 ft ⁴
Maximum dwelling units	10/acre	Streetscape Yard	15 ft ⁵

¹ Corner lots add 10 ft

² 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

³ For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

⁴ Setbacks to non-residential can be 10 ft

⁵ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.



4/24/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 310 W. Murray Rezoning from SF-1 to NB
 Case Number: 2024-P-1636-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Applicant: Carilu Texas Realty LLC
Owner: Carilu Texas Realty LLC

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

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

290 East Not West LLC
421D Congress Ave.
Austin, TX 78701

Mario Juarez
3401 Bratton Ridge Xing
Austin, TX 78728

Edward Garcia
804 N Bastrop St.
Manor, TX 78653

Luna Benita Gonzalez
802 N Bastrop St.
Manor, TX 78653

Mr. Jims Grocery Inc.
PO Box 827
Manor, TX 78653

Brenda S. Perez
600 Samaripa St.
Manor, TX 78653

Walter L. Robinson
3608 Eagles Nest St.
Round Rock, TX 78665

Thomas M. Turman
21609 Union Lee Church Rd.
Manor, TX 78653

Manor Independent School District
PO Box 359
Manor, TX 78653

River City Partners Ltd.
501 E Koenig Ln.
Austin, TX 78751

Wenkai Chen
1132 NORTHWESTERN AVE UNIT A
AUSTIN, TX 78702



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez

Owner: Rocio Velazquez

BACKGROUND/SUMMARY:

This property is along FM 1100 near the intersection with Kimbro West Road, about 1.3 miles north of the intersection of FM 1100 and US 290. The applicant is requesting C-2 Medium Commercial zoning as they intend to construct an event center.

The Comprehensive Plan Future Land Use Map has this area designated as Employment Center. Employment Center uses are meant to have access to major roadways and supports a mix of retail, office, industrial, and other nonresidential development types. This 3.75-acre tract being C-2 Medium Commercial would be consistent with the intent of the Employment Center designation by providing compatible retail and nonresidential uses for other office and industrial uses that will be a part of the larger Employment Center district.

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- C-2 Land Uses
- Future Land Use Map
- Employment Center Dashboard
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with modified uses, Deny, Postpone
----------------	---

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

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

Good afternoon to all,

My Name is Rocio Velazquez, and I am Writing this letter to whom it may concern,

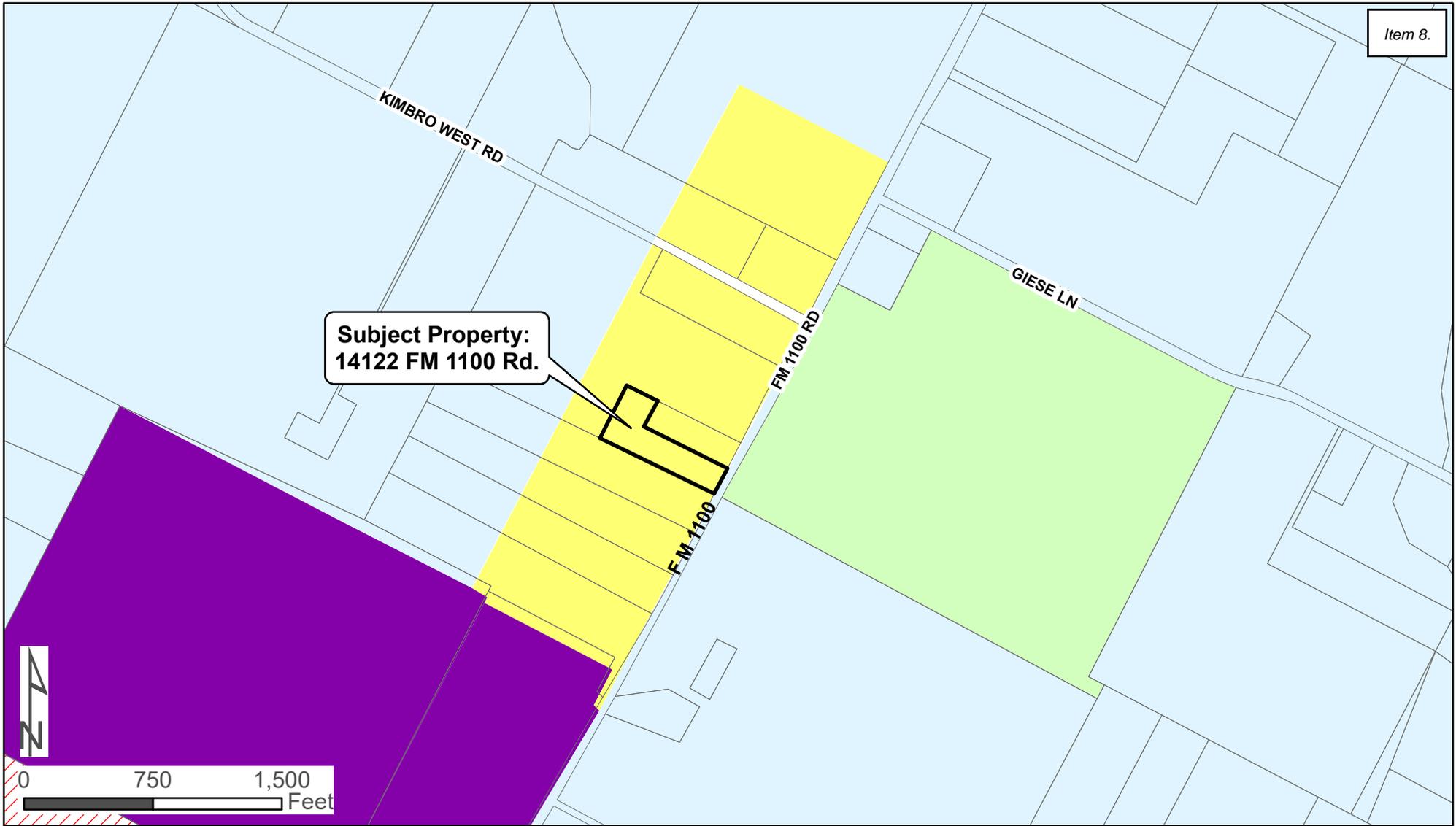
We recently bought a property located at 14122 FM 1100 in Manor Tx 78653, our intent with this property is to to change the zoning on our property. We are currently zoned as a Single Family Residential Suburban Site and would like to change it to a Commercial Use Site (C2). Our Plans with this Change of zone would be to Build A Event Center(Venue). We Look Forward to Building a Modern Event Center something our Town Would Love to have, & we would love to provide that. With Manor Growing so much over the past year's and what it looks like it will grow into in a few more an Event Center is something we truly believe will add more value to our precious Manor and it families.

Please feel free to reach out, if there's any questions

Thank You,

Rocio Velazquez

512-840-8392



**Subject Property:
14122 FM 1100 Rd.**

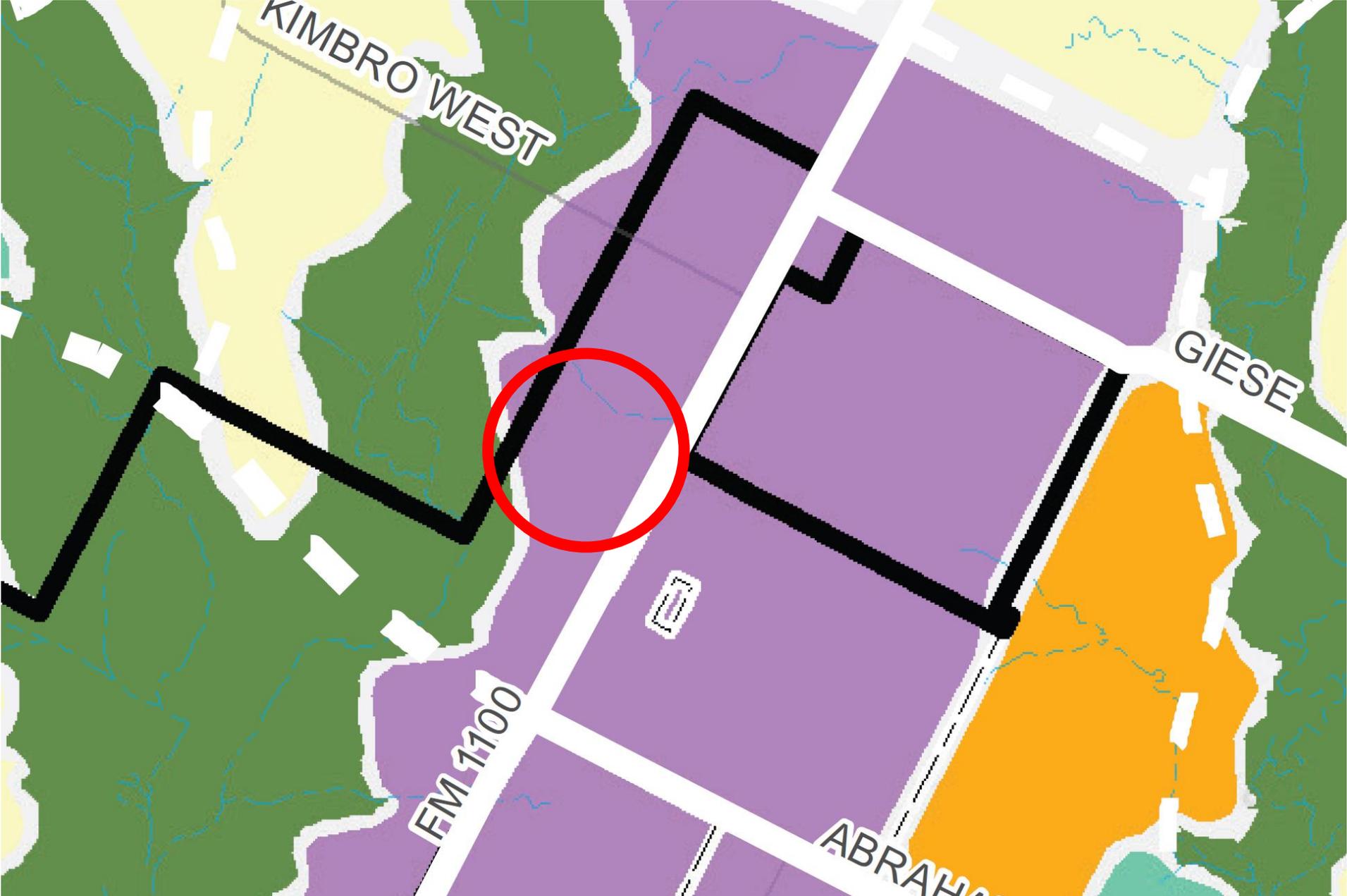


**Current:
(SF-1) Single Family Suburban**

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

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





EMPLOYMENT

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

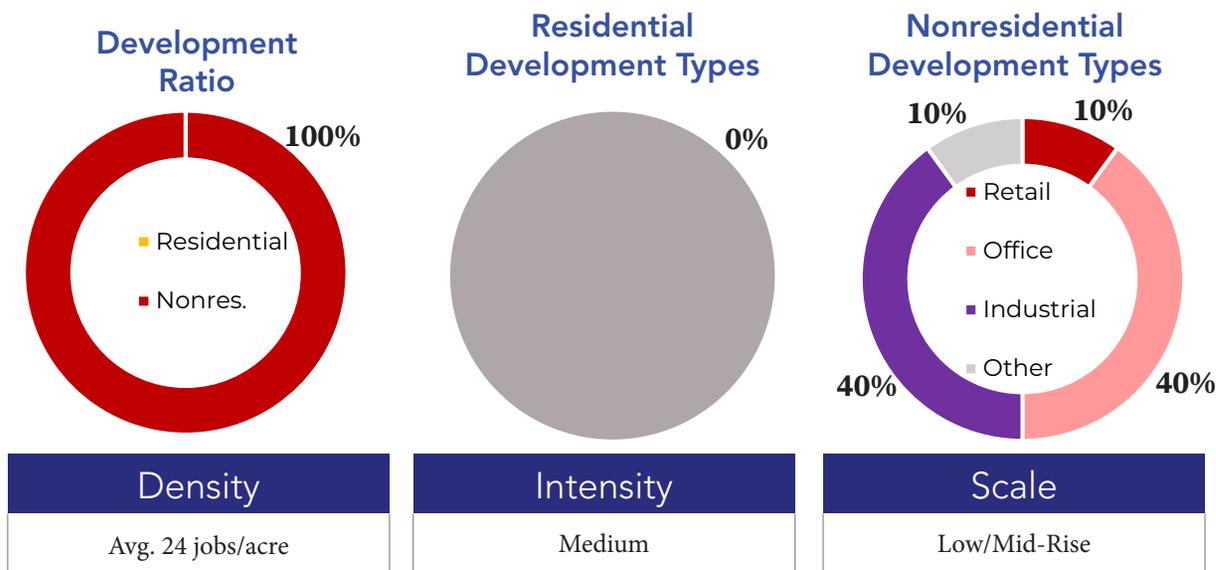
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

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

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

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

Figure 3.7. Employment Land Use Mix Dashboard



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

C-2

Medium Commercial

The medium commercial district is intended for moderately dense commercial development, such as large-format retailers and malls, serving local and regional needs. Medium commercial uses should be located along or the intersections of major roadways to accommodate the traffic generated.

Permitted and Conditional Uses

Non-Residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Preparation (c)	Religious Assembly
Amusement (Indoor) (c)	Food Sales (c)	Restaurant (c)
Amusement (outdoor) (c)	Funeral Services (c)	Restaurant-Drive in or Drive-Through (c)
Antique Shop	Game Room (c/s)	School, boarding
Art Studio or Gallery	Garden Center (c)	School, business or trade
Automobile Repair (Major)(c)	Gasoline Station (Limited) (c/s)	School, College or University
Automobile Repair (Minor) (c)	Gasoline Station Full Service (c/s)	School, private or parochial
Automobile Sale/Rental (c)	General Retail Sales (Convenience)	School, public
Automobile Washing (c)	General Retail Sales (General)	Semi-Permanent food establishment (c)
Brewery, micro (c)	Governmental facilities	Smoke shop or Tobacco Store
Brewpub (c)	Hospital Services (s)	Theater
Business Support Services	Hotel (c)	Transportation Terminal (c)
Child Care Center	Kennel (c)	Truck and Trailer sales and rental (c)
Club or Lodge (c)	Laundry Service	Utility services (minor)
Commercial Off-Street Parking (c)	Laundry Service (Self)	Veterinary Services, large (c)
Communication Services or Facilities	Liquor Sales (c)	Veterinary Services, small (c)
Construction and Equipment Sales (Minor)	Medical Clinic (s)	Wireless Transmission Facilities, attached (c)
Consumer repair Services	Mini-Storage Warehouse (c)	Wireless Transmission Facilities, stealth (c)
Contractor's shop (c)	Offices, Government	Wireless Transmission Facilities, monopole (c/s)
Distillery, micro	Offices, Medical (s)	Zoo, private
Event Center (c/s)	Offices, Professional (s)	
Financial Services (c)	Offices, Showroom	
Financial Services, alternative (c)	Off-site Accessory Parking	
)	Pawnshop (c)	
Florist (c)	Personal Improvement Services	
	Personal Services	
	Pet Store (c)	
	Printing and Publishing (c)	
	Recreational Vehicle Park (c/s)	

C-2

Medium Commercial

Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	60% ²	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage ³	70%	Exterior Side Setback	40 ft ⁶
		Rear Setback	40 ft ⁶
Landscape Requirement	15% ³		
Streetscape yard	15 ft ⁴		
Bufferyard	25 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 10 ft



4/24/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14122 FM 1100 rezoning from SF-1 to C-2
 Case Number: 2024-P-1628-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez
Owner: Rocio Velazquez

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

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

LOPEZ LUCRECIO & ERICA (1749116)
14034 FM 1100
MANOR TX 78653-4095

CHACON MARVIN & ARLETYS
(1828293)
305 MILTON CV
PFLUGERVILLE TX 78660-2919

HOLEMAN JANET (420066)
14204 FM 1100
MANOR TX 78653-3719

OMAN DAVID (1447835)
14859 BOIS D ARC LN
MANOR TX 78653-3626

BONO JOSEPH A III TRUST ETAL
(1940458)
5718 WESTHEIMER RD STE 1840
HOUSTON TX 77057-5758



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

*Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP*

BACKGROUND/SUMMARY:

The Manor Commons NE Commercial tract is at the northeast corner of US Hwy 290 and FM 973. The developer is seeking to divide the approximately 34-acre tract into 18 commercial lots (17 developable commercial lots and 1 drainage lot). The proposed uses include restaurants, retail, a bank, and a hotel. The plan also includes extending Marie Lane from Greenbury into the commercial subdivision to a roundabout with connections to US 290 and FM 973. The FM 973 intersection will be where the new Manor Commerce Blvd connects to FM 973 as part of the Manor Crossing development and a signal will be installed by the Manor Crossing developer. Additional turning lanes are planned on FM 973 and US 290, and there will not be a signal added to the US 290 connection, which will be a right-in, right-out, and not provide a crossing to EB US 290 traffic.

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

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

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Condition, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

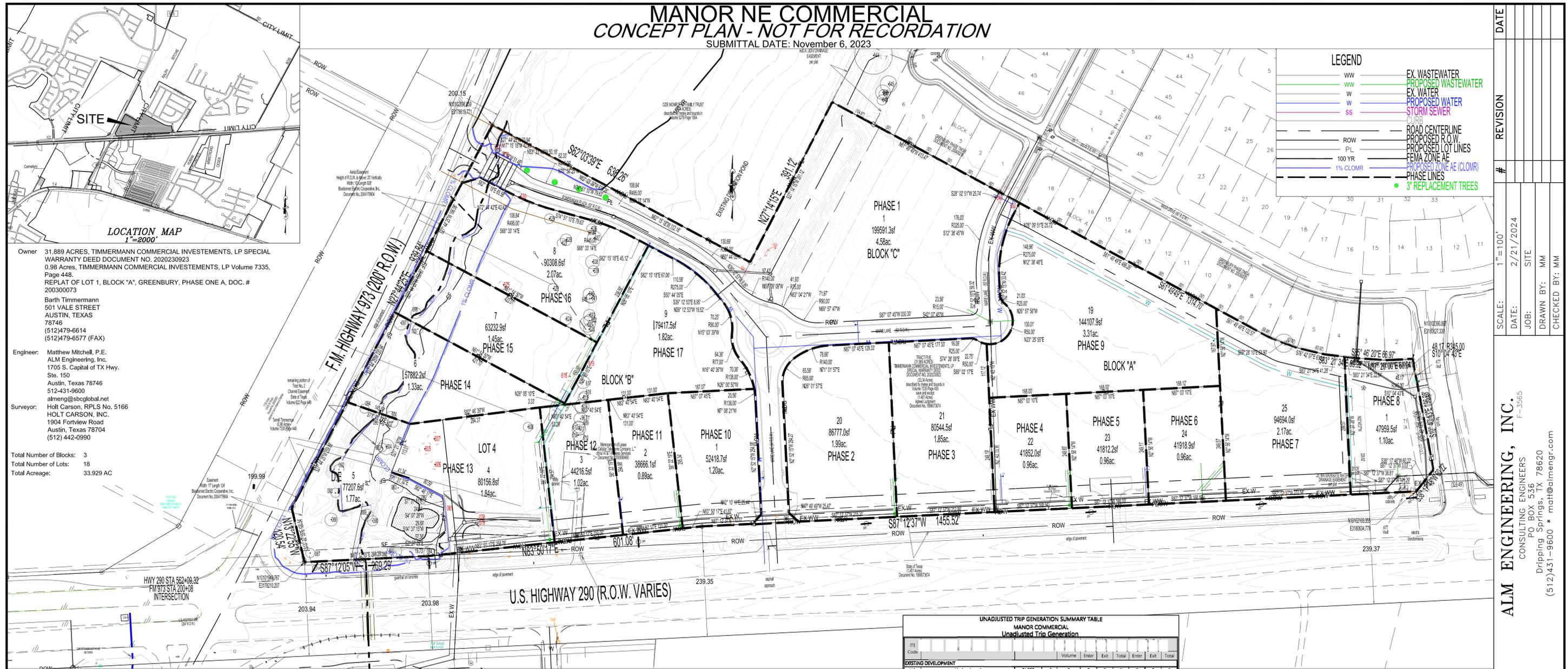
Disapproval

None



MANOR NE COMMERCIAL CONCEPT PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: November 6, 2023



LEGEND

- WW EX WASTEWATER
- W PROPOSED WASTEWATER
- W EX WATER
- W PROPOSED WATER
- SS STORM SEWER
- SS PROPOSED STORM SEWER
- ROW ROAD CENTERLINE
- PL PROPOSED R.O.W.
- 100 YR PROPOSED LOT LINES
- 1% CLOMR FEM ZONE AE
- 3" REPLACEMENT TREES

Owner: 31.889 ACRES, TIMMERMANN COMMERCIAL INVESTMENTS, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020230923
0.98 Acres, TIMMERMANN COMMERCIAL INVESTMENTS, LP Volume 7335, Page 448.
REPLAT OF LOT 1, BLOCK "A", GREENBURY, PHASE ONE A, DOC. # 200300073
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor: Holt Carson, RPLS No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
(512) 442-0990

Total Number of Blocks: 3
Total Number of Lots: 18
Total Acreage: 33.929 AC

A portion of this property is located in Zone "AE", as defined in the Map Revision 19-06-2660P to FIRM Panel No. 48453C0485J, Travis County, Texas, dated April 11, 2016.
A CLOMR will be submitted for modification of the floodplain contained Concept.
A LOMR will be submitted following completion of the Flood Plain Modifications.

LINEAR FEET OF NEW STREETS:
RING ROAD - 2,040 LF
Submit Date: NOVEMBER 6, 2023
ZONING: C-1
PROPOSED USE: C-1

Water and Wastewater Provider: CITY OF MANOR
105 E Eggleston St.
Manor, TX 78653
Phone: 512-272-5555

Electrical Supply: BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
Giddings, TX 78942

Gas Supply: Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

TREE LIST

REMOVE 08 12' Hackberry	617 13.5' - 10.5' 67' Hackberry
REMOVE 09 13' Hackberry	620 12' Hackberry
REMOVE 10 12' Hackberry	621 17' Hackberry
REMOVE 11 12' Hackberry	622 13' Hackberry
REMOVE 12 12' Hackberry	623 12.5' Hackberry
REMOVE 13 12' Hackberry	624 12.5' Hackberry
REMOVE 14 12' Hackberry	625 12' Hackberry
REMOVE 15 12' Hackberry	626 11.5' Hackberry
REMOVE 16 12' Hackberry	627 10' Hackberry
REMOVE 17 12' Hackberry	628 12.5' Hackberry
REMOVE 18 12' Hackberry	629 10.5' Hackberry
REMOVE 19 12' Hackberry	630 12' Hackberry
REMOVE 20 12' Hackberry	631 12' Mesquite
REMOVE 21 12' Hackberry	632 12' Hackberry
REMOVE 22 12' Hackberry	633 12' Hackberry
REMOVE 23 12' Hackberry	634 10' Mesquite
REMOVE 24 12' Hackberry	635 11' Mesquite
REMOVE 25 12' Hackberry	636 10' Hackberry
REMOVE 26 12' Hackberry	637 12' Hackberry
REMOVE 27 12' Hackberry	638 12' Hackberry
REMOVE 28 12' Hackberry	639 11' Hackberry
REMOVE 29 12' Hackberry	640 12' Hackberry
REMOVE 30 12' Hackberry	641 11' Hackberry
REMOVE 31 12' Hackberry	642 10' Hackberry
REMOVE 32 12' Hackberry	643 12' Hackberry
REMOVE 33 12' Hackberry	644 12' Hackberry
REMOVE 34 12' Hackberry	645 10' Hackberry
REMOVE 35 12' Hackberry	646 10' Hackberry
REMOVE 36 12' Hackberry	647 10' Hackberry
REMOVE 37 12' Hackberry	648 11' Hackberry
REMOVE 38 12' Hackberry	649 14' - 10' 80' Mesquite
REMOVE 39 12' Hackberry	650 12.5' - 10.5' 30' Mesquite
REMOVE 40 12' Hackberry	651 10' 10' 10' Hackberry
REMOVE 41 12' Hackberry	652 10' 10' 10' Hackberry
REMOVE 42 12' Hackberry	653 15' Hackberry
REMOVE 43 12' Hackberry	654 15.5' Hackberry
REMOVE 44 12' Hackberry	655 15' Hackberry
REMOVE 45 12' Hackberry	656 10.5' Hackberry

ESTIMATED PHASE DATES

PHASE 1 - JUNE 2024
PHASE 2-17 - JUNE 2024-2026
PHASES 2-17 WILL BE INDIVIDUAL LOTS OR GROUPS OF LOTS DEPENDING ON THE TENANT DEMAND. TIME LINES WILL DEPEND ON USER INTEREST.

GENERAL NOTES:
1.) Water and wastewater systems servint 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.
2.) All water and wastewater construction must be inspected by the City of Manor.
3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4.) Prior to construction, a site development permit must be obtained from the City of Manor.
5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
6.) The property owners or assigns shall maintain all drainage easements on private property.
7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
9.) This subdivision is located within the City of Manor Corporated City Limits as of this date December 2023.

TREE MITIGATION NOTE:
THE ONLY PROTECTED TREE THAT WILL BE REMOVED WITH THE SUBDIVISION CONSTRUCTION IS A 10' CEDAR ELM # 625. ALL OTHER TREES BEING REMOVED ARE HACKBERRY OR MESQUITE.
FOUR - 3" REPLACEMENT TREES WILL BE PLACED ON LOT 1, BLOCK C, ON THE NORTH SIDE OF LOMERANIAN PLAZA, EAST OF THE WILBARGER TRIBUTARY. APPROXIMATE LOCATIONS SHOWN AS GREEN CIRCLES.

MANOR NE CORNER FM 973 & HWY 290

BLOCK A	UNITS	RATE	LUE'S
RESTAURANT	85735	LUE/1660	45.4
RESTAURANT	48220	LUE/200	240.7
BANK	4150	LUE/3000	1.7
HOTEL	100		0.5
TOTAL			341.0

WASTEWATER LUES

CITY OF MANOR	341.0
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PEAK DRY

0.530 cfs

PEAK WET

0.562 cfs

WATER LUES

CITY OF MANOR	341.0
----------------------	--------------

Average day demand = 500 gpd

19485	13.53
51636	35.86
87683	60.89

PEAK hour demand = 900 gpd

19485	13.53
51636	35.86
87683	60.89

FIRE FLOW BASED ON TYPE IIB & 51,235sf RETAIL

51,235 IIB	4,750 gpm
SPRINKLER REDUCTION	50%
ESTIMATED FIRE FLOW DEMAND	2375 gpm

UNADJUSTED TRIP GENERATION SUMMARY TABLE

MANOR COMMERCIAL

Unadjusted Trip Generation

ITE Code	Volume	Enter	Exit	Total	Enter	Exit	Total
EXISTING DEVELOPMENT							
NA Undeveloped	81,022	af	0	0	0	0	0
PROPOSED DEVELOPMENT PHASE 1							
LOT G/22							
934 Fast-Food Restaurant with Drive-Through	3,200	af	1,496	73	70	143	33
LOT H/23 & 24							
932 High-Turnover (Sit-Down) Restaurant	5,710	af	612	30	25	33	32
LOT I/25							
822 Strip Retail Plaza	9,000	af	490	13	8	21	30
934 Fast-Food Restaurant with Drive-Through	3,575	af	1,671	81	78	159	61
LOT M/1							
934 Fast-Food Restaurant with Drive-Through	2,175	af	1,017	49	48	97	37
PROPOSED DEVELOPMENT PHASE 2							
LOT D							
912 Drive In Bank	4,150	af	416	24	17	41	44
LOT E/20							
932 High-Turnover (Sit-Down) Restaurant	4,630	af	498	24	20	43	28
LOT F/21							
932 High-Turnover (Sit-Down) Restaurant	7,789	af	771	38	31	69	40
LOT G							
932 High-Turnover (Sit-Down) Restaurant	5,000	af	536	26	22	48	28
822 Strip Retail Plaza	16,300	af	898	23	18	39	34
LOT L							
910 Hotel	100	rooms	660	24	19	43	24
LOT M							
821 Shopping Plaza (40k-150k) - No Supermarket	31,233	af	3,459	33	34	89	130
PROPOSED DEVELOPMENT PHASE 3							
LOT A							
932 High-Turnover (Sit-Down) Restaurant	7,803	af	837	41	34	75	43
LOT B							
NA Existing Cell Phone Tower	44,431	af	0	0	0	0	0
LOT C							
934 Fast-Food Restaurant with Drive-Through	3,200	af	1,496	73	70	143	33
TOTAL PROPOSED DEVELOPMENT							
NET DEVELOPMENT							
TOTAL PROPOSED DEVELOPMENT							
NET DEVELOPMENT							



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 ____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
FELIX PIAZ, CHAIRPERSON LUVIA ALMARAZ, CITY SECRETARY

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

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

DATE	REVISION	#
2/21/2024	SITE	MM

SCALE: 1"=100'

DATE: 2/21/2024

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

CONCEPT PLAN

MANOR NE COMMERCIAL

FM 973

MANOR, TX

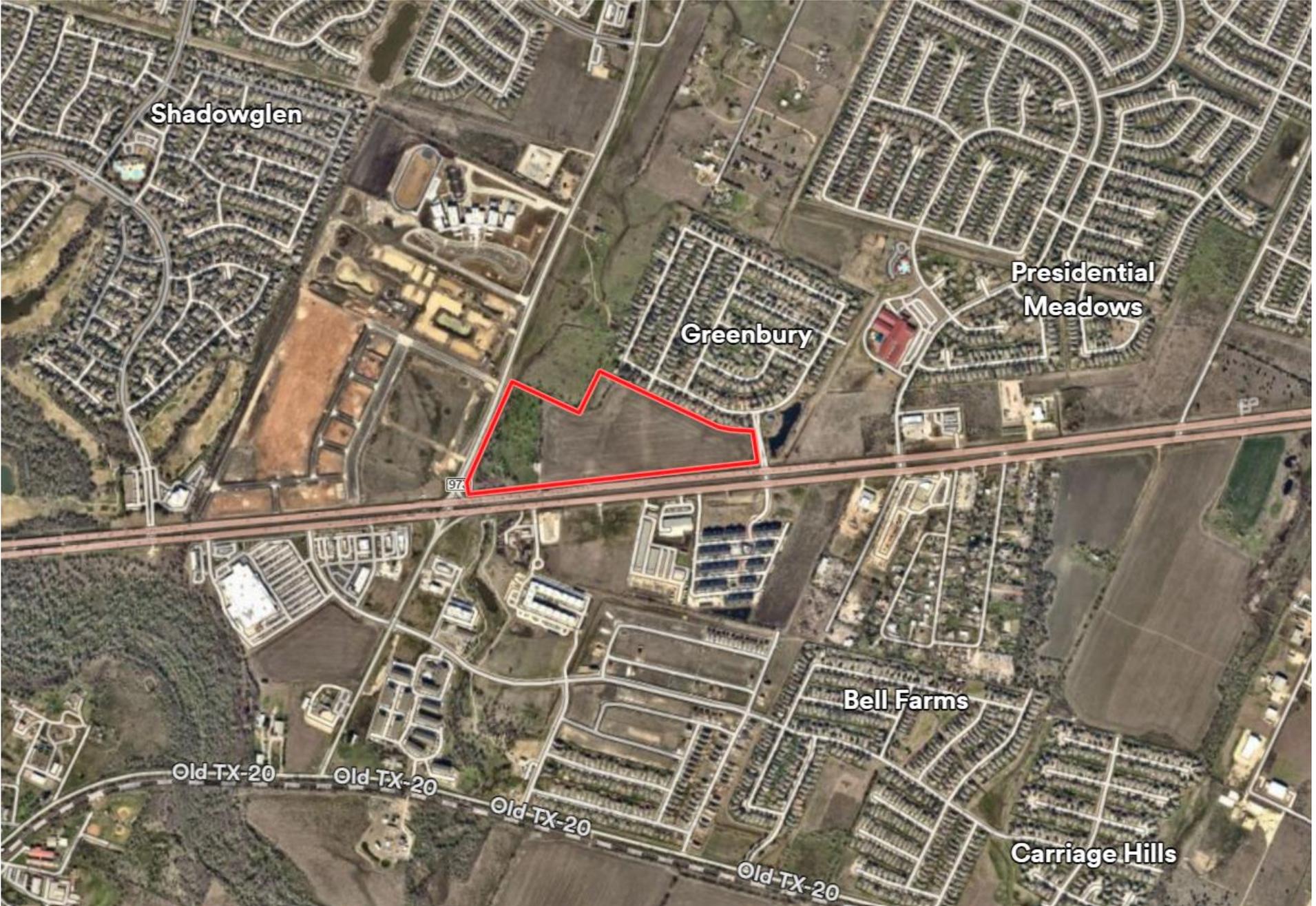
ALM ENGINEERING, INC. F-3565

CONSULTING ENGINEERS

PO BOX 536

Dripping Springs, TX 78620

(512)431-9600 * math@almengr.com





1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan, , TX.

Dear Matt Mitchell,

The first submittal of the Manor Commons NE Commercial Concept Plan (*Concept Plan*) submitted by ALM Engineering, Inc. and received on February 29, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.
2. The TIA will need to be submitted separately from the Concept Plan.
3. City of Manor signature blocks are required to be included with the Concept Plan.
4. The proposed major categories of land use by acreage should be provided on the Concept Plan.
5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan.
6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.
7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.
8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.

12/11/2023 11:07:18 AM
Manor Commons NE Commercial Concept Plan
2023-P-1590-CP
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA



December 29, 2023

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
1500 CR 269
Leander, TX 78641

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan, , TX.

1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.

RESPONSE: Alexander Flores, P.E., with BOE Consulting Services, LLC., has been working on a TIA for this property, also known as Manor Commons Phase 3, for this project since 2022. Pauline Gray, P.E. approved the scoping letter along with TxDOT on December 9, 2022.

2. The TIA will need to be submitted separately from the Concept Plan.

RESPONSE: The TIA, known as Manor Commons Phase 3, was already submitted.

3. City of Manor signature blocks are required to be included with the Concept Plan.

RESPONSE: Signature blocks added.

4. The proposed major categories of land use by acreage should be provided on the Concept Plan.

RESPONSE: The proposed zoning is C-1 and the proposed land use is C-1 as shown on the lower left corner of page 1 of the concept. Estimated land uses are included in the TIA table that has been added to the Concept Plan but these are subject to change depending on demand.

5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan.

RESPONSE: The LUE table with water and wastewater estimates is located at the bottom center of the Concept Plan

6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.

RESPONSE: These have been removed.

7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.

RESPONSE: These have been removed.

8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.

RESPONSE: There is only 1 protected tree being removed. We are now proposing to add four 3" trees to the north side of POMERANIAN PLAZA, on Lot 1, Block C.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, February 21, 2024

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan,

Dear Matt Mitchell,

The subsequent submittal of the Manor Commons NE Commercial Concept Plan submitted by ALM Engineering, Inc. and received on February 29, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. A TIA will be required for the project. A meeting should be set up with the City of Manor and TxDOT to discuss the scope of the TIA.~~
- ~~2. The TIA will need to be submitted separately from the Concept Plan.~~
3. City of Manor signature blocks are required to be included with the Concept Plan. **Felix Piaiz is the current chairperson, and Lluvia Almaraz is the current City Secretary.**
- ~~4. The proposed major categories of land use by acreage should be provided on the Concept Plan.~~
5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan. **Provide the estimated number of LUEs for wastewater.**
- ~~6. The water and wastewater utility sheets should be removed from the concept plan. These are not required for a Concept Plan and should be submitted with the preliminary plan.~~
- ~~7. The storm sewer, pond cross sections, drainage maps and HEC-HMS calculation sheets should be removed from the Concept Plan as they are not required to be provided. These should be submitted with the preliminary plan.~~
- ~~8. The tree mitigation note lists a fee in lieu for trees. This will need to be approved by City Council.~~

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



February 29, 2024

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
1500 CR 269
Leander, TX 78641

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan

3. City of Manor signature blocks are required to be included with the Concept Plan. **Felix Piaz is the current chairperson, and Lluvia Almaraz is the current City Secretary.**

RESPONSE: The chairperson and city secretary names have been updated.

5. The proposed number of residential and nonresidential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volumes to be generated by all proposed development other than single family residential should be provided on the Concept Plan. **Provide the estimated number of LUEs for wastewater.**

RESPONSE: The at the bottom middle of the Concept Plan has been updated to show both the Water and Wastewater estimated LUE's.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matthew Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Monday, March 25, 2024

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1590-CP
Job Address: Manor Commons NE Commercial Concept Plan,

Dear Matt Mitchell,

We have conducted a review of the concept plan for the above-referenced project, submitted by Matt Mitchell and received by our office on February 29, 2024, 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.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Manor Commons NE Commercial Concept Plan
 Case Number: 2023-P-1590-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for Manor Commons NE Commercial being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX. Subdivision concept plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

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

REESE MICHAEL B & ANDREIA L (320297) 12808 BASKETFLOWER CV ELGIN TX 78621-6033	PEREZ NOE (1897521) 13200 CONSTELLATION DR AUSTIN TX 78653-3863	GREENBURY VILLAGE HOA (1287450) PO BOX 7079 ROUND ROCK TX 78683-7079
GUERRERO MARIA ELENA (1933233) 46 Lake Forest Dr Morgans Point Resort TX 76513-9276	KHOSRAVI TOURAJ (1903773) 12103 Ella Lee Ln Houston TX 77077-6032	HERNANDEZ JACOBO V & MA TERESA (1647588) 17913 MAXA DR MANOR TX 78653-3875
OSUNA ROBERT J (1308642) 17917 MAXA DR MANOR TX 78653-3875	KAHLA KODY (1841325) 17921 MAXA DR MANOR TX 78653-3875	JACKSON TAMERIAL L & FLOYD A (1290208) 17925 MAXA DR MANOR TX 78653-3875
CASTRO ANTONIO JR (1718340) 18001 MAXA DR MANOR TX 78653-3679	BARRETT RYAN M (1758505) 18009 MAXA DR MANOR TX 78653-3679	PUGH ZACH (1818879) 18013 MAXA DR MANOR TX 78653-4113
DELUNA ADRIAN & RENEE (1575865) 18017 MAXA DR MANOR TX 78653-4113	CULBERSON JENELL (552436) 18021 MAXA DR MANOR TX 78653-4113	OAKMOSS LLC (1547523) 6001 W PARMER LN AUSTIN TX 78727-3901
TAN MANGNAN (1869704) 16304 BATES CV PFLUGERVILLE TX 78660-2126	WILLIAMS JEWEL I (552439) 18109 MAXA DR MANOR TX 78653-3680	LOPEZ ANDRESS & AMBER (1669586) 18113 MAXA DR MANOR TX 78653-3680
WALKER ROBERT SR (552441) 18117 MAXA DR MANOR TX 78653-3680	HOFFMAN DONNA L & KENNETH M HOFFMAN (1559812) 18201 MAXA DR MANOR TX 78653-3681	SCHROEDER SARAH LEANNE (1855710) 18205 MAXA DR MANOR TX 78653-3681
PETERSON CHOQUETTE M (1381171) 3002 ROCK ROSE PL ROUND ROCK TX 78665-3821	SALDANA EDUARDO (1722256) 18217 MAXA DR MANOR TX 78653-3681	MICHAEL DAVID A & ANNA (1514924) 228 E 116TH ST APT 24 NEW YORK NY 10029-1436
FUENTES ANGEL U (1403309) 18304 MAXA DR MANOR TX 78653-3682	APARICIO KEIDI MELISSA SANDOVAL (1827781) 18300 MAXA DR MANOR TX 78653-3682	WILLIS NICOLE M (1533710) 18220 MAXA DR MANOR TX 78653-3681
SPARKMAN RONALD L (1793781) 18216 MAXA DR MANOR TX 78653-3681	NGUYEN HOA V & OANH K (552413) 18212 MAXA DR MANOR TX 78653-3681	CHEN ZHONGYAN (1945591) 5528 Crystal Ct McKinney TX 75072-5187

YANEZ MARIO ALBERTO PERALTA &
ELENA S TOVAR (1584650)
18204 MAXA DR
MANOR TX 78653-3681

TUCKER ANDREW JAMES & KRISTA N
(1850290)
18200 MAXA DR
MANOR TX 78653-3681

REYES ROLANDO HERNANDEZ &
(1624152)
18116 MAXA DR
MANOR TX 78653-3680

JONES ROSALAND D (552419)
18108 MAXA DR
MANOR TX 78653-3680

GALVAN ALFRED & MELISSA (552420)
18104 MAXA DR
MANOR TX 78653-3680

JARAMILLO FRANCISCO E (552421)
18100 MAXA DR
MANOR TX 78653-3680

CHMIELEWSKI ALAN R & CYNTHIA
(552344)
13200 MIZZEN ST
MANOR TX 78653-3670

PENNICK DARIAN E & SHAWN S GRA
(552343)
13204 MIZZEN ST
MANOR TX 78653-3670

MADISON LINDSEY & NATHANIEL
CLARK JR (1714271)
13201 MARIE LN
MANOR TX 78653-3859

VILLAREAL RUTH PAJARILLO
REVOCABLE TRUST (1383182)
838 PINE AVE UNIT 315
LONG BEACH CA 90813-5828

ALDRIDGE ROXANNE & WILLIAM
(1903122)
5820 Harper Park Dr Unit 37
Austin TX 78735-8586

RODRIGUEZ MARTIN (1770678)
13204 MARIE LN
MANOR TX 78653-3859

TEEL JAMES R (1307741)
13201 CONSTELLATION DR
MANOR TX 78653-3863

HOUSTON JOAN (1837110)
13208 CONSTELLATION DR
MANOR TX 78653-3863

ALDRIDGE BYRON BARRETT (1920501)
13205 Constellation Dr
Manor TX 78653-3863

LAGMANSON MARKUS (1907709)
101 Valley View Dr E
Leander TX 78641-9291

SARVER JONATHAN (1922431)
231 Baldovino Skwy
Lakeway TX 78738-6218

ORTIZ FELIX & AGELICA VASQUEZ ALBA
(1376449)
13208 MIZZEN ST
MANOR TX 78653-3670

ALVARADO FORTINO A (1617123)
18101 SKYSAIL DR
MANOR TX 78653-3671

MOORE JUSTIN & SARAH MOORE &
(1685090)
18105 SKYSAIL DR
MANOR TX 78653-3671

DEAN DELONDA M (552424)
18109 SKYSAIL DR
MANOR TX 78653-3673

JOHNSON GLINDA M (552425)
18113 SKYSAIL DR
MANOR TX 78653-3673

GUNDERSON KASEY MARIE & ADAM
CARL (1728540)
18117 SKYSAIL DR
MANOR TX 78653-3673

WRIGHT IRENE & SHERRILL (1490641)
PO BOX 2428
CEDAR PARK TX 78630-2428

LOHRSTORFER SKYE ELYSIA &
MATTHEW E. RUNNEBAUM (1905943)
18201 Skysail Dr
Manor TX 78653-3674

HATHORN MARY J (552429)
18205 SKYSAIL DR
MANOR TX 78653-3674

BELTRAN JESUS (1338817)
18209 SKYSAIL DR
MANOR TX 78653-3674

REYNA GENOVEVA (1386954)
18213 SKYSAIL DR
MANOR TX 78653-3674

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

MONROE OZIE SR FAMILY TRUST
(1436205)
PO BOX 254
MANOR TX 78653-0254

GCP XXXII LTD (1955354)
12750 MERIT DR STE 1175
DALLAS TX 75251-1235

BUTLER FAMILY PARTNERSHIP LTD
(214042)
PO BOX 9190
AUSTIN TX 78766-9190

13100 FM 973 INC (1922637)
10095 US Highway 290 E
Manor TX 78653-0539

AMERCO REAL ESTATE COMPANY
(1562110)
2727 N CENTRAL CV
PHOENIX AZ 85004

GRASSDALE AT MANOR LLC (1832172)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

MANOR PLAZA LLC (1727653)
1150 CR 126
GEORGETOWN TX 78626-2454

CUBE HHF LP (1596998)
5 OLD LANCASTER RD
MALVERN PA 19355-2132

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHFC MANOR LAND LLC (1785220)
8310 N CAP OF TX HWY STE 490
AUSTIN TX 78731

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732

GREENVIEW DEVELOPMENT 973 L P
(1305047)
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

*Applicant: Quiddity Engineering
Owner: Ashton Grey*

BACKGROUND/SUMMARY:

The revised PUD for the New Haven Subdivision was approved on April 3, 2024. With the revised the PUD, the developer also revised the Concept Plan and Preliminary Plats. The Concept Plan was originally approved on June 21, 2023 and the Preliminary Plat was approved January 10, 2024.

The revised Concept Plan is consistent with the revised PUD for the increased park acreages and reduced number of lots. The Concept Plan has 261 residential lots, 1 commercial lot, and 1 storage tank lot which is being dedicated to the city for water storage tanks. The Plan has 20.3 acres of parks and open space.

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

- Revised concept plan
- Original concept plan
- Comparison
- Aerial location
- Conformance Letter
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

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

DEVELOPER/LAND OWNER:
 GREGG LANE DEV., LLC
 101 PARKLANE BLVD., STE. 102
 SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150
 Austin, Texas 78741-7425
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

REVISED DATE: APRIL 2024

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX APRIL 2024

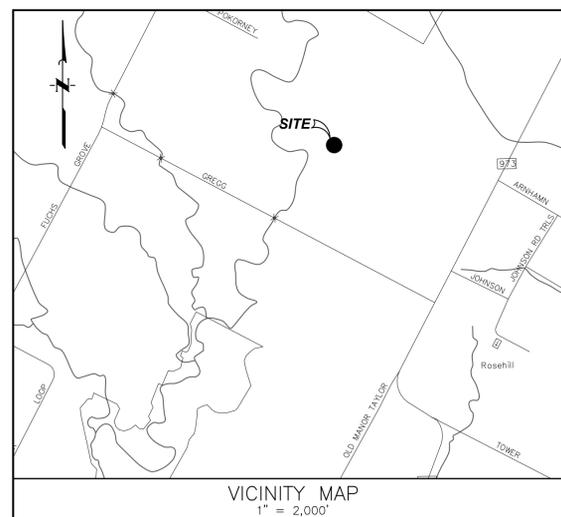
INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN

CONSTRUCTION OF NEW HAVEN TRACT WILL BE COMPLETED IN FOUR PHASES AND IS PROPOSED TO BEGIN IN Q3 OF 2023.
 PHASE 1: Q2 OF 2024
 PHASE 2: Q3 OF 2025
 PHASE 3: Q3 OF 2026
 PHASE 4: Q3 OF 2027

THE NEW HAVEN DEVELOPMENT IS ESTIMATED TO GENERATE 6,564 NEW DAILY TRIPS WITH 325 OF THOSE NEW TRIPS OCCURRING DURING THE AM PEAK HOUR, AND 400 NEW TRIPS OCCURRING IN THE PM PEAK HOUR.

NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (262 LOTS)	43.00	262.00
NATURE PRESERVE	12.57	
OPEN SPACE	10.17	
COMMERCIAL	2.63	50.00
UTILITY	2.36	
TRAILS	2.81	
STREET ROW	16.80	
TOTAL	90.34	312



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 _____ OF _____, 20____ A.D.

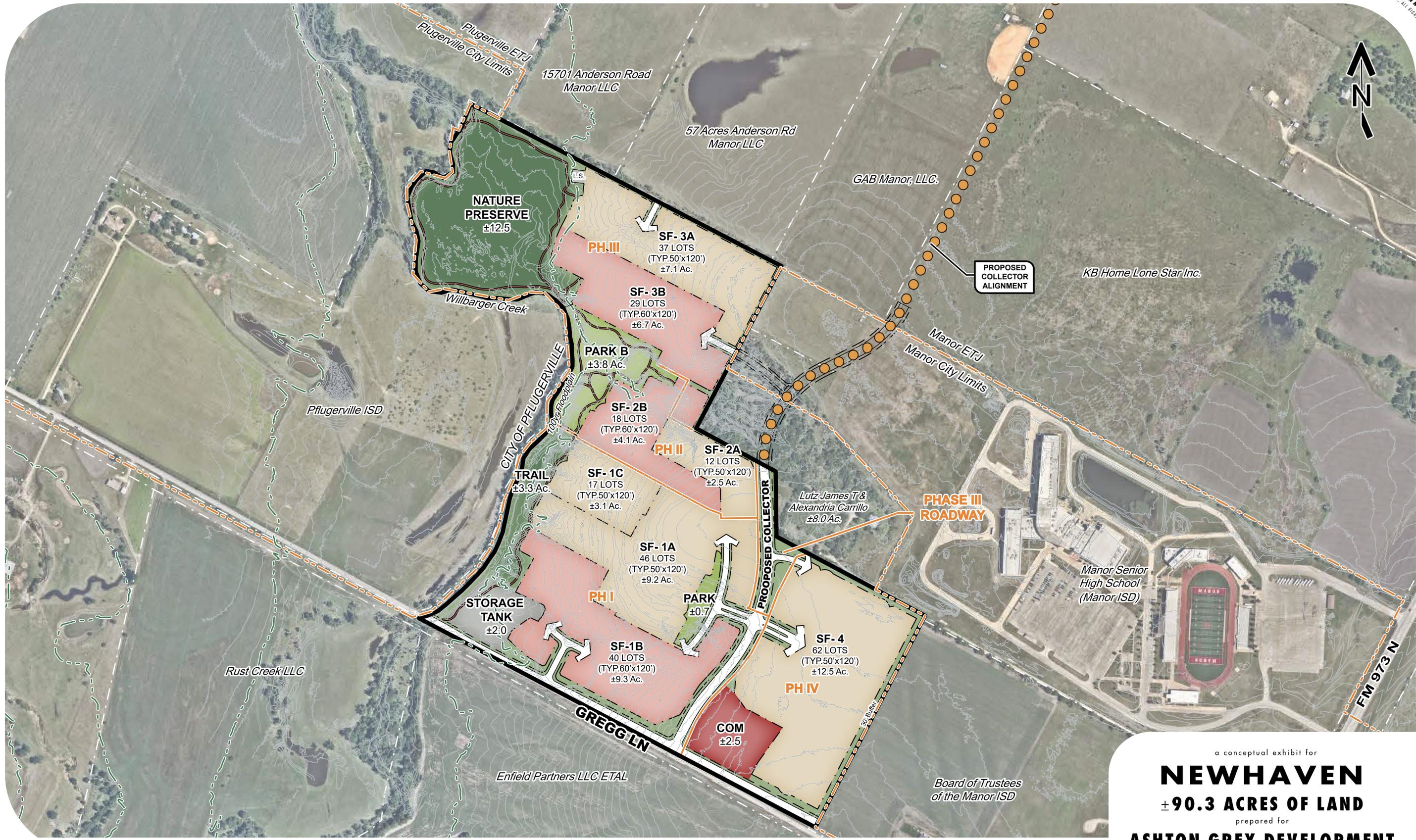
APPROVED: _____ ATTEST: _____
 FELIX PAIZ, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

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

K:\16759\16759-0007-02 Newhaven Subdivision\2 Design Phase\CAD\Concept Plan\New Haven Concept Plan.dwg





a conceptual exhibit for
NEWHAVEN
 ± 90.3 ACRES OF LAND
 prepared for
ASHTON GREY DEVELOPMENT

META
 PLANNING + DESIGN
 24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422
 SCALE 0 100 200 400
 MTA-78007
 APRIL 08, 2024

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	63 LOTS	12 LOTS	37 LOTS	62 LOTS	174 LOTS
60'x120'	40 LOTS	18 LOTS	29 LOTS	62 LOTS	87 LOTS
SUB TOTAL	103 LOTS	30 LOTS	66 LOTS	62 LOTS	261 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DEVELOPER/LAND OWNER:
 GREGG LANE DEV., LLC
 101 PARKLANE BLVD., STE. 102
 SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150
 Austin, Texas 78741-7425
 (512) 441-9493 (Phone)
 (512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX NOVEMBER 2022

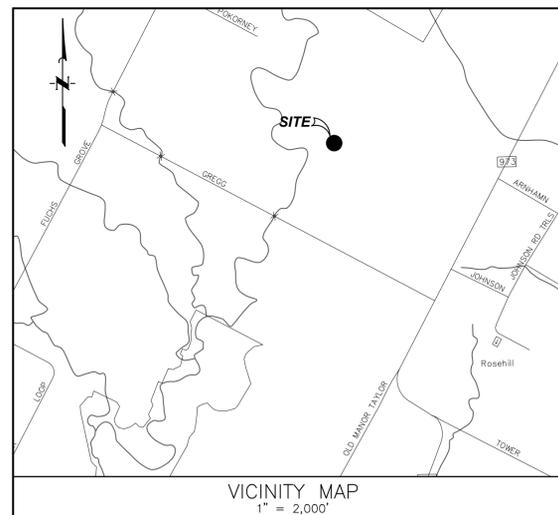
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NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (271 LOTS)	59.40	271.00
NATURE PRESERVE	12.50	
OPEN SPACE	7.10	
COMMERCIAL	2.50	50.00
UTILITY	2.00	
TRAILS	2.00	
COLLECTOR	4.80	
TOTAL	90.30	321



4/28/2023

[Handwritten Signature]

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 _____ OF _____ 20__ A.D.

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

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

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



a concept plan for
NEWHAVEN
 ± 90.3 ACRES OF LAND
 prepared for
ASHTON GREY DEVELOPMENT



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422

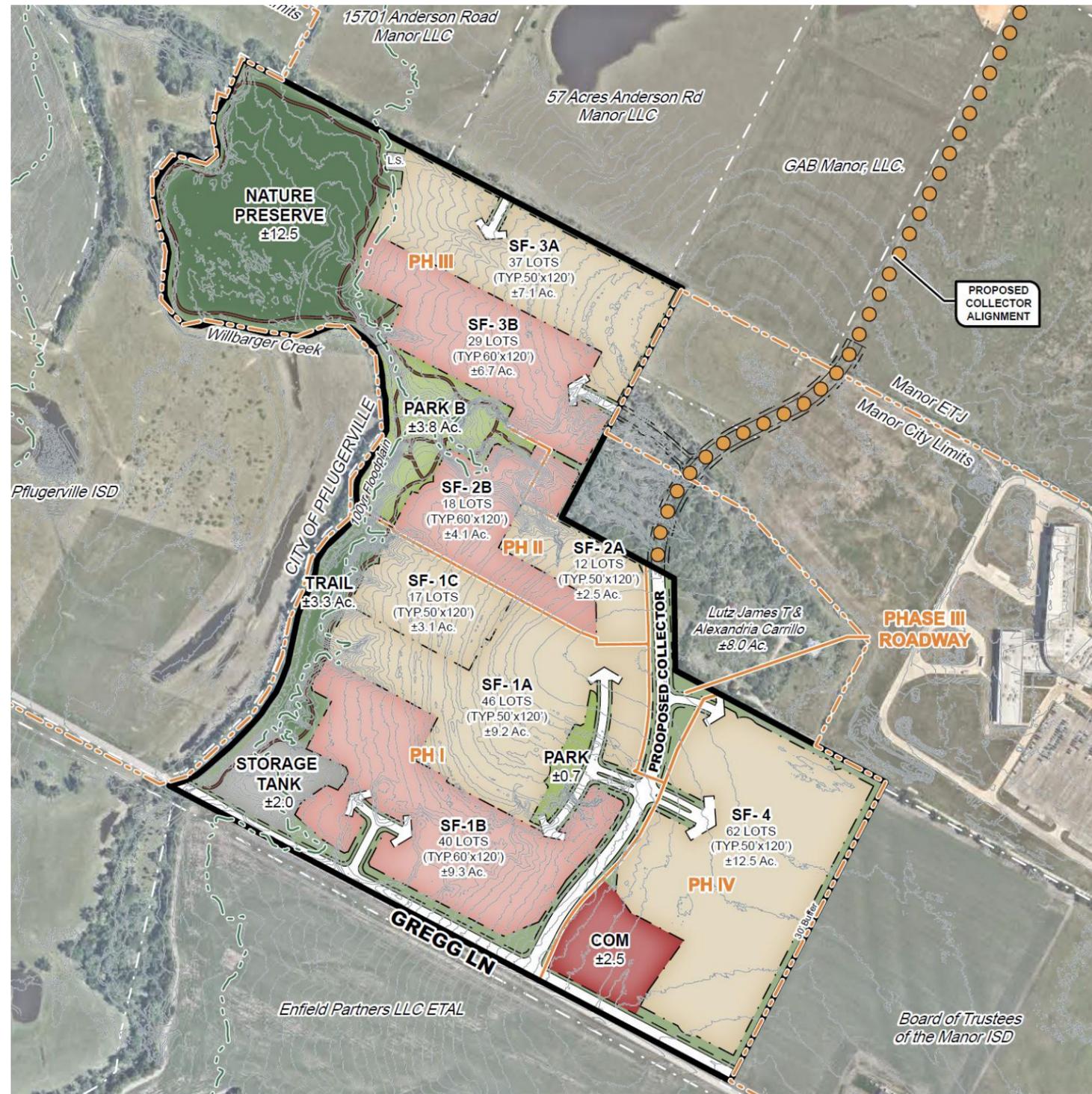


MTA-78007
 APRIL 25, 2023

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50' x 120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60' x 120'	40 LOTS	12 LOTS	29 LOTS		81 LOTS
SUB TOTAL	85 LOTS	55 LOTS	68 LOTS	63 LOTS	271 LOTS

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REVISED CONCEPT PLAN



PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	63 LOTS	12 LOTS	37 LOTS	62 LOTS	174 LOTS
60'x120'	40 LOTS	18 LOTS	29 LOTS		87 LOTS
SUB TOTAL	103 LOTS	30 LOTS	66 LOTS	62 LOTS	261 LOTS

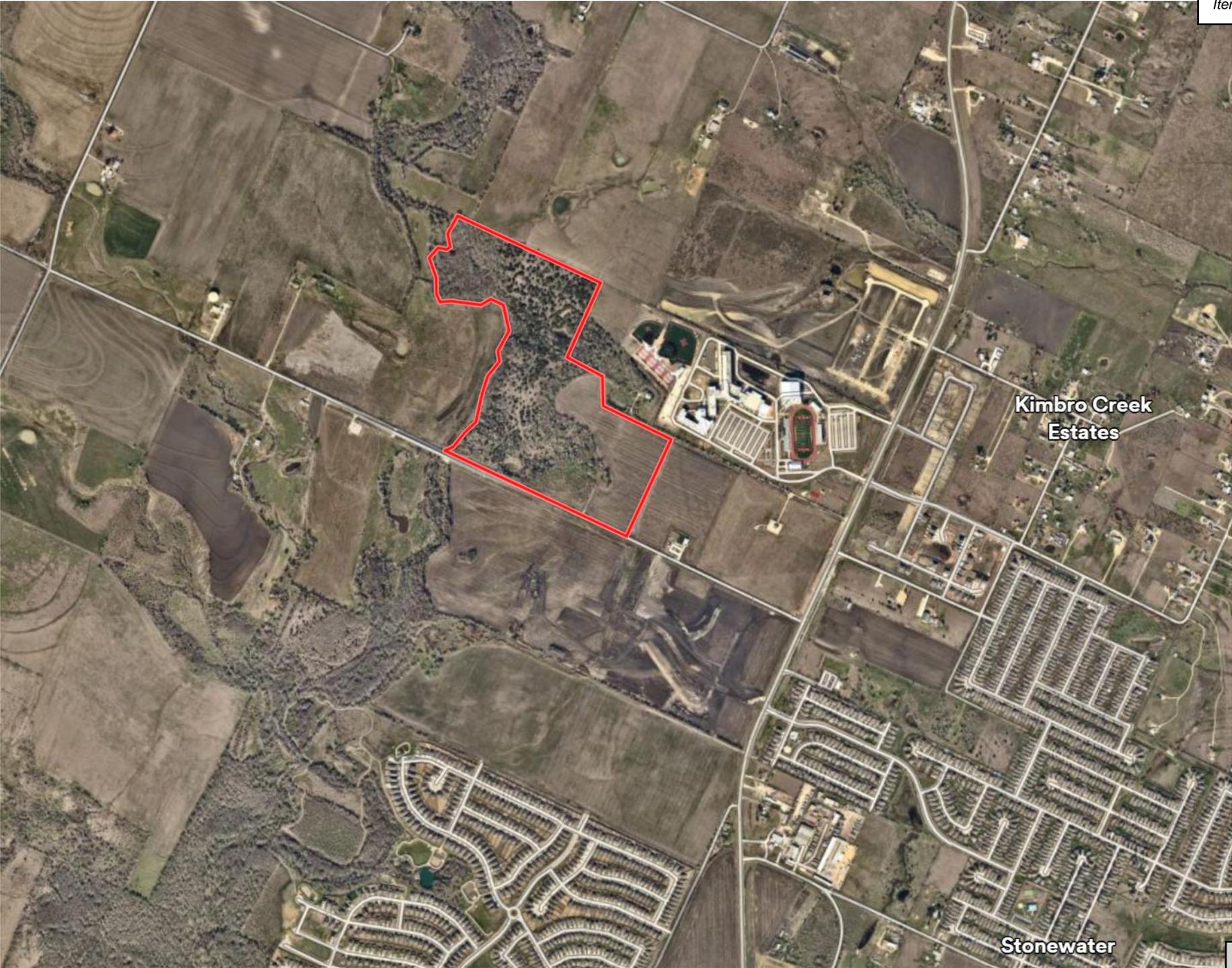
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ORIGINAL / APPROVED CONCEPT PLAN



PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60'x120'	40 LOTS	12 LOTS	29 LOTS		81 LOTS
SUB TOTAL	85 LOTS	55 LOTS	68 LOTS	63 LOTS	271 LOTS

THIS PLAN IS NOT FOR COMPUTATION OR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER HAS CONDUCTED VISUAL PLANNING, AND/OR ENVIRONMENTAL SCREENING CONCERNING THE PHYSICAL DESIGN. ADDITIONALLY, NO WARRANTY IS MADE.





1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, April 10, 2024

Brad Carabajal
Quiddity Engineering
3100 Alvin Devane Blvd
Austin 78741
bcarabajal@quiddity.com

Permit Number 2024-P-1632-CP
Job Address: 11108 Gregg Ln, Manor 78653

Dear Brad Carabajal,

We have conducted a review of the concept plan for the above-referenced project, submitted by Brad Carabajal and received by our office on April 09, 2024, 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.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: New Haven Concept Plan Update
 Case Number: 2024-P-1632-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Revised Subdivision Concept Plan for New Haven and being located near the intersection of Gregg Lane and FM 973, Manor, TX. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

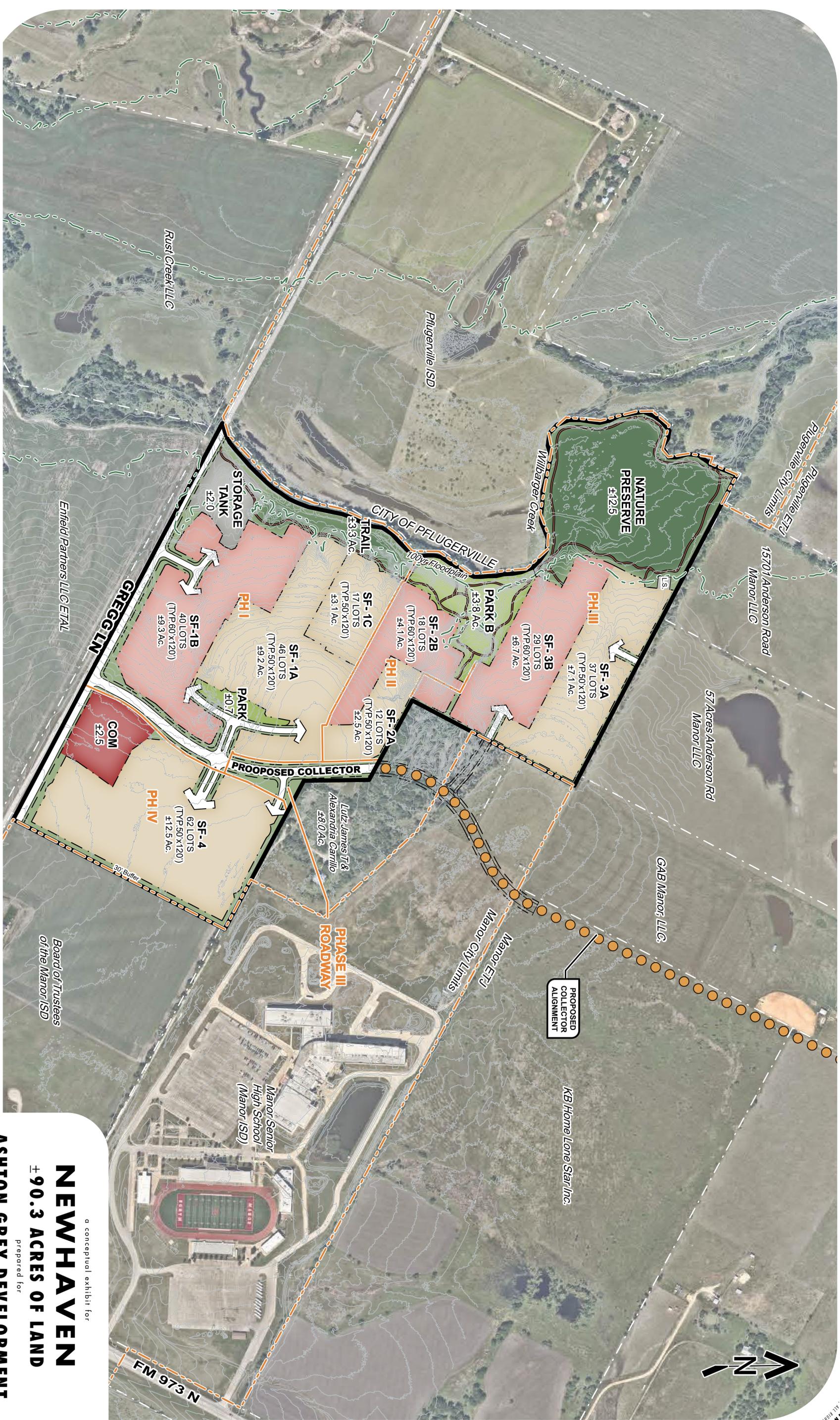
Applicant: Quiddity Engineering
Owner: Ashton Grey

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 15th, 2024 at 105 East Eggleston Street in the City Hall Council Chambers

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

*105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG*



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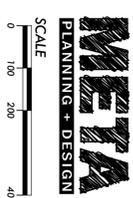
a conceptual exhibit for

NEWHAVEN

± 90.3 ACRES OF LAND

prepared for

ASHTON GREY DEVELOPMENT



24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422
 MTA-78007
 APRIL 08, 2024

SCALE
 0 100 200 400



Board of Trustees
 of the Manor ISD

Manor Senior
 High School
 (Manor ISD)

Lutz James T &
 Alexandra Garrillo
 #8.0 Ac.

PROPOSED
 COLLECTOR
 ALIGNMENT

KB Home Lone Star Inc.

FM 973 N

Enfield Partners LLC ETAL

Rust Creek LLC

Pflugerville ISD

CITY OF PFLUGERVILLE

100-yr Floodplain

Willbarger Creek

Pflugerville City Limits

15701 Anderson Road
 Manor LLC

57 Acres Anderson Rd
 Manor LLC

GAB Manor, LLC

Manor City Limits

Manor ETJ

PHASE III
 ROADWAY

PROPOSED COLLECTOR

GREGG LN

STORAGE
 TANK
 #2.0

PH I

SF-1A
 46 LOTS
 (TYP:50'x120')
 #9.2 Ac.

SF-1B
 40 LOTS
 (TYP:60'x120')
 #9.3 Ac.

PH II

SF-2A
 12 LOTS
 (TYP:50'x120')
 #2.5 Ac.

SF-1C
 17 LOTS
 (TYP:50'x120')
 #3.1 Ac.

SF-2B
 18 LOTS
 (TYP:60'x120')
 #4.1 Ac.

PARK B
 #3.8 Ac.

PH III

SF-3B
 29 LOTS
 (TYP:60'x120')
 #6.7 Ac.

SF-3A
 37 LOTS
 (TYP:50'x120')
 #7.1 Ac.

PH IV

SF-4
 62 LOTS
 (TYP:50'x120')
 #12.5 Ac.

COM
 #2.5

PARK
 #0.7

TRAIL
 #3.3 Ac.

30' Buffer

30' Buffer

30' Buffer

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

*Applicant: Quiddity Engineering
Owner: Ashton Grey*

BACKGROUND/SUMMARY:

The revised Preliminary Plat was filed concurrently with the revised Concept Plan. It is consistent with the revised PUD approved on April 3, 2024, and the revised Concept Plan. The Preliminary Plat contains 261 residential lots, 1 commercial lot, 1 storage tank lot for the city’s use, and 21 park/open space/nature preserve lots.

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

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

ACTIONS:

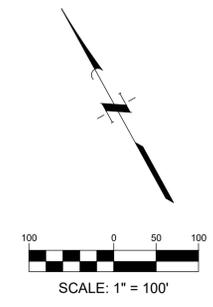
<i>Discretion</i>	Non-discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

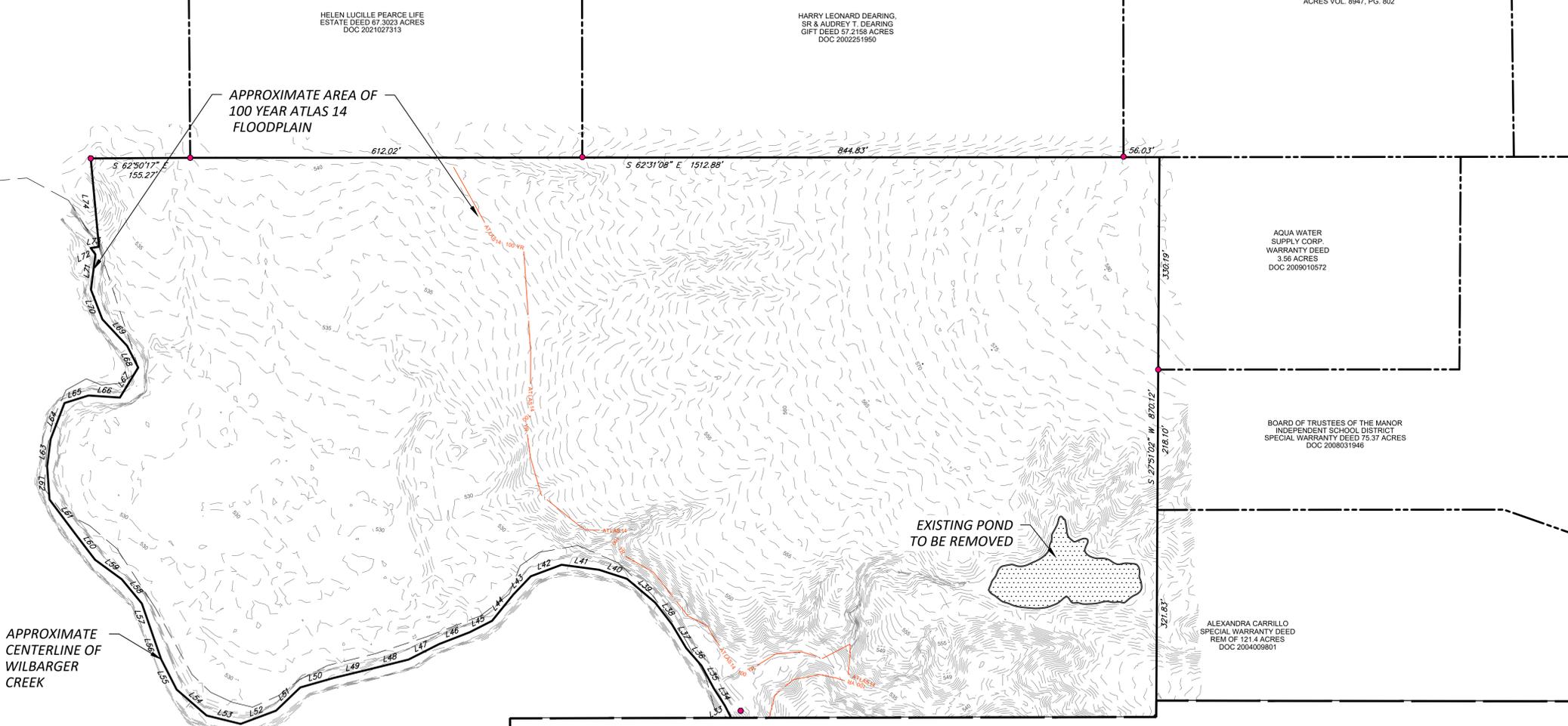
It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

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

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LINE	BEARING	DISTANCE
L1	N 73°20'52"	E 46.73'
L2	N 65°28'25"	E 50.67'
L3	N 51°10'42"	E 48.58'
L4	N 48°30'24"	E 46.23'
L5	N 49°14'49"	E 52.77'
L6	N 45°14'55"	E 55.96'
L7	N 43°43'26"	E 52.86'
L8	N 41°05'22"	E 49.00'
L9	N 32°42'55"	E 42.39'
L10	N 36°20'34"	E 43.28'
L11	N 24°58'46"	E 45.09'
L12	N 20°50'58"	E 58.26'
L13	N 11°43'28"	E 55.36'
L14	N 12°03'40"	E 59.87'
L15	N 11°44'50"	E 49.40'
L16	N 20°31'26"	E 49.47'
L17	N 26°12'00"	E 48.98'
L18	N 19°47'54"	E 56.22'
L19	N 08°36'09"	E 45.62'
L20	N 32°55'35"	E 52.23'
L21	N 47°27'44"	E 55.81'
L22	N 45°04'59"	E 51.38'
L23	N 43°53'12"	E 32.75'
L24	N 08°50'46"	E 41.41'
L25	N 05°45'16"	E 32.84'
L26	N 01°15'08"	E 35.86'
L27	N 14°04'03"	E 26.76'
L28	N 34°11'10"	E 54.41'
L29	N 26°59'21"	E 41.68'
L30	N 36°09'53"	E 43.97'
L31	N 25°00'27"	E 44.74'
L32	N 00°27'57"	E 24.88'
L33	N 00°28'28"	E 19.07'
L34	N 05°17'24"	E 31.85'
L35	N 01°00'43"	E 39.99'
L36	N 13°37'54"	E 36.17'
L37	N 03°30'27"	E 43.17'
L38	N 10°14'35"	E 42.68'
L39	N 22°31'57"	E 57.70'
L40	N 44°39'48"	E 45.73'
L41	N 54°56'29"	E 58.93'
L42	N 82°53'28"	E 51.24'
L43	S 71°15'10"	E 39.96'
L44	S 66°38'21"	E 51.94'
L45	N 89°22'53"	E 39.25'
L46	N 83°41'50"	E 51.08'
L47	N 89°13'01"	E 53.52'
L48	N 76°23'07"	E 54.75'
L49	N 76°02'03"	E 65.60'
L50	N 78°19'56"	E 54.07'
L51	S 73°52'38"	E 52.35'
L52	N 82°54'47"	E 58.96'
L53	N 48°39'03"	E 54.65'
L54	N 21°40'43"	E 61.82'
L55	N 00°14'42"	E 52.83'
L56	N 08°20'31"	E 53.76'
L57	N 08°21'04"	E 38.04'
L58	N 12°10'56"	E 48.92'
L59	N 26°28'40"	E 51.72'
L60	N 09°59'30"	E 51.78'
L61	N 09°26'58"	E 65.60'
L62	N 23°17'46"	E 51.77'
L63	N 34°54'31"	E 42.87'
L64	N 48°43'04"	E 60.00'
L65	S 79°51'17"	E 39.39'
L66	S 58°38'03"	E 48.87'
L67	N 59°05'59"	E 54.70'
L68	N 00°19'10"	E 38.05'
L69	N 15°36'04"	E 56.41'
L70	N 06°24'18"	E 49.34'
L71	N 34°41'25"	E 55.35'
L72	N 08°45'25"	E 12.38'
L73	S 70°46'58"	E 13.00'
L74	N 22°09'28"	E 137.92'

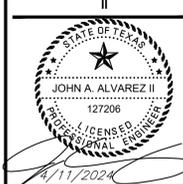


- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELEC W/ POWER POLE
 - GAS LINE
 - GROUND CONTOUR
 - TREE TO REMAIN
 - TREE TO BE REMOVED
- DEMOLITION LEGEND**
- DEMOLITION AREAS
 - DEMOLITION SPECIFIC ITEMS



REVISIONS

No. Date



NEWHAVEN PRELIMINARY PLAN

EXISTING CONDITIONS (1 OF 2)

SHEET NO. **2**

OF 19

DATE: 26-Oct-22

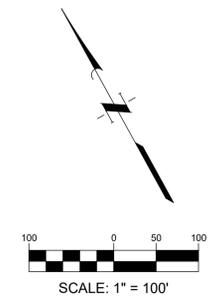
DESIGNED BY: FR

CHECKED BY: JAA

DRAWN BY: JAE

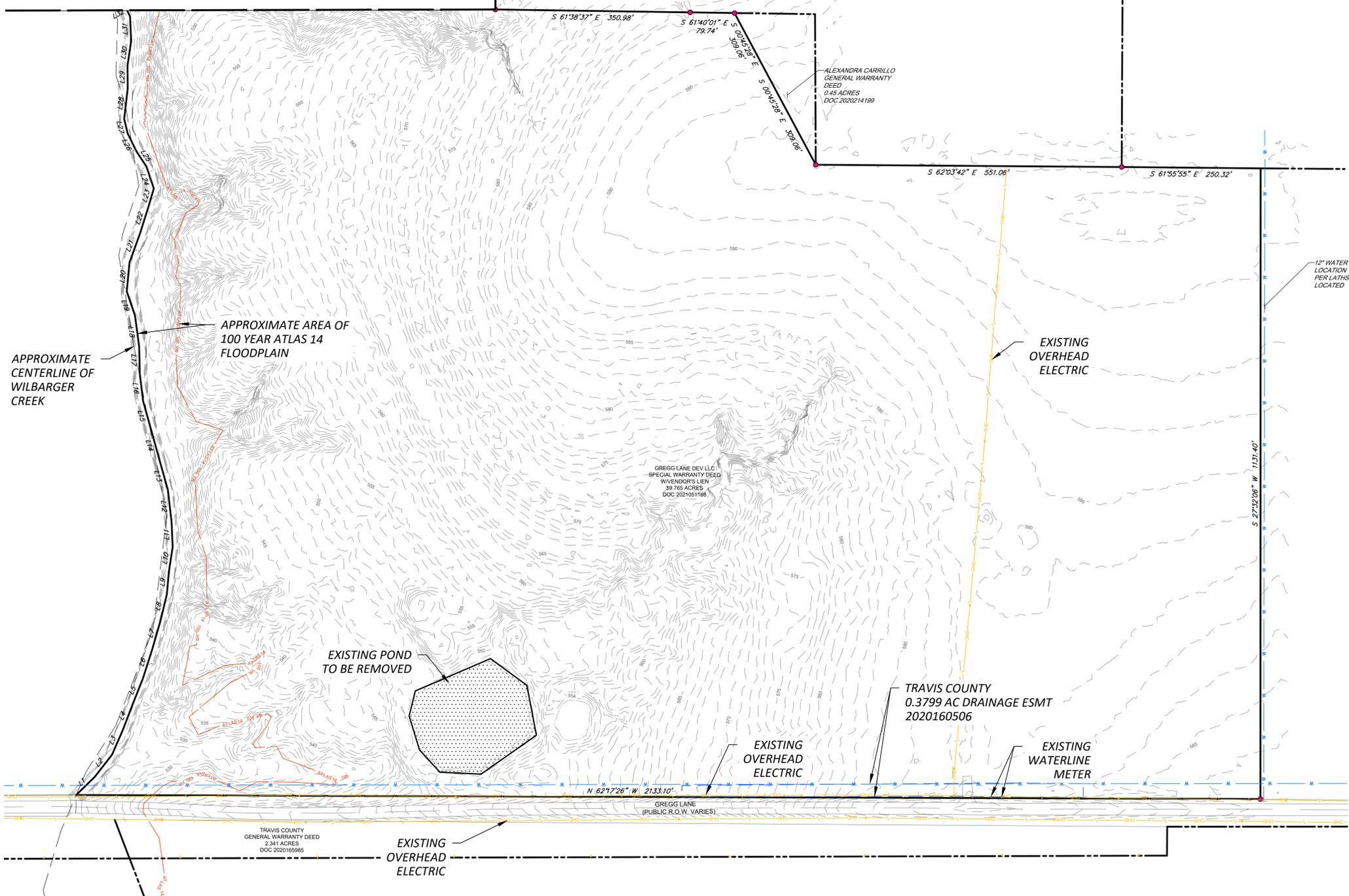
JOB NO.: 16759-0007-02

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



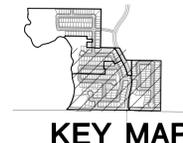
2
MATCHLINE

LINE	BEARING	DISTANCE
L1	N 73°20'52"	E 46.73'
L2	N 65°28'25"	E 50.67'
L3	N 51°10'42"	E 48.58'
L4	N 48°30'24"	E 46.23'
L5	N 49°14'49"	E 52.77'
L6	N 45°14'55"	E 55.96'
L7	N 43°43'26"	E 52.86'
L8	N 41°05'22"	E 48.00'
L9	N 32°42'55"	E 42.39'
L10	N 36°20'34"	E 43.28'
L11	N 24°58'46"	E 45.09'
L12	N 20°50'58"	E 58.26'
L13	N 11°43'28"	E 55.36'
L14	N 12°03'40"	E 59.87'
L15	N 11°44'50"	E 49.40'
L16	N 20°31'26"	E 49.47'
L17	N 26°12'00"	E 48.95'
L18	N 19°47'54"	E 56.22'
L19	N 08°56'09"	E 45.62'
L20	N 32°55'35"	E 52.23'
L21	N 47°27'44"	E 55.81'
L22	N 45°04'59"	E 51.38'
L23	N 43°53'12"	E 32.75'
L24	N 08°50'46"	E 41.41'
L25	N 05°45'16"	E 32.84'
L26	N 01°15'08"	E 35.86'
L27	N 14°04'03"	E 26.76'
L28	N 34°11'10"	E 54.41'
L29	N 26°59'21"	E 41.68'
L30	N 36°09'53"	E 43.97'
L31	N 25°00'27"	E 44.74'
L32	N 00°27'57"	E 24.88'
L33	N 00°28'28"	E 9.07'
L34	N 05°17'24"	W 31.85'
L35	N 01°00'43"	W 39.99'
L36	N 13°37'54"	W 36.17'
L37	N 03°30'27"	W 43.17'
L38	N 10°14'35"	W 42.68'
L39	N 22°31'57"	W 57.70'
L40	N 44°39'48"	W 45.77'
L41	N 54°56'29"	W 58.93'
L42	N 82°53'28"	W 51.24'
L43	S 71°16'10"	W 39.96'
L44	S 66°38'21"	W 51.94'
L45	N 89°22'53"	W 39.25'
L46	N 83°41'50"	W 51.08'
L47	N 89°13'01"	W 53.52'
L48	N 76°23'07"	W 54.75'
L49	N 76°02'03"	W 65.60'
L50	N 78°19'56"	W 54.07'
L51	S 73°52'58"	W 52.35'
L52	N 82°44'47"	W 58.96'
L53	N 48°59'03"	W 54.65'
L54	N 21°40'43"	W 61.82'
L55	N 00°14'42"	E 52.83'
L56	N 08°20'51"	E 53.76'
L57	N 08°21'04"	E 38.04'
L58	N 12°10'56"	W 48.92'
L59	N 26°28'40"	W 51.72'
L60	N 09°59'50"	W 51.76'
L61	N 09°28'58"	W 65.60'
L62	N 23°17'46"	E 51.71'
L63	N 34°54'51"	E 42.87'
L64	N 48°43'04"	E 60.00'
L65	S 79°51'17"	E 39.39'
L66	S 58°58'03"	E 48.87'
L67	N 59°05'59"	E 54.70'
L68	N 00°19'10"	E 38.05'
L69	N 15°36'04"	W 56.41'
L70	N 06°24'18"	E 49.34'
L71	N 34°41'25"	E 55.35'
L72	N 08°45'25"	W 12.36'
L73	S 70°46'58"	E 13.00'
L74	N 22°09'28"	E 137.92'



- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELEC W/ POWER POLE
 - GAS LINE
 - GROUND CONTOUR
 - TREE TO REMAIN
 - TREE TO BE REMOVED

- DEMOLITION LEGEND**
- DEMOLITION AREAS
 - DEMOLITION SPECIFIC ITEMS



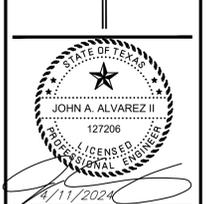
App. _____

No. _____ Date _____

REVISIONS

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
DATE: 26-Oct-22 JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN

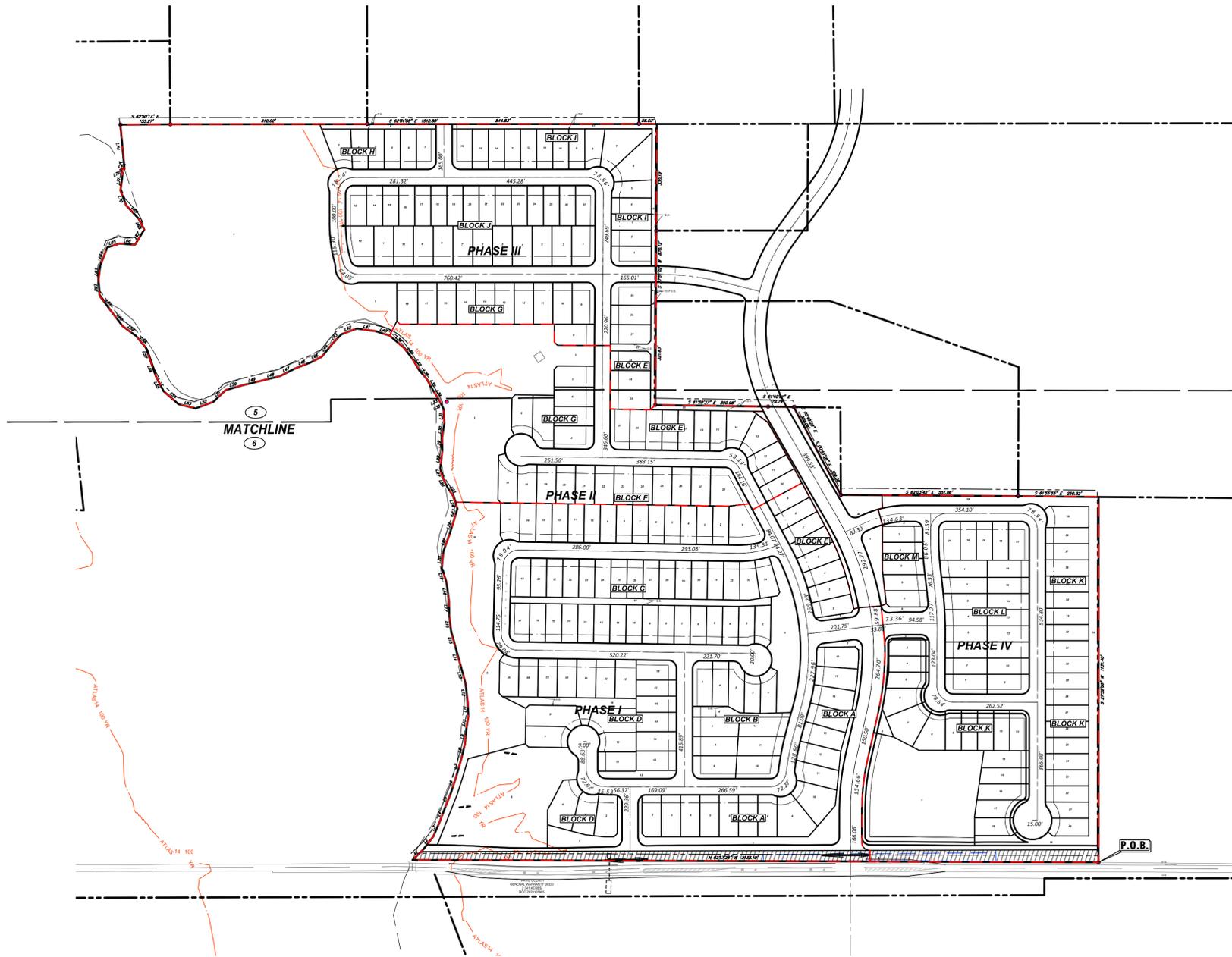
EXISTING CONDITIONS (2 OF 2)

SHEET NO. **3**

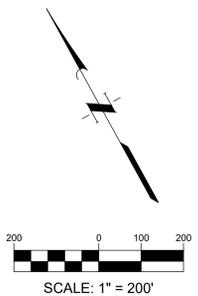
OF 19

156

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'53" E	55.96
L7	N 43°43'26" E	52.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.98
L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'46" E	41.41
L25	N 05°45'16" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'10" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'53" E	43.97
L31	N 23°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	9.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'35" W	42.68
L39	N 22°31'57" W	57.70
L40	N 44°39'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°53'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°38'21" W	51.94
L45	N 89°22'53" W	39.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	N 76°23'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 73°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
L55	N 00°14'42" E	52.83
L56	N 08°20'31" E	53.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°26'40" W	51.72
L60	N 09°59'30" W	51.78
L61	N 09°26'58" W	65.60
L62	N 23°17'46" E	51.71
L63	N 34°54'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 58°38'03" E	48.87
L67	N 59°05'59" E	54.70
L68	N 00°19'10" E	38.05
L69	N 15°36'04" W	56.41
L70	N 06°24'18" E	49.34
L71	N 34°41'25" E	55.35
L72	N 08°45'25" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

STREET TABLE
PUBLIC STREETS

NAME	LENGTH (FT)
PAINTED PLAINS LANE	327
FOX MANOR DRIVE	718
HIDDEN PRAIRIE LANE	401
ROLLING DRIVE	742
CLOUDED CHASE DR	466
BIRCH CHASE LANE	840
LONE ORCHARD LANE	661
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	989
SWEET GULLY LANE	362
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
TOTAL	8,367

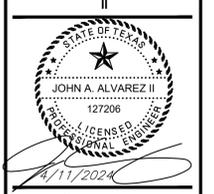
- LEGEND**
- PHASE LINE

No.	Date	REVISIONS

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE

SCALE: AS SHOWN
DATE: 7-Dec-23
JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN

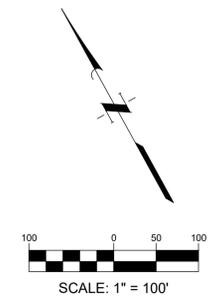
OVERALL PRELIMINARY PLAT

SHEET NO. **4**

OF 19

157

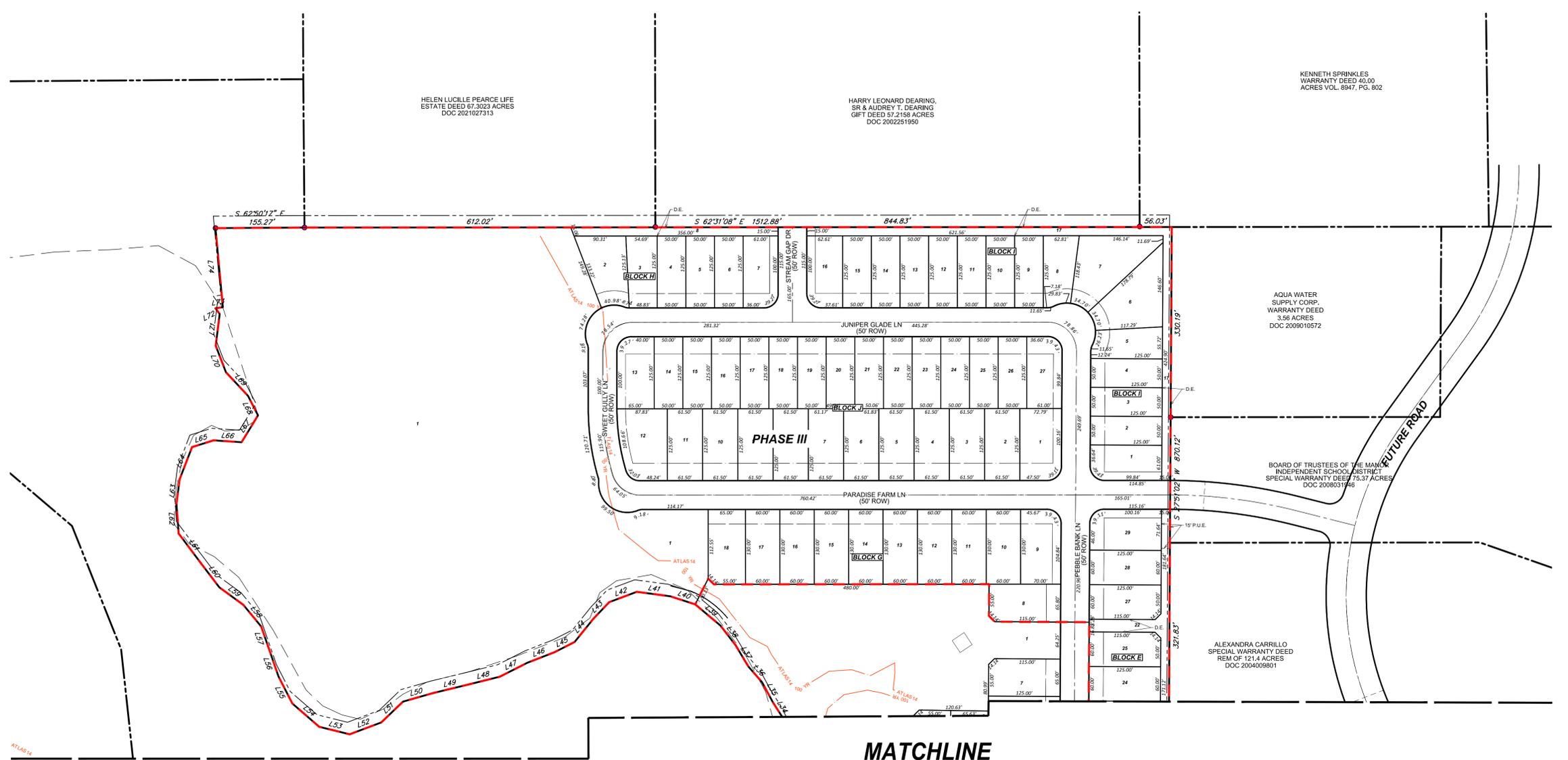
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- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

- LEGEND**
- PHASE LINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'55" E	55.96
L7	N 43°33'28" E	52.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°30'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.95
L18	N 19°47'54" E	46.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'48" E	41.41
L25	N 05°46'18" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'00" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'53" E	43.97
L31	N 25°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	19.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'35" W	42.68
L39	N 22°31'57" W	57.70
L40	N 44°39'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°53'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°38'21" W	51.94
L45	N 89°22'53" W	39.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	N 76°23'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 73°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 68°59'03" W	54.85
L54	N 21°40'43" W	61.82
L55	N 00°14'42" E	52.83
L56	N 08°20'31" E	53.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°26'40" W	51.72
L60	N 69°59'30" W	51.78
L61	N 09°29'58" W	65.60
L62	N 23°17'46" E	51.71
L63	N 34°54'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 58°38'03" E	48.87
L67	N 59°55'59" E	54.70
L68	N 00°19'10" E	38.05
L69	N 15°36'04" W	56.41
L70	N 06°24'18" E	49.34
L71	N 34°41'25" E	55.35
L72	N 08°45'29" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



REVISIONS

No.	Date	Description

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
 DATE: 7-Dec-23 JOB NO.: 16759-0007-02

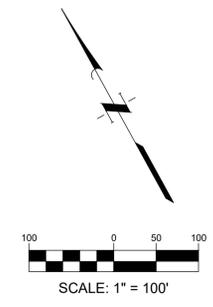


NEWHAVEN PRELIMINARY PLAN
PRELIMINARY PLAT (1 OF 2)

SHEET NO. **5**
 OF 19

16759-0007-02

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



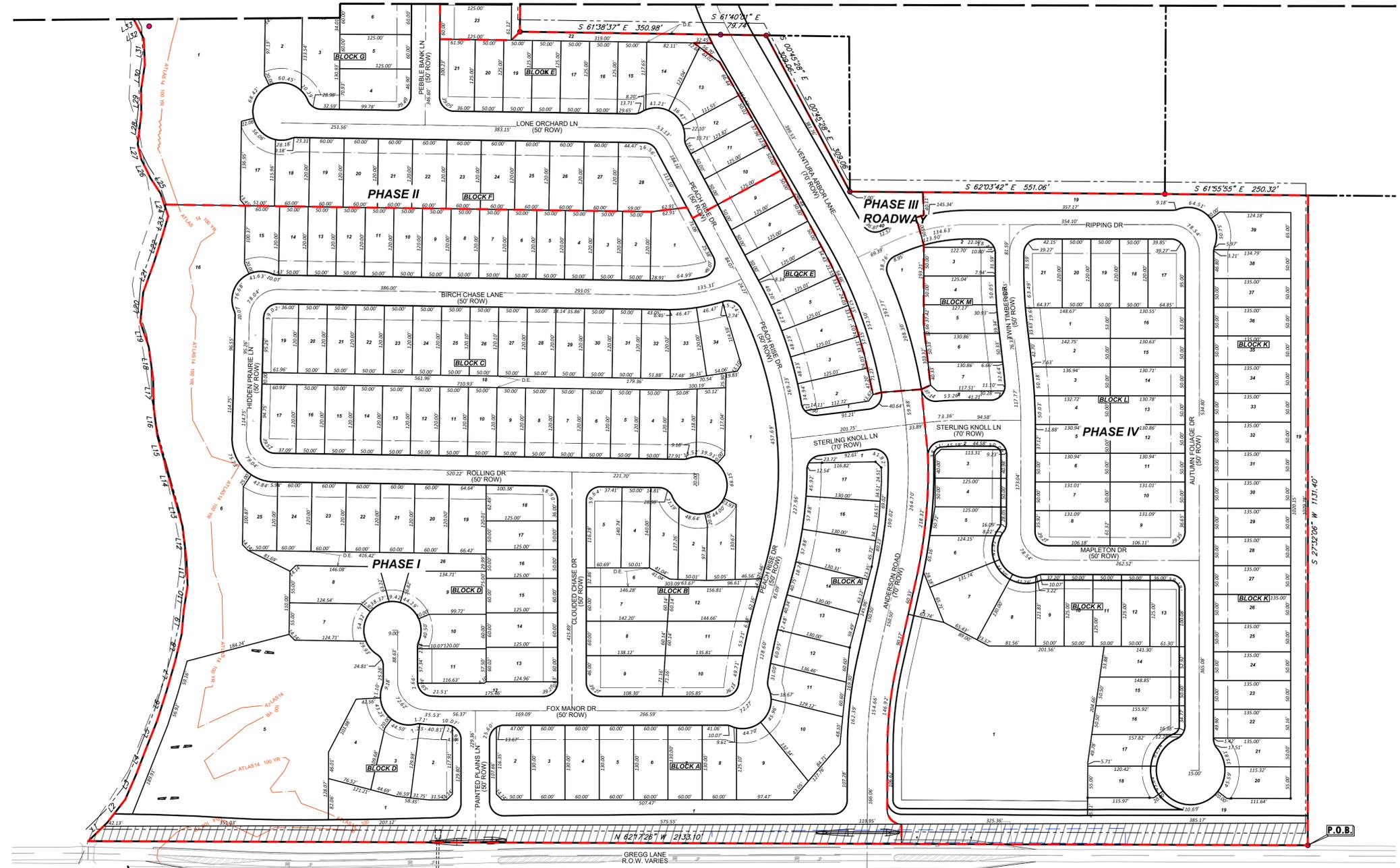
KEY MAP



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- LEGEND**
- PHASE LINE
 - R.O.W. DEDICATION

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 85°08'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°50'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'55" E	55.96
L7	N 43°43'26" E	52.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	43.97
L13	N 11°43'28" E	25.46
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'29" E	49.47
L17	N 26°12'00" E	48.98
L18	N 19°47'54" E	56.22
L19	N 08°56'59" E	45.62
L20	N 32°52'55" E	42.24
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°31'12" E	52.75
L24	N 08°50'46" E	41.41
L25	N 05°45'16" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'10" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'05" E	43.97
L31	N 25°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	9.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'55" W	42.65
L39	N 22°51'57" W	57.70
L40	N 44°59'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°53'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°58'21" W	51.94
L45	N 89°22'53" W	38.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	S 76°33'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 79°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
L55	N 00°14'48" E	52.83
L56	N 08°20'31" E	43.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°28'40" W	51.72
L60	N 09°59'30" W	51.78
L61	N 09°26'58" W	65.60
L62	N 31°17'46" E	51.71
L63	N 34°34'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 38°59'33" E	48.87
L67	N 59°05'59" E	54.70
L68	N 00°19'10" E	38.05
L69	N 15°56'04" W	56.41
L70	N 08°24'18" E	49.34
L71	N 34°41'25" E	55.35
L72	N 08°45'25" W	12.36
L73	S 70°48'58" E	13.00
L74	N 22°09'28" E	137.92

5 MATCHLINE



TRAVIS COUNTY
GENERAL WARRANTY DEED
2.341 ACRES
DOC 2020165985

No. _____ Date _____

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893



NEWHAVEN PRELIMINARY PLAN

PRELIMINARY PLAT (2 OF 2)

SHEET NO.

6

OF 19

023-P-1543-PP

159

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K:\16759\16759-0007-02 newhaven subdivision\design phase\CAD\preliminary plan\Sheet\16759-0007-02 PRELIMPLAT.dwg jshbaugh, April 11, 2024

PHASE 1

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 29 for Phase 1.

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 30 through 52 for Phase 1.

PHASE 2

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 29 for Phase 2.

PHASE 3

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 40 for Phase 3.

PHASE 4

Table with 3 columns: LOT NUMBER, LOT TYPE, LOT AREA. Lists lots 1 through 40 for Phase 4.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS

No. Date

QUIDDITY logo and contact information: 3100 Alvin Chevrolet Boulevard, Suite 150 • Austin, Texas 78714 • 512.441.8493

Professional Engineer Seal for John A. Alvarez II, State of Texas, License No. 127206, Commission Expires 12/31/2026.

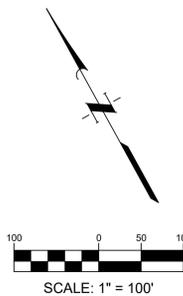
Professional Land Surveyor Seal for Rex L. Hackett, State of Texas, License No. 5573, Commission Expires 12/31/2024.

NEWHAVEN PRELIMINARY PLAN LOT TABLES SHEET NO. 7 OF 19

04/11/2024



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

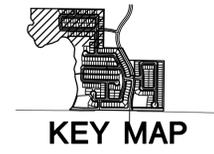


LEGEND:

- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER LINE
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

UTILITY NOTES:

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



No.	Date	REVISIONS

QUIDDITY
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SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
 DATE: 26-Oct-22 JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN

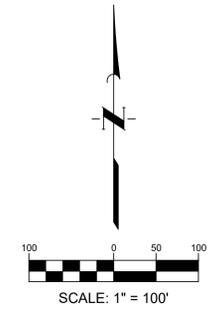
SCHEMATIC UTILITY PLAN (1 OF 2)

SHEET NO. **8**

OF 19

023-P-1543-PP

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

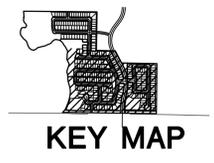


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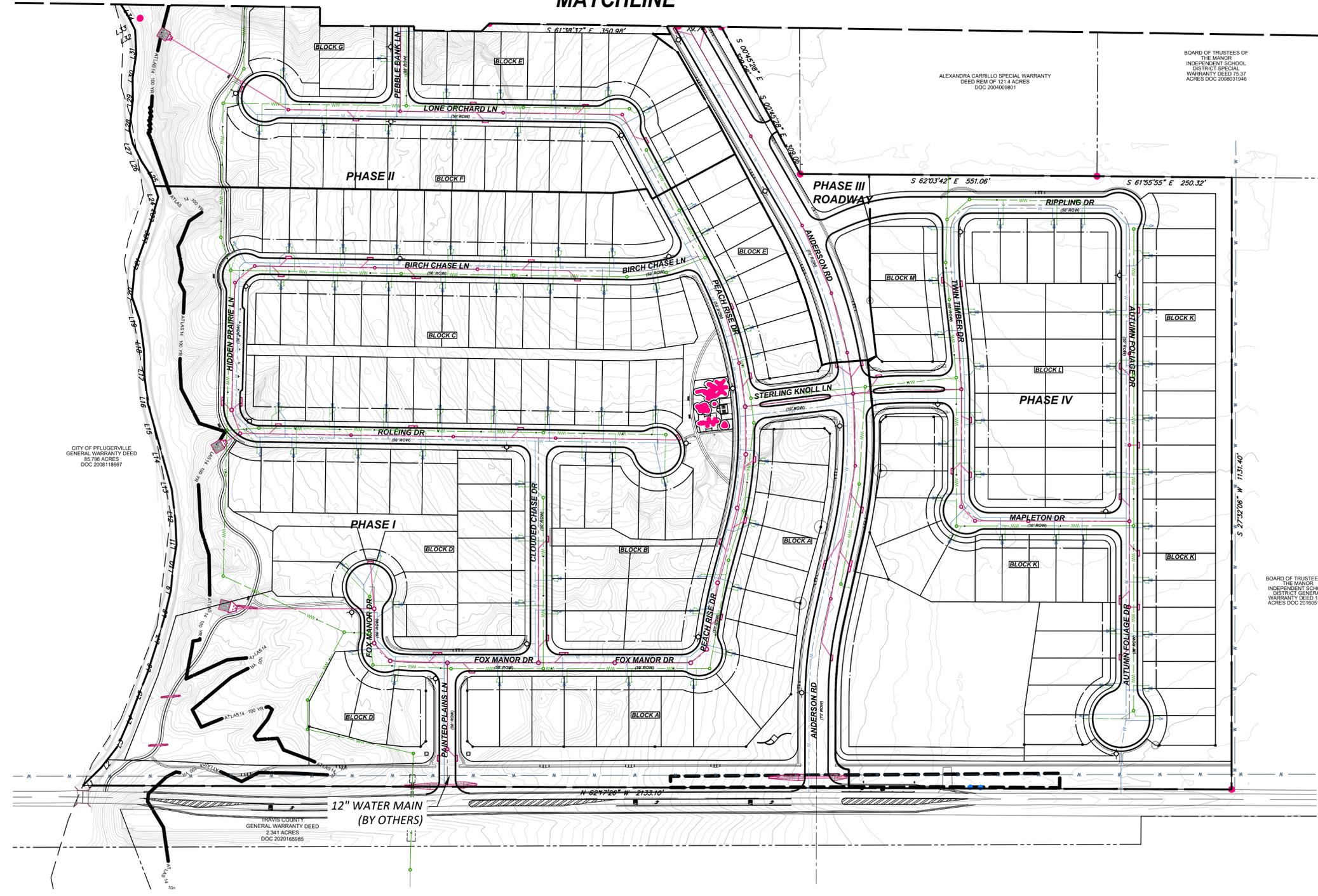
- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER MAIN
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

UTILITY NOTES:

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



8
MATCHLINE



CITY OF PFLUGERVILLE
GENERAL WARRANTY DEED
85.786 ACRES
DOC 2008118667

TRAVIS COUNTY
GENERAL WARRANTY DEED
2.261 ACRES
DOC 2020165985

ALEXANDRA CARRILLO SPECIAL WARRANTY
DEED RES OF 121.4 ACRES
DOC 2004009801

BOARD OF TRUSTEES OF
THE MANOR
INDEPENDENT SCHOOL
DISTRICT SPECIAL
WARRANTY DEED 78.37
ACRES DOC 2008031946

BOARD OF TRUSTEES OF
THE MANOR
INDEPENDENT SCHOOL
DISTRICT GENERAL
WARRANTY DEED 17.74
ACRES DOC 2016051094

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NEWHAVEN PRELIMINARY PLAN

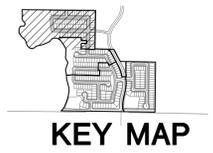
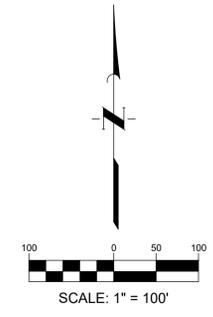
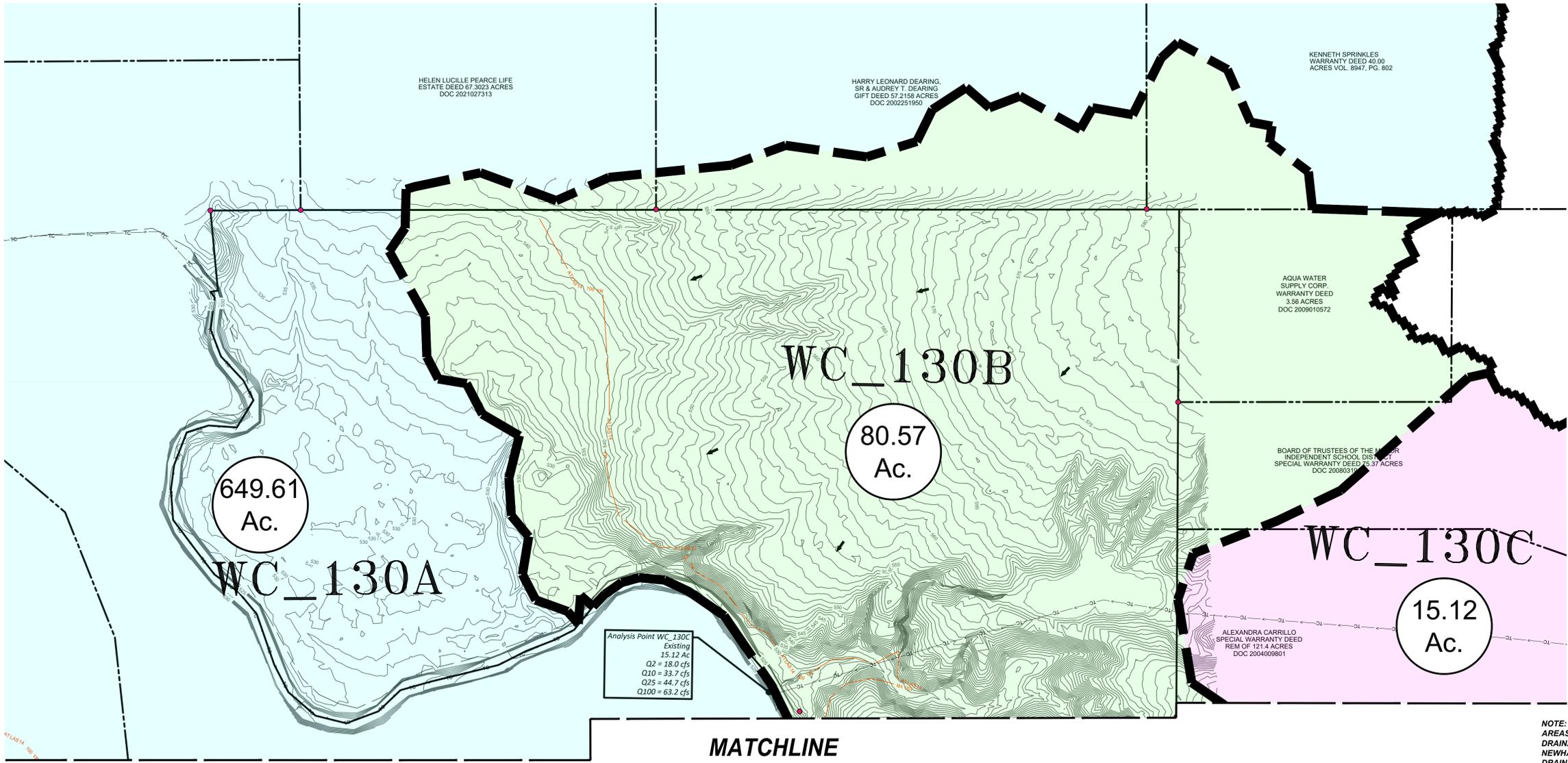
SCHEMATIC UTILITY PLAN (2 OF 2)

SHEET NO.

9

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - CURB INLET
 - 4-SIDED AREA INLET
 - OVERHEAD ELECTRIC W/ POWER POLE
 - 5' INTERVAL GROUND CONTOUR

Analysis Point WC_130C
Existing
15.12 Ac
Q2 = 18.0 cfs
Q10 = 33.7 cfs
Q25 = 44.7 cfs
Q100 = 63.2 cfs

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

App. _____

No. _____ Date _____

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QUIDDITY
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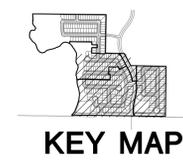
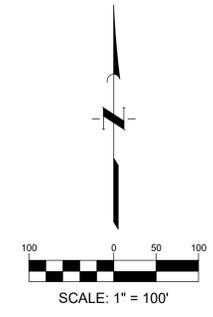
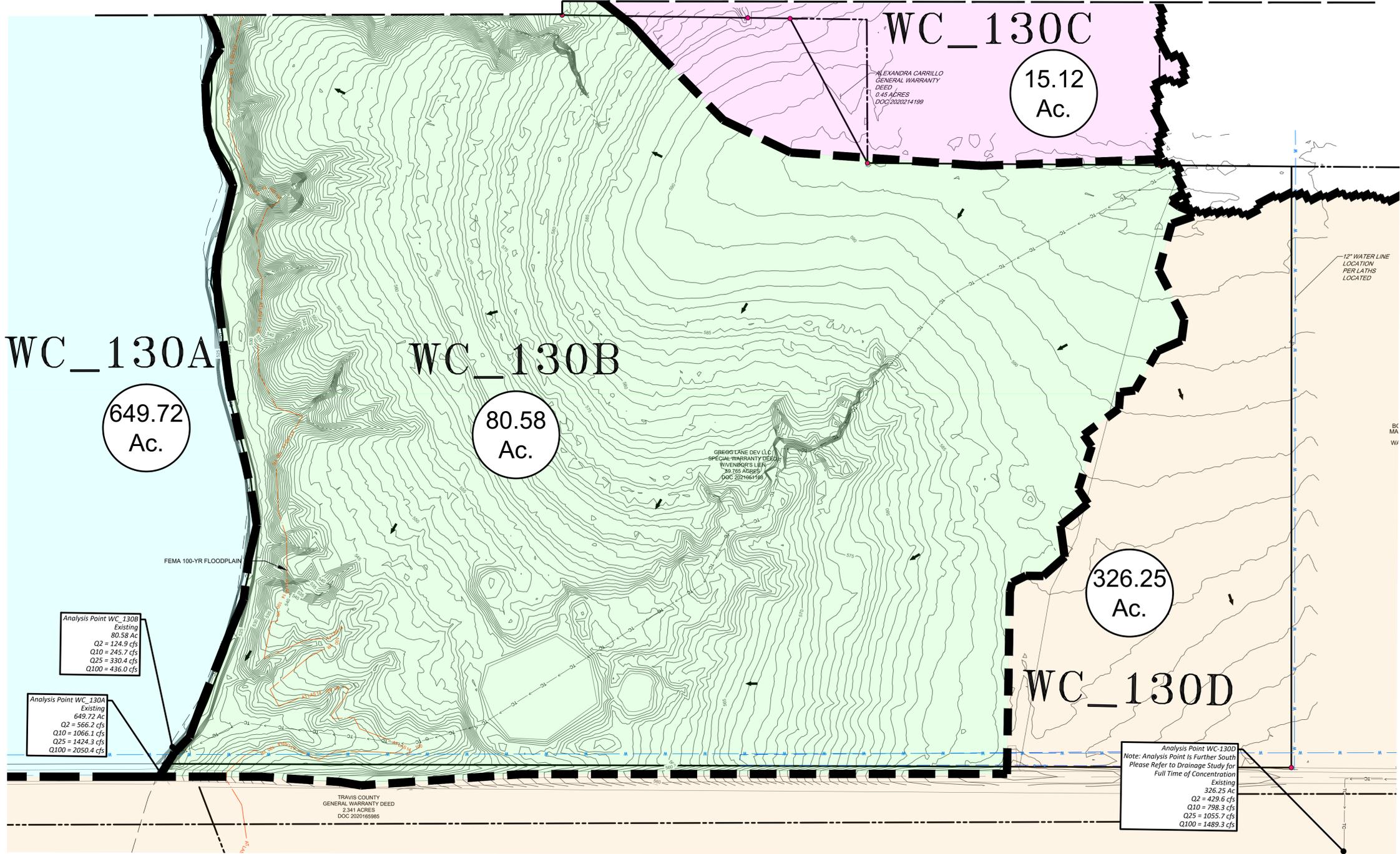


NEWHAVEN PRELIMINARY PLAN

EXISTING DRAINAGE AREA MAP
(1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

10
MATCHLINE



EXISTING LEGEND

- W — FIRE HYDRANT W/ GATE VALVE
- W — WATERLINE W/ GATE VALVE
- WW — WASTEWATER W/ MANHOLE
- WW — WASTEWATER W/ CLEANOUT
- SS — STORM SEWER W/ MANHOLE
- C — CURB INLET
- AI — 4-SIDED AREA INLET
- OHE — OVERHEAD ELECTRIC WIPOWER POLE
- 700 — 5' INTERVAL GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

No.	Date	REVISIONS

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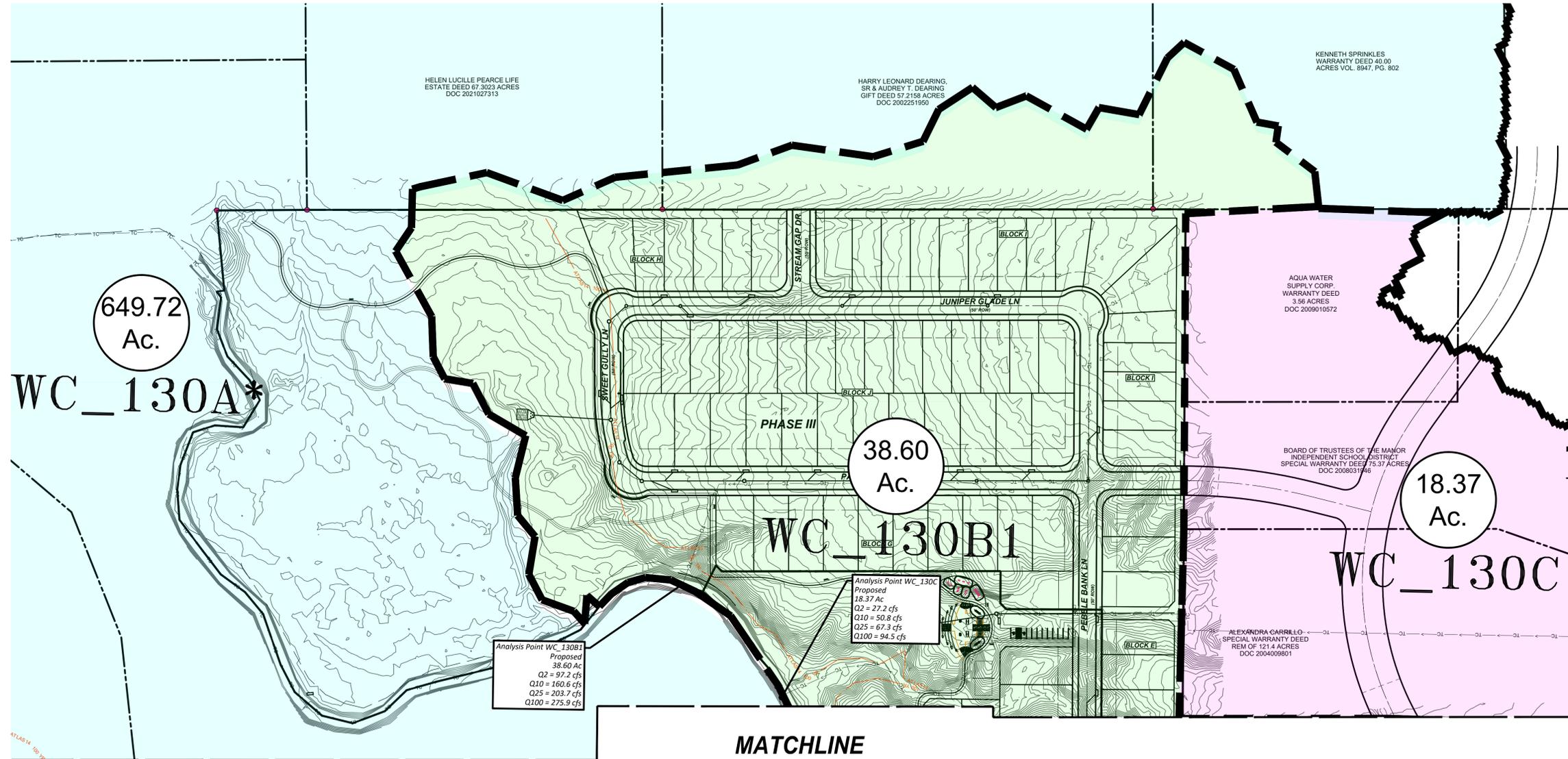
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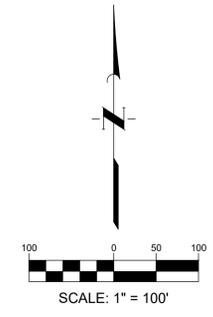
NEWHAVEN PRELIMINARY PLAN
EXISTING DRAINAGE AREA MAP
 (2 OF 2)

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- LEGEND**
- PROPERTY BOUNDARY
 - - - DRAINAGE AREA
 - TIME OF CONCENTRATION
 - DRAINAGE AREA (ACRES)
 - P-1 DRAINAGE AREA NUMBER
- PROPOSED LEGEND**
- 700 GROUND CONTOUR

Analysis Point WC_130B1
Proposed
38.60 Ac
Q2 = 97.2 cfs
Q10 = 160.6 cfs
Q25 = 203.7 cfs
Q100 = 275.9 cfs

Analysis Point WC_130C
Proposed
18.37 Ac
Q2 = 27.2 cfs
Q10 = 50.8 cfs
Q25 = 67.3 cfs
Q100 = 94.5 cfs

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

App.	No.	Date	REVISIONS

QUIDDITY
ENGINEERING

3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8893

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CHECKED BY: JAA
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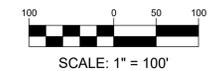
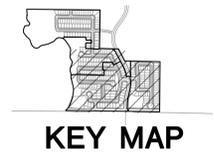
NEWHAVEN PRELIMINARY PLAN

PROPOSED DRAINAGE AREA MAP
(1 OF 2)

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi ²)	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

Existing Flows				Proposed Flows					
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
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WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

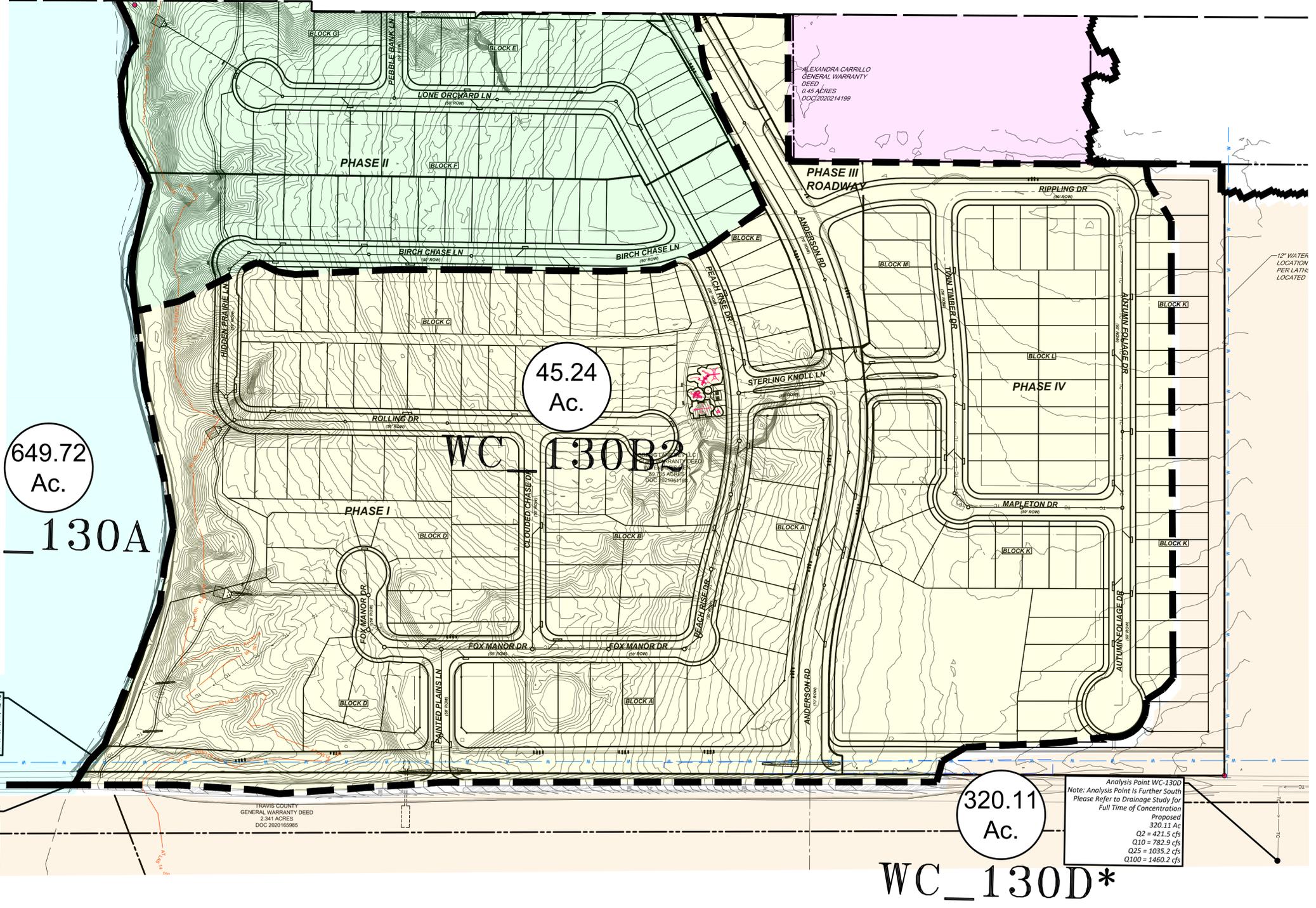
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



12
MATCHLINE

- LEGEND**
- PROPERTY BOUNDARY
 - - - DRAINAGE AREA
 - TIME OF CONCENTRATION
 - 59.57 Ac. DRAINAGE AREA (ACRES)
 - P-1 DRAINAGE AREA NUMBER
- PROPOSED LEGEND**
- 700 GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.



649.72 Ac.
WC_130A

45.24 Ac.
WC_130B2

320.11 Ac.
WC_130D*

Analysis Point WC_130B2
Proposed
45.24 Ac
Q2 = 128.6 cfs
Q10 = 206.4 cfs
Q25 = 259.0 cfs
Q100 = 347.1 cfs

Analysis Point WC_103A
Proposed
649.72 Ac
Q2 = 566.2 cfs
Q10 = 1066.1 cfs
Q25 = 1424.3 cfs
Q100 = 2050.4 cfs

Analysis Point WC_130D
Note: Analysis Point is Further South
Please Refer to Drainage Study for
Full Time of Concentration
Proposed
320.11 Ac
Q2 = 421.5 cfs
Q10 = 782.9 cfs
Q25 = 1035.2 cfs
Q100 = 1460.2 cfs

No. Date

REVISIONS

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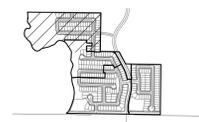
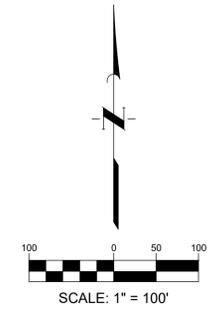
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DRAWN BY: JAE



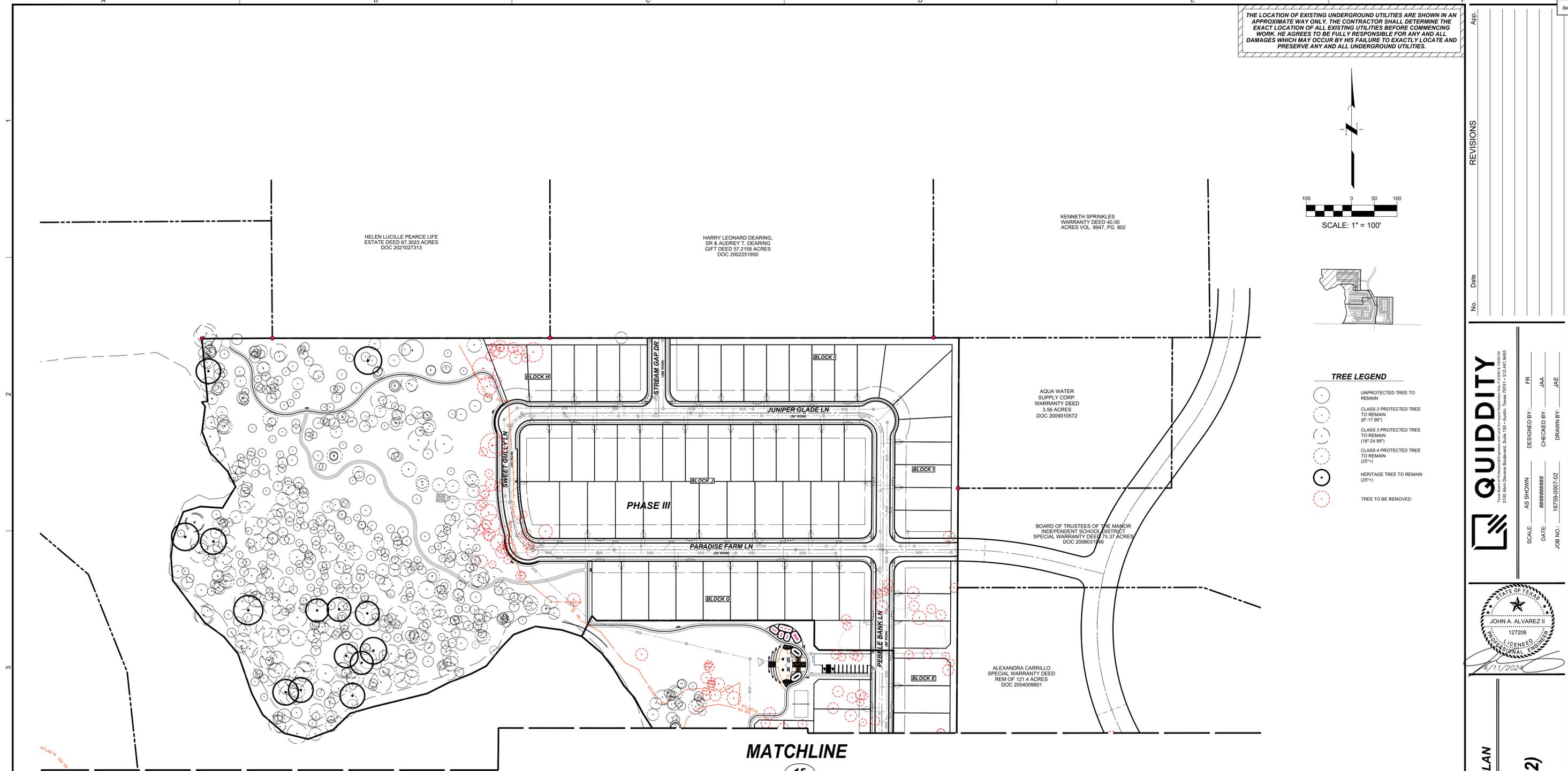
DEVELOPER
NEWHAVEN PRELIMINARY PLAN
ADDRESS
PROPOSED DRAINAGE AREA MAP
(2 OF 2)

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TREE LEGEND

- UNPROTECTED TREE TO REMAIN
- CLASS 2 PROTECTED TREE TO REMAIN (8"-17.99")
- CLASS 3 PROTECTED TREE TO REMAIN (18"-24.99")
- CLASS 4 PROTECTED TREE TO REMAIN (25"+)
- HERITAGE TREE TO REMAIN (25"+)
- TREE TO BE REMOVED



TREE REMOVAL TABLE					
Tree Caliper Inches	Total Inches	Saved Inches	Saved Inches (%)	Removed Inches	Removed Inches (%)
Unprotected Class 1	3221	508	16%	2713	84%
Protected Class 2 (8"-18")	10596	8565	81%	2031	19%
Protected Class 3 (18"- 25")	2672	2349	88%	323	12%
Protected Class 4 (>25")	59	59	100%	0	0%
Heritage Trees	400	400	100%	0	0%
Totals	16948	11881	70%	5067	30%

No.	Date	App.

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SCALE: AS SHOWN DESIGNED BY: FR CHECKED BY: JAA DRAWN BY: JAE
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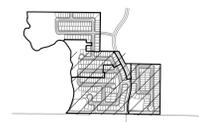
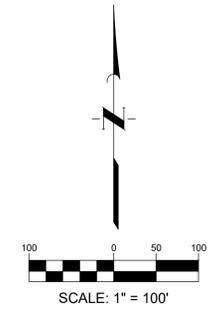
NEWHAVEN PRELIMINARY PLAN

TREE PLAN (1 OF 2)

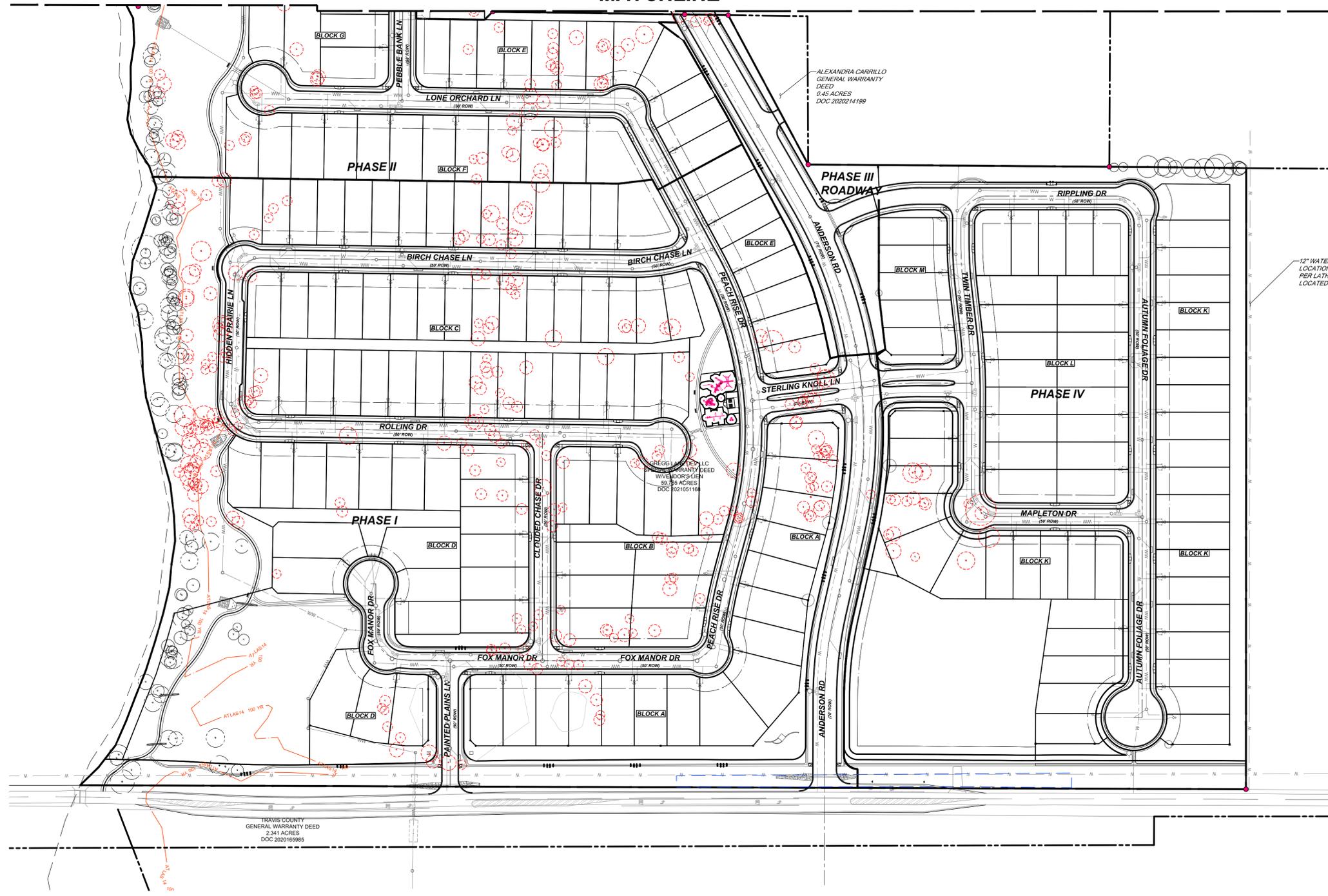
SHEET NO. **14**
 OF 19

167

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



14
MATCHLINE



TREE LEGEND

-  UNPROTECTED TREE TO REMAIN
-  CLASS 2 PROTECTED TREE TO REMAIN (8"-17.99")
-  CLASS 3 PROTECTED TREE TO REMAIN (18"-24.99")
-  CLASS 4 PROTECTED TREE TO REMAIN (25"+)
-  HERITAGE TREE TO REMAIN (25"+)
-  TREE TO BE REMOVED

REVISIONS
No. Date

QUIDDITY
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8833

SCALE: AS SHOWN
DATE: 4/11/2024
JOB NO.: 16759-007-02

DESIGNED BY: FR
CHECKED BY: JAA
DRAWN BY: JAE



NEHAVEN PRELIMINARY PLAN

TREE PLAN (2 OF 2)

SHEET NO.

15

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE
3236	Hackberry	8						3326	Ash	11	X	X				3418	Hackberry	10	X					3508	Cedar Elm	8		X			
3237	Hackberry	8						3327	Ash	10	X	X				3419	Hackberry	8	X					3509	Cedar Elm	9		X			
3238	Hackberry	20						3328	Bois D'Arc	10	X	X				3420	Hackberry	13	X					3510	Cedar Elm	16	X	X			
3239	Hackberry	15						3329	Hardwood	12	X	X				3421	Hackberry	9	X					3511	Cedar Elm	12	X	X			
3240	Hackberry	18						3330	Hackberry	14	X					3422	Hackberry	11	X					3512	Cedar Elm	11	X	X			
3241	Hackberry	12						3331	Hackberry	8	X					3423	Hackberry	11	X					3513	Cedar Elm	13	X	X			
3242	Hackberry	16						3332	Hackberry	10	X					3424	Hackberry	15	X					3514	Cedar Elm	9	X	X			
3243	Hackberry	18						3333	Hackberry	15	X					3425	Hackberry	8	X					3515	Cedar Elm	18			X		
3244	Hackberry	18						3334	Hackberry	15	X					3426	Hackberry	8	X					3516	Cedar Elm	12	X				
3245	Hackberry	26						3335	Hackberry	15	X					3427	Hackberry	9	X					3517	Cedar Elm	16	X				
3246	Hackberry	11						3336	Hackberry	10	X					3428	Hackberry	8	X					3518	Cedar Elm	13	X				
3247	Hackberry	13						3337	Hackberry	8	X					3429	Hackberry	10	X					3519	Cedar Elm	10	X				
3248	Hackberry	12						3338	Hackberry	11	X					3430	Hackberry	8	X					3520	Cedar Elm	16	X				
3249	Hackberry	10						3339	Hackberry	19	X					3431	Hackberry	8	X					3521	Cedar Elm	16	X				
3250	Hackberry	10	X					3340	Hackberry	12	X					3432	Hackberry	10	X					3522	Cedar Elm	13	X				
3251	Hackberry	8	X					3341	Hackberry	15	X					3433	Hackberry	0	X					3523	Cedar Elm	9	X				
3252	Hackberry	10	X					3342	Hackberry	11	X					3434	Hackberry	9	X					3524	Cedar Elm	17	X				
3253	Hackberry	13	X					3343	Hackberry	13	X					3435	Hackberry	15	X					3525	Cedar Elm	13	X				
3254	Mesquite	16	X	X				3344	Hackberry	8	X					3436	Hackberry	10	X					3526	Cedar Elm	13	X				
3255	Mesquite	12	X	X				3345	Hackberry	12	X					3437	Hackberry	9	X					3527	Cedar Elm	14	X				
3256	Mesquite	13	X	X				3346	Hackberry	12	X					3438	Hackberry	11	X					3530	Cedar Elm	20			X		
3257	Hackberry	11	X					3347	Hackberry	10	X					3439	Hackberry	8	X					3531	Cedar Elm	10	X				
3258	Hackberry	10	X					3348	Hackberry	8	X					3440	Hackberry	8	X					3532	Cedar Elm	9	X				
3259	Hackberry	8	X					3349	Hackberry	13	X					3441	Hackberry	8	X					3533	Cedar Elm	10	X				
3260	Hackberry	9	X					3350	Hackberry	8	X					3442	Hackberry	8	X					3534	Cedar Elm	15	X				
3261	Hackberry	13	X					3351	Hackberry	10	X					3443	Hackberry	9	X					3535	Cedar Elm	23			X		
3262	Mesquite	9	X	X				3352	Hackberry	10	X					3444	Hackberry	9	X					3536	Cedar Elm	17	X				
3263	Hackberry	16	X					3353	Hackberry	12	X					3445	Hackberry	13	X					3537	Cedar Elm	12	X				
3264	Hackberry	9	X					3354	Hackberry	10	X					3446	Hackberry	11	X					3538	Cedar Elm	8	X				
3265	Hackberry	11	X					3355	Hackberry	12	X					3449	Cedar Elm	9	X	X				3539	Cedar Elm	12	X				
3266	Hackberry	11	X					3356	Hackberry	11	X					3450	Cedar Elm	9	X	X				3540	Cedar Elm	9	X				
3267	Hackberry	8	X					3359	Hackberry	8	X					3451	Cedar Elm	8	X	X				3541	Cedar Elm	13	X				
3268	Hackberry	12	X					3360	Hackberry	11	X					3452	Cedar Elm	8	X	X				3542	Cedar Elm	18			X		
3269	Hackberry	10	X					3361	Hackberry	10	X					3453	Cedar Elm	8	X	X				3543	Cedar Elm	15	X				
3270	Hackberry	13	X					3362	Hackberry	8	X					3454	Cedar Elm	8	X	X				3544	Cedar Elm	14	X				
3271	Hackberry	17	X					3363	Hackberry	14	X					3455	Cedar Elm	10	X					3545	Cedar Elm	12	X				
3272	Hackberry	14	X					3364	Hackberry	13	X					3456	Cedar Elm	12	X					3546	Cedar Elm	8	X				
3273	Mesquite	17	X	X				3365	Hackberry	9	X					3457	Cedar Elm	18			X			3547	Cedar Elm	10	X				
3274	Hackberry	11	X					3366	Hackberry	13	X					3458	Cedar Elm	15	X		X			3548	Cedar Elm	8	X				
3275	Hackberry	9	X					3367	Hackberry	10	X					3459	Cedar Elm	8	X					3549	Cedar Elm	13	X				
3276	Hackberry	14	X					3368	Hackberry	10	X					3460	Cedar Elm	12	X					3550	Cedar Elm	14	X				
3277	Hackberry	9	X					3369	Hackberry	10	X					3461	Cedar Elm	12	X					3551	Cedar Elm	14	X				
3278	Hackberry	9	X					3370	Hackberry	10	X					3462	Cedar Elm	16	X					3552	Cedar Elm	9	X				
3279	Hackberry	11	X					3371	Hackberry	10	X					3463	Cedar Elm	17	X					3553	Cedar Elm	10	X				
3280	Hackberry	9	X					3372	Hackberry	10	X					3464	Cedar Elm	12	X					3554	Cedar Elm	14	X				
3281	Hackberry	11	X					3373	Hackberry	11	X					3465	Cedar Elm	8	X					3555	Cedar Elm	13	X				
3282	Hackberry	8	X					3374	Hackberry	9	X					3466	Cedar Elm	13	X					3556	Cedar Elm	12	X				
3283	Hackberry	10	X					3375	Hackberry	9	X					3467	Cedar Elm	20	X		X			3557	Cedar Elm	8	X				
3284	Hackberry	11	X					3376	Hackberry	8	X					3468	Cedar Elm	8	X					3558	Cedar Elm	11	X				
3285	Hackberry	8	X					3377	Hackberry	8	X					3469	Cedar Elm	10	X					3559	Cedar Elm	17	X				
3286	Hackberry	15	X					3378	Hackberry	9	X					3470	Cedar Elm	8	X					3560	Cedar Elm	11	X				
3287	Hackberry	11	X					3379	Hackberry	11	X					3471	Cedar Elm	13	X					3561	Cedar Elm	18	X			X	
3288	Hackberry	8	X					3380	Hackberry	8	X					3472	Cedar Elm	13	X					3562	Cedar Elm	14	X				
3289	Hackberry	9	X					3381	Hackberry	15	X					3473	Cedar Elm	10	X					3563	Cedar Elm	11	X				
3290	Hackberry	8	X					3382	Hackberry	8	X					3474	Cedar Elm	12	X					3564	Cedar Elm	11	X				
3291	Hackberry	14	X					3383	Hackberry	11	X					3475	Cedar Elm	8	X					3565	Cedar Elm	8	X				
3292	Hackberry	15	X					3384	Hackberry	10	X					3476	Cedar Elm	8	X					3566	Cedar Elm	8	X				
3293	Hackberry	12	X					3385	Hackberry	8	X					3477	Cedar Elm	8	X					3567	Cedar Elm	8	X				
3294	Hackberry	14	X					3386	Hackberry	11	X					3478	Cedar Elm	12	X					3568	Cedar Elm	16	X				
3295	Hackberry	10	X					3387	Hackberry	9	X					3479	Cedar Elm	8	X					3569	Cedar Elm	8	X				
3296	Hackberry	9	X					3388	Hackberry	9	X					3480	Cedar Elm	9	X					3570	Cedar Elm	10	X				
3297	Hackberry	8	X					3389	Hackberry	13	X					3481	Cedar Elm	10	X					3571	Cedar Elm	11	X				
3298	Hackberry	12	X					3390	Hackberry	8	X					3482	Cedar Elm	10	X					3572	Cedar Elm	11	X				
3299	Hackberry	10	X					3391	Willow	9	X					3483	Cedar Elm	13	X					3573	Cedar Elm	15	X				
3300	Hackberry	10	X					3392	Willow	9	X					3484	Cedar Elm	9	X	X				3574	Cedar Elm	8	X				
3303	Hackberry	13	X					3393	Hackberry	10	X																				

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3598	Hackberry	9						3691	Ash	12	X					3784	Cedar Elm	13	X					3872	Cedar Elm	14	X				
3599	Hackberry	9						3692	Bois D'Arc	13	X					3785	Cedar Elm	12	X					3873	Cedar Elm	16	X				
3600	Hackberry	8						3693	Hackberry	11	X					3786	Cedar Elm	20		X				3874	Cedar Elm	17	X				
3601	Hackberry	10						3694	Cedar Elm	8	X	X				3787	Cedar Elm	9	X					3875	Cedar Elm	18		X			
3602	Hackberry	13						3695	Ash	9	X	X				3788	Cedar Elm	15	X					3876	Cedar Elm	14	X				
3603	Hackberry	9						3696	Ash	9	X	X				3789	Cedar Elm	13	X					3877	Cedar Elm	12	X				
3604	Hackberry	11						3697	Hackberry	9	X					3790	Cedar Elm	9	X					3878	Bois D'Arc	10	X				
3606	Pecan	16	X	X				3698	Cedar Elm	10	X	X				3791	Cedar Elm	13	X					3879	Cedar Elm	13	X				
3607	Pecan	19	X		X			3699	Cedar Elm	9	X	X				3792	Cedar Elm	11	X					3880	Cedar Elm	11	X				
3608	Hackberry	8	X					3700	Cedar Elm	10	X	X				3793	Cedar Elm	9	X					3881	Cedar Elm	18		X			
3609	Hackberry	28	X					3701	Cedar Elm	10	X	X				3794	Cedar Elm	10	X					3882	Cedar Elm	10	X				
3610	Hackberry	12	X					3702	Cedar Elm	13	X	X				3795	Cedar Elm	16	X					3883	Cedar Elm	13	X				
3611	Hackberry	15	X					3703	Hackberry	9	X					3796	Cedar Elm	13	X					3884	Cedar Elm	19		X			
3612	Hackberry	12	X					3706	Cedar Elm	9	X	X				3797	Bois D'Arc	9	X					3885	Cedar Elm	21		X			
3613	Hackberry	18	X					3707	Cedar Elm	13	X	X				3798	Cedar Elm	12	X					3886	Cedar Elm	8	X				
3614	Hackberry	12	X					3708	Cedar Elm	12	X	X				3799	Cedar Elm	8	X					3887	Cedar Elm	12	X				
3615	Hackberry	9	X					3709	Cedar Elm	12	X	X				3800	Cedar Elm	9	X					3888	Ash	10	X				
3616	Hackberry	10	X					3710	Hackberry	9	X	X				3801	Cedar Elm	8	X					3889	Ash	9	X				
3617	Hackberry	8	X					3711	Cedar Elm	8	X	X				3802	Cedar Elm	12	X					3890	Ash	13	X				
3618	Hackberry	8	X					3712	Cedar Elm	9	X	X				3803	Cedar Elm	10	X					3891	Cedar Elm	14	X				
3619	Hackberry	11	X					3713	Hackberry	9	X					3804	Cedar Elm	8	X					3892	Bois D'Arc	8	X				
3620	Hackberry	8	X					3714	Cedar Elm	14	X	X				3805	Cedar Elm	14	X					3893	Bois D'Arc	8	X				
3621	Hackberry	13	X					3715	Cedar Elm	10	X	X				3806	Cedar Elm	10	X					3894	Ash	10	X				
3622	Hackberry	9	X					3716	Cedar Elm	13	X	X				3807	Cedar Elm	13	X					3897	Cedar Elm	15	X				
3623	Hackberry	14	X					3718	Cedar Elm	12	X	X				3808	Cedar Elm	9	X					3898	Bois D'Arc	10	X				
3624	Hackberry	8	X					3719	Cedar Elm	14	X	X				3809	Cedar Elm	13	X					3899	Bois D'Arc	12	X				
3627	Hackberry	8	X					3720	Cedar Elm	8	X	X				3810	Cedar Elm	14	X					3900	Cedar Elm	10	X				
3628	Hackberry	8	X					3721	Cedar Elm	13	X	X				3811	Cedar Elm	10	X					3901	Cedar Elm	9	X				
3629	Ash	12	X	X				3722	Cedar Elm	13	X	X				3812	Cedar Elm	10	X					3902	Cedar Elm	9	X				
3630	Hackberry	8	X					3723	Cedar Elm	13	X	X				3813	Cedar Elm	12	X					3903	Cedar Elm	10	X				
3631	Hackberry	9	X					3724	Cedar Elm	11	X	X				3814	Cedar Elm	12	X					3904	Bois D'Arc	14	X				
3632	Hackberry	11	X					3725	Cedar Elm	10	X	X				3815	Cedar Elm	10	X					3905	Cedar Elm	9	X				
3633	Hackberry	11	X					3726	Cedar Elm	12	X	X				3816	Cedar Elm	12	X					3906	Cedar Elm	9	X				
3634	Ash	11	X	X				3727	Cedar Elm	9	X	X				3817	Cedar Elm	9	X					3907	Cedar Elm	16	X				
3635	Hackberry	8	X					3728	Cedar Elm	13	X	X				3818	Cedar Elm	8	X					3908	Bois D'Arc	8	X				
3636	Hackberry	8	X					3729	Cedar Elm	11	X	X				3819	Cedar Elm	13	X					3909	Bois D'Arc	8	X				
3637	Hackberry	9	X					3730	Cedar Elm	13	X	X				3820	Cedar Elm	11	X					3910	Cedar Elm	8	X				
3638	Willow	15	X					3731	Cedar Elm	11	X	X				3821	Cedar Elm	10	X					3911	Cedar Elm	8	X				
3639	Ash	12	X	X				3732	Cedar Elm	10	X	X				3822	Cedar Elm	14	X					3912	Cedar Elm	14	X				
3640	Willow	14	X					3733	Cedar Elm	10	X	X				3823	Cedar Elm	8	X					3913	Cedar Elm	14	X				
3641	Ash	8	X	X				3734	Cedar Elm	16	X	X				3824	Ash	14	X					3914	Cedar Elm	14	X				
3642	Hackberry	10	X					3735	Cedar Elm	10	X	X				3825	Ash	11	X					3915	Ash	8	X				
3643	Cedar Elm	8	X	X				3736	Bois D'Arc	10	X	X				3826	Cedar Elm	8	X					3916	Bois D'Arc	10	X				
3644	Hackberry	11	X					3737	Bois D'Arc	8	X	X				3827	Cedar Elm	9	X					3917	Cedar Elm	15	X				
3645	Hackberry	12	X					3738	Bois D'Arc	13	X	X				3828	Bois D'Arc	12	X					3918	Cedar Elm	23			X		
3646	Hackberry	9	X					3739	Cedar Elm	11	X	X				3829	Cedar Elm	8	X					3919	Cedar Elm	9	X				
3647	Hackberry	8	X					3740	Cedar Elm	11	X	X				3830	Cedar Elm	13	X					3920	Bois D'Arc	11	X				
3648	Hackberry	9	X					3741	Cedar Elm	8	X	X				3831	Cedar Elm	8	X					3921	Ash	9	X				
3649	Hackberry	8	X					3742	Cedar Elm	8	X	X				3832	Bois D'Arc	8	X					3922	Ash	8	X				
3650	Hackberry	9	X					3743	Bois D'Arc	12	X	X				3833	Cedar Elm	10	X					3923	Bois D'Arc	9	X				
3653	Cedar Elm	17	X					3744	Cedar Elm	10	X	X				3834	Cedar Elm	8	X					3924	Cedar Elm	16	X				
3654	Cedar Elm	18			X			3745	Cedar Elm	12	X	X				3835	Ash	8	X					3925	Ash	13	X				
3655	Cedar Elm	0						3746	Cedar Elm	10	X	X				3836	Ash	9	X					3926	Ash	8	X				
3656	Cedar Elm	11	X					3747	Cedar Elm	13	X	X				3837	Cedar Elm	15	X					3927	Cedar Elm	13	X				
3657	Cedar Elm	13	X					3748	Cedar Elm	12	X	X				3838	Cedar Elm	10	X					3928	Cedar Elm	13	X				
3658	Cedar Elm	16	X					3749	Bois D'Arc	8	X	X				3839	Cedar Elm	19		X				3929	Cedar Elm	9	X				
3659	Cedar Elm	17	X					3750	Cedar Elm	10	X	X				3840	Cedar Elm	8	X					3930	Cedar Elm	10	X				
3660	Cedar Elm	22			X			3753	Cedar Elm	10	X	X				3841	Cedar Elm	16	X					3931	Cedar Elm	21			X		
3661	Cedar Elm	13	X					3754	Cedar Elm	11	X	X				3842	Cedar Elm	9	X					3932	Ash	10	X				
3662	Cedar Elm	18			X			3755	Cedar Elm	13	X	X				3843	Cedar Elm	14	X					3933	Cedar Elm	8	X				
3663	Cedar Elm	16	X					3756	Cedar Elm	16	X	X				3844	Cedar Elm	10	X					3934	Ash	9	X				
3664	Cedar Elm	12	X					3757	Cedar Elm	18			X			3845	Cedar Elm	19			X			3935	Cedar Elm	9	X				
3665	Cedar Elm	15	X					3758	Cedar Elm	10	X	X				3846	Cedar Elm	14	X					3936	Ash	10	X				
3666	Ash	14	X					3759	Cedar Elm	20			X			3847	Cedar Elm	16	X					3937	Cedar Elm	20			X		
3667	Cedar Elm	15	X					3760	Cedar Elm	11	X	X				3848	Cedar Elm	16	X					3938	Cedar Elm	11	X				

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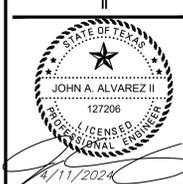
TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE
3962	Cedar Elm	19		X				4051	Cedar Elm	8	X	X				8036	Cedar Elm	10		X				8151	Cedar Elm	11		X			
3963	Cedar Elm	14	X					4052	Bois D'Arc	8	X	X				8037	Cedar Elm	12		X				8152	Cedar Elm	9		X			
3964	Cedar Elm	11	X					4053	Cedar Elm	9	X	X				8038	Cedar Elm	10		X				8153	Live Oak	22			X		
3965	Cedar Elm	15	X					4054	Cedar Elm	13	X	X				8039	Cedar Elm	9		X				8160	Cedar Elm	10		X			
3966	Cedar Elm	10	X					4055	Bois D'Arc	13	X	X				8040	Cedar Elm	12		X				8161	Live Oak	16		X			
3967	Cedar Elm	14	X					4056	Cedar Elm	9	X	X				8041	Cedar Elm	19			X			8162	Cedar Elm	8		X			
3968	Cedar Elm	8	X					4057	Cedar Elm	14	X	X				8042	Cedar Elm	11		X				8163	Cedar Elm	11		X			
3969	Cedar Elm	10	X					4058	Cedar Elm	15	X	X				8043	Cedar Elm	9		X				8168	Cedar Elm	11		X			
3970	Cedar Elm	26					X	4059	Cedar Elm	14	X	X				8044	Cedar Elm	10		X				8170	Cedar Elm	17		X			
3971	Ash	10	X					4060	Cedar Elm	8	X	X				8045	Cedar Elm	9		X				8171	Cedar Elm	9		X			
3972	Ash	8	X					4061	Cedar Elm	15	X	X				8046	Cedar Elm	9		X				8172	Cedar Elm	9		X			
3973	Cedar Elm	14	X					4062	Cedar Elm	14	X	X				8047	Cedar Elm	10		X				8173	Cedar Elm	9		X			
3974	Cedar Elm	13	X					4064	Cedar Elm	9	X	X				8048	Cedar Elm	13		X				8174	Cedar Elm	8		X			
3975	Bois D'Arc	10	X					4065	Cedar Elm	16	X	X				8049	Cedar Elm	13		X				8177	Cedar Elm	8		X			
3976	Cedar Elm	13	X					4066	Cedar Elm	16	X	X				8050	Cedar Elm	8		X				8181	Cedar Elm	8		X			
3977	Ash	9	X					4067	Cedar Elm	8	X	X				8051	Cedar Elm	13		X				8182	Cedar Elm	8		X			
3978	Bois D'Arc	9	X					4068	Cedar Elm	8	X	X				8052	Cedar Elm	14		X				8184	Cedar Elm	18			X		
3979	Cedar Elm	20			X			4069	Cedar Elm	10	X	X				8053	Cedar Elm	13		X				8187	Cedar Elm	9		X			
3980	Cedar Elm	9	X					4070	Cedar Elm	8	X	X				8054	Cedar Elm	13		X				8188	Cedar Elm	11		X			
3981	Bois D'Arc	11	X					4071	Cedar Elm	11	X	X				8055	Cedar Elm	16		X				8189	Cedar Elm	8		X			
3982	Cedar Elm	10	X					4072	Cedar Elm	13	X	X				8056	Cedar Elm	12		X				8190	Cedar Elm	11		X			
3983	Cedar Elm	9	X					4073	Cedar Elm	15	X	X				8057	Cedar Elm	13		X				8191	Cedar Elm	15		X			
3984	Cedar Elm	14	X					4074	Cedar Elm	8	X	X				8058	Cedar Elm	9		X				8192	Cedar Elm	12		X			
3985	Bois D'Arc	9	X					4075	Cedar Elm	13	X	X				8059	Cedar Elm	8		X				8193	Cedar Elm	8		X			
3986	Cedar Elm	9	X					4076	Cedar Elm	8	X	X				8060	Cedar Elm	9		X				8194	Cedar Elm	8		X			
3987	Cedar Elm	10	X					4077	Cedar Elm	8	X	X				8061	Cedar Elm	16		X				8195	Cedar Elm	10		X			
3988	Cedar Elm	9	X					4078	Cedar Elm	8	X	X				8062	Cedar Elm	11		X				8196	Cedar Elm	13		X			
3990	Cedar Elm	9	X					4079	Cedar Elm	12	X	X				8063	Cedar Elm	11		X				8197	Cedar Elm	12		X			
3991	Cedar Elm	8	X					4080	Cedar Elm	10	X	X				8064	Cedar Elm	9		X				8200	Cedar Elm	16		X			
3992	Cedar Elm	8	X					4081	Cedar Elm	8	X	X				8065	Cedar Elm	8		X				8201	Cedar Elm	15		X			
3993	Cedar Elm	12	X					4082	Cedar Elm	8	X	X				8066	Cedar Elm	8		X				8203	Cedar Elm	14		X			
3994	Cedar Elm	8	X					4083	Bois D'Arc	9	X	X				8067	Cedar Elm	13		X				8204	Cedar Elm	10		X			
3995	Cedar Elm	8	X					4084	Cedar Elm	9	X	X				8069	Cedar Elm	10		X				8207	Cedar Elm	11		X			
3996	Cedar Elm	10	X					4085	Cedar Elm	10	X	X				8070	Cedar Elm	10		X				8208	Cedar Elm	9		X			
3997	Cedar Elm	9	X					4086	Cedar Elm	13	X	X				8071	Hackberry	10		X				8211	Cedar Elm	8		X			
3998	Cedar Elm	9	X					4087	Cedar Elm	13	X	X				8072	Hackberry	8		X				8212	Cedar Elm	8		X			
3999	Cedar Elm	13	X					4088	Cedar Elm	8	X	X				8073	Hackberry	8		X				8213	Cedar Elm	8		X			
4000	Cedar Elm	13	X					4089	Cedar Elm	10	X	X				8074	Cedar Elm	16		X				8216	Cedar Elm	8		X			
4001	Cedar Elm	14	X					4090	Cedar Elm	9	X	X				8075	Cedar Elm	12		X				8217	Cedar Elm	16		X			
4002	Cedar Elm	12	X					4091	Cedar Elm	16	X	X				8076	Cedar Elm	11		X				8220	Cedar Elm	11		X			
4003	Bois D'Arc	11	X					4092	Ash	13	X	X				8077	Cedar Elm	12		X				8222	American Elm	20			X		
4004	Cedar Elm	8	X					4093	Ash	13	X	X				8078	Hackberry	9		X				8223	American Elm	19			X		
4005	Cedar Elm	8	X					4094	Cedar Elm	12	X	X				8079	Cedar	11		X				8224	American Elm	15		X			
4006	Bois D'Arc	8	X					4095	Cedar Elm	11	X	X				8081	Cedar Elm	10		X				8225	Live Oak	11		X			
4007	Cedar Elm	9	X					4096	Cedar Elm	11	X	X				8082	Cedar Elm	8		X				8226	American Elm	10		X			
4008	Cedar Elm	8	X					4097	Cedar Elm	11	X	X				8083	Cedar Elm	11		X				8227	American Elm	11		X			
4009	Cedar Elm	9	X					4098	Cedar Elm	8	X	X				8084	Cedar Elm	9		X				8230	Cedar Elm	12		X			
4010	Bois D'Arc	11	X					4099	Cedar Elm	12	X	X				8086	Cedar Elm	8		X				8231	American Elm	12		X			
4011	Ash	12	X					4100	Cedar Elm	10	X	X				8087	Cedar Elm	13		X				8232	American Elm	14		X			
4012	Bois D'Arc	12	X					4101	Cedar Elm	15	X	X				8088	Cedar Elm	12		X				8233	Cedar Elm	9		X			
4013	Bois D'Arc	8	X					4102	Cedar Elm	8	X	X				8089	Cedar Elm	8		X				8235	American Elm	14		X			
4014	Ash	8	X					4103	Cedar Elm	9	X	X				8090	Cedar Elm	8		X				8237	Live Oak	8		X			
4015	Cedar Elm	8	X					4104	Bois D'Arc	9	X	X				8091	Cedar Elm	12		X				8239	American Elm	10		X			
4016	Cedar Elm	10	X					8001	Cedar Elm	23			X			8097	Cedar Elm	9		X				8241	American Elm	13		X			
4017	Cedar Elm	9	X					8002	Cedar Elm	22			X			8098	Cedar Elm	10		X				8242	Live Oak	18			X		
4018	Cedar Elm	13	X					8003	Cedar Elm	8		X				8099	Cedar Elm	30					X	8243	Cedar Elm	12		X			
4019	Bois D'Arc	9	X					8004	Cedar Elm	22			X			8100	Cedar Elm	11		X				8244	American Elm	10		X			
4020	Cedar Elm	19			X			8005	Cedar Elm	12		X				8101	Cedar Elm	10		X				8245	American Elm	14		X			
4021	Cedar Elm	16	X					8006	Cedar Elm	14		X				8102	Cedar Elm	10		X				8246	American Elm	20			X		
4022	Cedar Elm	9	X					8007	Cedar Elm	11		X				8104	Cedar Elm	13		X				8247	American Elm	10		X			
4023	Cedar Elm	8	X					8008	Cedar Elm	9		X				8105	Cedar Elm	12		X				8248	American Elm	16		X			
4024	Cedar Elm	20			X			8009	Cedar Elm	12		X				8106	Cedar Elm	12		X				8249	Cedar Elm	14		X			
4025	Cedar Elm	8	X					8010	Cedar Elm	14		X				8107	Cedar Elm	8		X				8251	Cedar Elm	9		X			
4026	Cedar Elm	9	X					8011	Cedar Elm	13		X				8108	American Elm	9		X				8254	Cedar Elm	8		X			
4027	Cedar Elm	10	X					8012	Cedar Elm	12		X				8109	Cedar Elm	18				X		8255	Cedar Elm	9		X			
4028	Cedar Elm																														

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	
8287	American Elm	20			X			8387	American Elm	24			X			8489	Cedar	21						
8288	American Elm	16	X					8388	Ash	14	X					8490	Cedar	13	X					
8289	American Elm	16	X					8389	American Elm	22			X			8491	Cedar	24	X					
8290	American Elm	13	X					8390	American Elm	12	X					8492	American Elm	16		X				
8291	American Elm	13	X					8391	Hackberry	15						8493	Cedar	8						
8292	American Elm	13	X					8392	Hackberry	10						8494	Cedar	8						
8293	American Elm	13	X					8393	Hackberry	10						8495	Cedar	12						
8294	American Elm	13	X					8394	American Elm	13	X					8496	Cedar	10						
8295	American Elm	13	X					8395	American Elm	19			X			8497	Cedar	11						
8296	American Elm	10	X					8396	American Elm	8	X					8498	Hackberry	8						
8297	Cedar Elm	14	X					8397	American Elm	28					X	8499	Cedar	9						
8298	Hackberry	13						8398	Cedar Elm	22			X			8500	Cedar	13						
8299	American Elm	9	X					8399	American Elm	18			X			8501	Cedar	19	X					
8300	American Elm	8	X					8400	American Elm	16	X					8502	Cedar	9	X					
8302	Cedar Elm	14	X					8401	American Elm	27					X	8503	Cedar	8	X					
8303	Cedar Elm	8	X					8402	Cedar Elm	20			X			8504	Cedar	11	X					
8308	American Elm	17	X					8403	Cedar Elm	24			X			8505	Cedar	8	X					
8309	American Elm	8	X					8404	American Elm	22						8506	Cedar	10	X					
8311	American Elm	8	X					8405	American Elm	18			X			8507	Cedar	10	X					
8312	American Elm	8	X					8406	Cedar Elm	18			X			8508	Cedar	11	X					
8314	Cedar Elm	24			X			8407	American Elm	11	X					8509	Cedar	14	X					
8315	Cedar Elm	11	X					8408	American Elm	11	X					8510	Cedar	9	X					
8316	Cedar Elm	8	X					8409	American Elm	20			X			8511	Cedar	21	X					
8318	Cedar Elm	10	X					8410	American Elm	17	X					8512	American Elm	13		X				
8321	American Elm	17	X					8411	Cedar Elm	25														
8322	American Elm	9	X					8412	American Elm	19			X											
8323	American Elm	9	X					8413	American Elm	29					X									
8324	American Elm	20			X			8414	American Elm	8	X													
8325	American Elm	9	X					8415	American Elm	12	X													
8326	American Elm	8	X					8416	Cedar Elm	12	X													
8328	American Elm	10	X					8417	Cedar Elm	26					X									
8329	American Elm	17	X					8418	American Elm	10	X													
8330	American Elm	15	X					8419	American Elm	8	X													
8331	American Elm	12	X					8420	American Elm	9	X													
8333	American Elm	14	X					8421	American Elm	9	X													
8334	American Elm	17	X					8422	American Elm	9	X													
8335	American Elm	10	X					8423	American Elm	9	X													
8336	American Elm	9	X					8424	American Elm	21			X											
8337	American Elm	18			X			8425	American Elm	20			X											
8338	American Elm	32					X	8426	Cedar Elm	26					X									
8339	American Elm	16	X					8427	Cedar Elm	12	X													
8340	Cedar Elm	8	X					8428	American Elm	8	X													
8341	American Elm	20			X			8430	American Elm	9	X													
8342	American Elm	9	X					8431	American Elm	9	X													
8343	American Elm	21			X			8433	American Elm	8	X													
8344	American Elm	10	X					8445	American Elm	13	X													
8345	American Elm	8	X					8446	American Elm	13	X													
8346	American Elm	13	X					8447	Hackberry	24														
8347	Cedar Elm	8	X					8448	Hackberry	13														
8348	American Elm	9	X					8449	Cedar Elm	18			X											
8349	Cedar Elm	9	X					8450	Cedar Elm	13	X													
8350	Cedar Elm	9	X					8451	American Elm	13	X													
8351	Cedar Elm	9	X					8452	American Elm	9	X													
8352	American Elm	25					X	8453	American Elm	14	X													
8353	American Elm	10	X					8454	American Elm	8	X													
8354	American Elm	8	X					8455	Cedar Elm	23			X											
8355	American Elm	15	X					8456	Cedar Elm	10	X													
8356	American Elm	13	X					8457	American Elm	14	X													
8357	American Elm	15	X					8458	Cedar Elm	14	X													
8358	American Elm	15	X					8459	American Elm	13	X													
8359	American Elm	17	X					8460	Cedar Elm	10	X													
8360	American Elm	12	X					8461	Cedar Elm	8	X													
8361	American Elm	16	X					8462	American Elm	10	X													
8362	American Elm	20			X			8463	American Elm	10	X													
8363	American Elm	18			X			8464	American Elm	12	X													
8364	American Elm	20			X			8465	American Elm	16	X													
8365	American Elm	10	X					8466	Cedar Elm	14	X													
8366	American Elm	10	X					8467	Cedar Elm	14	X													
8367	American Elm	14	X					8468	American Elm	10	X													
8368	American Elm	20			X			8469	American Elm	10	X													
8369	American Elm	20			X			8470	Cedar	18														
8370	American Elm	10	X					8471	Cedar	27														
8371	American Elm	10	X					8472	American Elm	9	X													
8372	American Elm	14	X					8474	American Elm	13	X													
8373	American Elm	17	X					8475	American Elm	9	X													
8374	American Elm	13	X					8476	American Elm	15	X													
8375	American Elm	18			X			8477	Cedar Elm	8	X													
8376	American Elm	23			X			8478	Cedar Elm	8	X													
8377	American Elm	15	X					8479	Cedar Elm	11	X													
8378	American Elm	20			X			8480	Cedar Elm	14	X													
8379	American Elm	14	X					8481	Cedar Elm	11	X													
8380	American Elm	9	X					8482	American Elm	10	X													
8381	American Elm	8	X					8483	American Elm	11	X													
8382	American Elm	10	X					8484	Cedar Elm	13	X													
8383	American Elm	9	X					8485	American Elm	11	X													
8384	Hackberry	9						8486	American Elm	20			X											
8385	American Elm	19			X			8487	Cedar	13														
8386	American Elm	16	X					8488	Cedar	9														

No. Date

REVISIONS



NEWHAVEN PRELIMINARY PLAN

TREE LIST 4 OF 4

SHEET NO. 19

023-P-1543-PP





1500 County Road 269
Leander, TX 78641

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

Date: Friday, June 23, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

6/23/2023 10:19:15 AM
New Haven PUD Preliminary Plat
2023-P-1543-PP
Page 2

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



July 19, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, Tx 78641
PO Box 2029
Leander, Tx 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com

1. Need certification and signature blocks as required by the City and County.
[Response: Certificate and signature block have been added to preliminary plan cover sheet.](#)

2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).
[Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.](#)

3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
[Response: As per Executed PUD document, number 9, total LUE’s is 322.](#)

City of Manor
Page 2
July 19, 2023

Water and wastewater will be provided by the city of Manor.

4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: TIA has been approved with project number: 2022-P-1427-SP

6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.

Response: A summary letter has been submitted with this submittal

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 14, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~i. Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- ~~vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA



September 6, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, TX 78641
PO Box 2029
Leander, TX 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com1

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com

- 1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.



City of Manor
Page 2
September 6, 2023

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, September 28, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



4/24/24

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: New Haven Preliminary Plat Update
 Case Number: 2024-P-1631-PP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Revised Subdivision Preliminary Plat update for New Haven and being located near the intersection of Gregg Lane and FM 973, Manor, TX. Subdivision plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

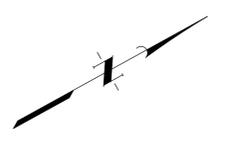
Public Hearing: Conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Quiddity Engineering
Owner: Ashton Grey

The Planning and Zoning Commission will meet at 6:30PM on May 8th, 2024 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 Preliminary 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.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPRED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - OPENICUT

- LEGEND**
- PHASE LINE
 - ROW DEDICATION

LINE	BEARING	DISTANCE
1	N 27°32'06" W	1131.40'
2	S 61°55'57" E	250.23'
3	S 62°03'42" E	501.08'
4	S 61°28'17" E	350.98'
5	S 61°40'00" E	287.74'
6	S 07°45'28" E	309.08'
7	S 07°45'28" E	309.08'
8	S 61°55'57" E	250.23'
9	S 61°28'17" E	350.98'
10	S 61°40'00" E	287.74'
11	S 61°28'17" E	350.98'
12	S 61°40'00" E	287.74'
13	S 61°28'17" E	350.98'
14	S 61°40'00" E	287.74'
15	S 61°28'17" E	350.98'
16	S 61°40'00" E	287.74'
17	S 61°28'17" E	350.98'
18	S 61°40'00" E	287.74'
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22	S 61°40'00" E	287.74'
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25	S 61°28'17" E	350.98'
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27	S 61°28'17" E	350.98'
28	S 61°40'00" E	287.74'
29	S 61°28'17" E	350.98'
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52	S 61°40'00" E	287.74'
53	S 61°28'17" E	350.98'
54	S 61°40'00" E	287.74'
55	S 61°28'17" E	350.98'
56	S 61°40'00" E	287.74'
57	S 61°28'17" E	350.98'
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70	S 61°40'00" E	287.74'
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72	S 61°40'00" E	287.74'
73	S 61°28'17" E	350.98'
74	S 61°40'00" E	287.74'

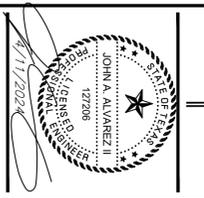


MATCHLINE

WILLIAMSON COUNTY
GENERAL ORDER
2.34.18886
DOC 202018886

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. 22392 & 2888103
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: FR
DATE: 7-Dec-23 CHECKED BY: JAA
JOB NO.: 16759-0007-02 DRAWN BY: JAE



NEHAVEN PRELIMINARY PLAN
PRELIMINARY PLAT (2 OF 2)

SHEET NO. **6**
OF 19

No.	Date	REVISIONS	App.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.

*Applicant: Professional StruCIVIL Engineers Inc
 Owner: Najib Wehbe*

BACKGROUND/SUMMARY:

This property is concurrently being annexed and zoned C-2 Medium Commercial. C-2 Medium Commercial zoning requires a Specific Use Permit to be approved for gas station uses.

They are proposing a 14,020 sf convenience store and market, 6 MPDs (12 fueling locations), and 3 diesel MPDs.

The closest existing gas stations are 8,536 feet to the west and 2,526' to the east. The gas station 8,536' away is on the westbound side of US 290 (the same side as this proposed gas station) and the one 2,526' away is on the eastbound side of US 290 (the opposite side of the road as the proposed gas station).

As proposed, the conceptual layout meets the city's requirements for gas stations on US 290:

Gas Station, Limited	<ul style="list-style-type: none"> • See article 4.02, Alcoholic Beverages.
	<ul style="list-style-type: none"> • Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> • Automotive repair and automobile washing facilities are prohibited.
	<ul style="list-style-type: none"> • No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:

	<ul style="list-style-type: none"> ◻ The property is located along and has direct access from US Highway 290 East.
	<ul style="list-style-type: none"> ◻ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
	<ul style="list-style-type: none"> • In the neighborhood business (NB) and light commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): <p>Acceptable Pump Arrangement</p> <pre>X X X X</pre> <p>Unacceptable Pump Arrangement</p> <pre>X X X X</pre>
	<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

Staff recommends a discussion on the site’s layout. Our architectural standards state that canopies should be oriented away from intersections. An example gas station layout has been provided in the backup that shows the gas pumps to the side of the building and the diesel pumps in the rear of the building. This allows the front of the building and any retailers who locate in that space to have open access and views to US 290.

It should also suggested to discuss limiting or prohibiting the ability for large commercial vehicles/tractor-trailers to park overnight on the property.

When considering a Specific Use Permit, the following are the listed criteria for approval:

Section 14.03.005: In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such proposed use(s) are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, area or security lighting, heights of structures and compatibility of buildings. The

planning and zoning commission and city council shall consider the following criteria in determining the appropriateness of the specific use permit request:

- (1) Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
- (2) Whether the activities requested by the applicant are normally associated with the requested use;
- (3) Whether the nature of the use is reasonable; and
- (4) Whether any adverse impact on the surrounding area has been mitigated.

At the April 10, 2024 P&Z, it was recommended:

- 1. The canopy be turned 90 degrees and placed to the side of the building
- 2. The diesel pumps be removed
- 3. Electric charging stations added
- 4. Overnight truck parking be prohibited
- 5. A TIA or traffic improvements be shown

The applicant/developer has revised the site to meet some of the recommended changes.

- 1. They complied with the gas canopy, EV charging stations, overnight parking, and traffic improvements being shown
- 2. They kept the diesel pumps and would like to continue the discussion on those remaining
 - a. They've added a center turn lane to FM 1100 to widen that road as well as providing for separate left and right turn lanes at the intersection of US 290. This modification was to address the concerns about the turning radius for trucks exiting onto FM 1100 as well as vehicles blocking the turn lane when it was only 1 lane.
- 3. They also increased the number of fuel pumps from the original request from six (6) to eight (8) and increased the diesel pumps from three (3) to four (4).
 - a. If the P&Z is inclined to recommend approval for this SUP, the number of gas and diesel pumps recommended must be in the motion.

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

- Letter of Intent
- Aerial Image
- Conceptual Layout

- Distance to Existing Gas Stations
- Example Layout
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions/Modifications, Postpone, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission discuss the site layout, commercial/tractor-trailer overnight parking, and any other site requirements then approve a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, ___ MPDs, ___ diesel MPDs, and associated parking and drive aisles.

PLANNING & ZONING COMMISSION:

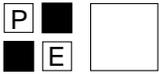
Recommend Approval

Disapproval

None



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL TRANSPORTATION



2205 W. PARMER LANE, SUITE #201, AUSTIN, TEXAS 78727
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM REGISTERED FIRM F-4951

December 09, 2021

Mr. Scott Dunlop
Interim City Manager, Development Services Director
City of Manor
105 E. Eggleston St.
Manor, TX 78653

Reference: Specific Use Permit –ABS 154 SUR 52 CALDWELL A C ACR 11.354 (1-D-1) Letter of Intent

Dear Mr. Dunlop:

We are submitting the following request for a Specific Use Permit for an 11.541 acres parcel located at 13105 FM 1100, Manor, TX 78653. The purpose of the Specific Use Permit would be to allow the future development of a 14,020sf commercial general retail building, three diesel MPDs, and six regular MPDs.

The intent of the Specific Use Permit is broaden the type of retail construction that can occur on this site. Currently, as proposed, the property is located at the intersection of FM1100 and U.S. Highway 290; the northern property line is bordered by Voelker Lane.

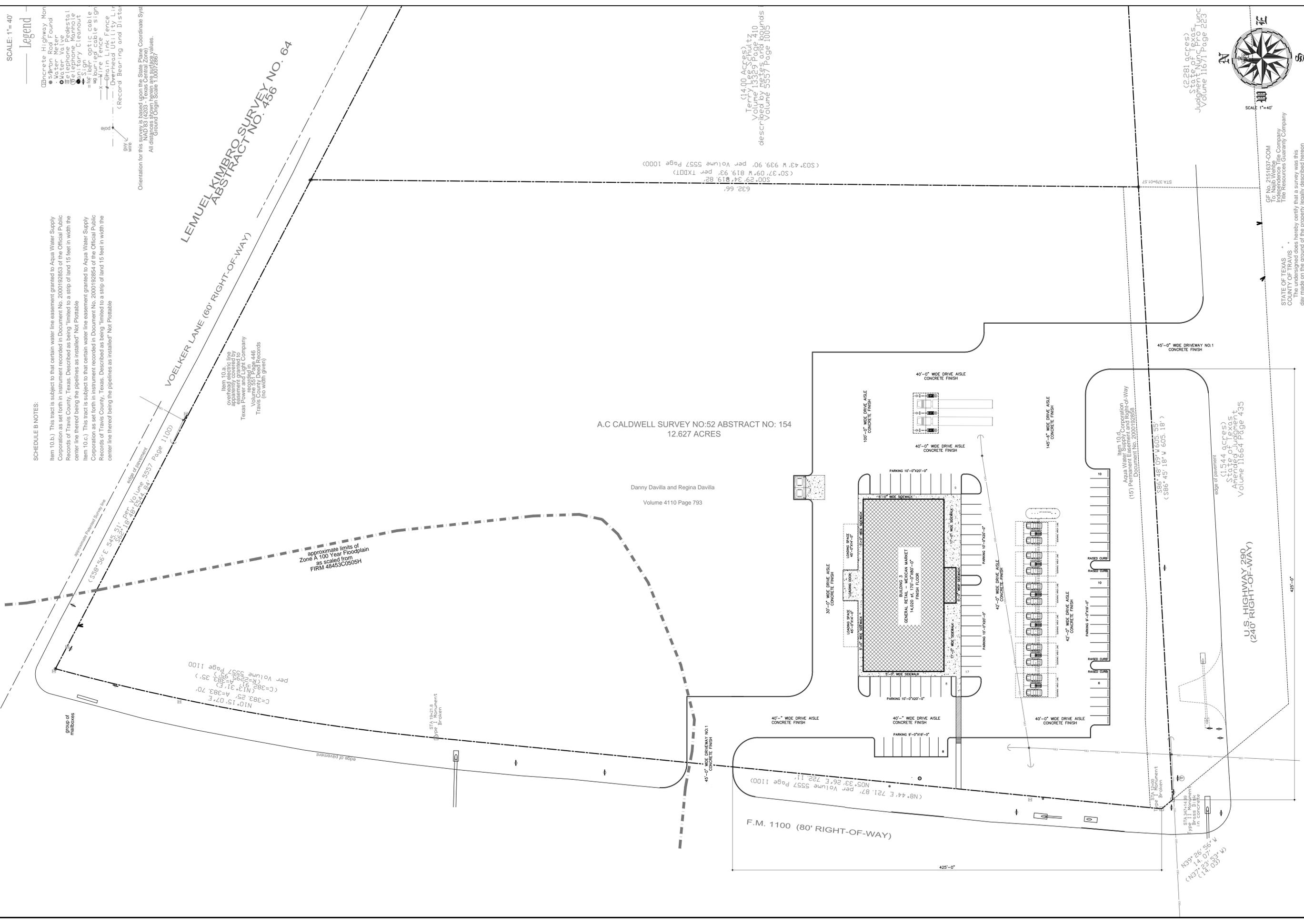
Should the proposed Specific Use Permit occur, a gas station, convenience store, and retail space will comprise the development. Access for the site is proposed from one proposed driveway off of FM 1100, and from a second proposed driveway off of U.S. Highway 290.

This Letter of Intent is included with the associated application, mailing labels, tax map, and current deed. Thank you for taking the time to read my correspondence. Should you encounter any questions or concerns, please do not hesitate to contact our office. PSCE, Inc. can be reached at 512-238-6422, or by email at psce@psceinc.com.

Sincerely,

Sarah Corona, Office Manager
Professional StruCIVIL Engineers, Inc.





SCALE: 1"=40'

Legend

- Concrete Highway Monument
- Water Meter
- Water Valve
- Telephone Manhole
- Manhole
- Sign
- Optical Cable
- Electric Cable
- Chain Link Fence
- Overhead Utility Line
- Record Bearing and Distance

Orientation for this survey is based upon the State Plane Coordinate System NAD83 (4203 - Texas Central Zone). All distances are in feet and all bearings are in degrees, minutes and seconds. Ground Origin Scale is 0.0002867 values.

LEMUEL KIMBRO SURVEY NO. 456 NO. 64

VOELKER LANE (60' RIGHT-OF-WAY)

Item 10.a. easement, electric line easement granted to Texas Power and Light Company Volume 557 Page 446 Travis Co. (no width given)

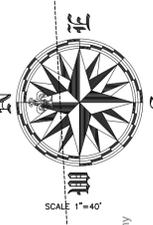
A.C. CALDWELL SURVEY NO. 52 ABSTRACT NO: 154
12.627 ACRES

Danny Davilla and Regina Davilla
Volume 4110 Page 793

F.M. 1100 (80' RIGHT-OF-WAY)

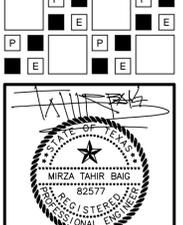
U.S. HIGHWAY 290 (240' RIGHT-OF-WAY)

(2.281 acres)
Judith State of Texas
Volume 1167 Page 223



STATE OF TEXAS
COUNTY OF TRAVIS
Title Resources Guaranty Company
11/08/2021
FIRM REGISTRATION F-4951

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts.



Rev.	Description	Date	Drawn
0	ISSUED FOR APPROVAL	11/08/21	
1			
2			
3			
4			
5			
6			

PROFESSIONAL STRUCTURAL ENGINEERS, INC.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
2205 WEST PARKER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.238.6222 | PJOH@PJOH.COM

Project:
FM1100 RETAIL CENTER
13105 FM 1100
CITY OF MANOR, TEXAS 78653

Title:
CONCEPTUAL SITE PLAN

PROJECT:
30728

SHEET:
SK2

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT AND SHALL REMAIN THE PROPERTY OF THE P.E. INC. AND SHALL NOT BE REPRODUCED, REPRODUCED IN ANY MANNER, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE P.E. INC. ALL RIGHTS RESERVED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH ANY PHASE OF HIS WORK AND BE RESPONSIBLE FOR SAME. NO WARRANTY, EXPRESSED OR IMPLIED, IS EITHER GRANTED OR INTENDED. THE LIMIT OF LIABILITY SHALL NOT EXCEED THE FEE PAID FOR THESE PLANS.







3/27/24

City of Manor Development Services

Notification for a Specific Use Request

Project Name: 13105 FM 1100 Specific Use Permit - Gas Station
 Case Number: 2021-P-1393-CU
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Specific Use Request for 13105 FM 1100, Manor, TX to allow for a Commercial gas station development that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.

Applicant: Professional StruCIVIL Engineers Inc
Owner: Najib Wehbe

The Planning and Zoning Commission will meet at 6:30PM on April 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 17, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

Terry Lee Schultz
15201 Voelker LN
Manor, TX 78653-4521

Lee J. Marsalise
110 Raymond Dr.
Deridder, LA 70635-5806

JMA Land, LLC.
4203 Spinnaker CV
Austin, TX 78731-5130

Willella & Howard Lundgren
13405 FM 1100
Manor, TX 78653-4516

A-A-A Storage HWY 290 LLC.
4203 Spinnaker CV
Austin, TX 78731-5130

Laurie Pickerill & Daryl Swenson
1120 W. Lovers LN.
Arlington, TX 76013-3822

Centex Materials, LLC.
3019 Alvin Devane Blvd., STE. 100
Austin, TX 78741-7419

Duque States, LLC.
2311 W. Howard LN.
Austin, TX 78728-7618

Deborah & Edward M. Jr. Guerra
16501 FM 973 N
Manor, TX 78653-4158

Timmermann Properties, Inc.
P.O. Box 4784
Austin, TX 78765-4784

Anh Kim Pham & Dinh Chau
1201 Porterfield DR.
Austin, TX 78753-1617

Rosa & Ynacio Tabarez
1221 Meadgreen DR.
Austin, TX 78758-4712

Rosaura Fernandna Chavez & Orlando
Valdez Aguilar
1121 W. Rundbert LN., Unit 13
Austin, TX 78758-6361



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Meritage Homes of Texas, LLC

BACKGROUND/SUMMARY:

This plat is consistent with the Shadowglen PUD and Preliminary Plat. It has 159 single family lots and 5 open space/drainage lots. The roads surrounding this Section of the development (Rector Loop, Fuchs Grove, Gregg Manor Road, and Gregg Lane) are all Travis County roads. Traffic mitigations for Phase 3 of Shadowglen are being coordinated by Travis County. The County provided in January 2022 the following TIA mitigations:

1. Provide funding in the amount of \$1,695,778 to Travis County to be used toward future Travis County projects along Gregg Manor Road, Fuchs Grove Road, or other projects in the vicinity (“Roadway Improvement Project”).
2. In addition, the Developer will bear all cost to design and construct the following:
 - a. Northbound right-turn lane and southbound left-turn lane into the site at the proposed Driveway 3 (Misty Grove Boulevard) on Fuchs Grove Road. The total cost for this construction is estimated to be \$138,000.
 - b. Traffic signal and driveway to accommodate two westbound lanes at the Fuchs Grove Road and Driveway 3 intersection. The total cost is estimated to be \$350,000.
 - c. Northbound right-turn lane at the Fuchs Grove Road and Gregg Manor Road intersection. The total cost is estimated to be \$102,000.

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

- Plat
- Aerial Location
- Engineer Comments
- Conformance Letter

ACTIONS:

<i>Discretion</i>	Non-discretionary
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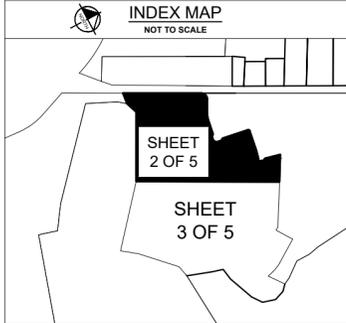
<i>Subdivision Review Type</i>	Alternative
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<i>Actions</i>	Approve, Approve with Conditions, Postpone
----------------	--

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

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



BENCH MARK LIST

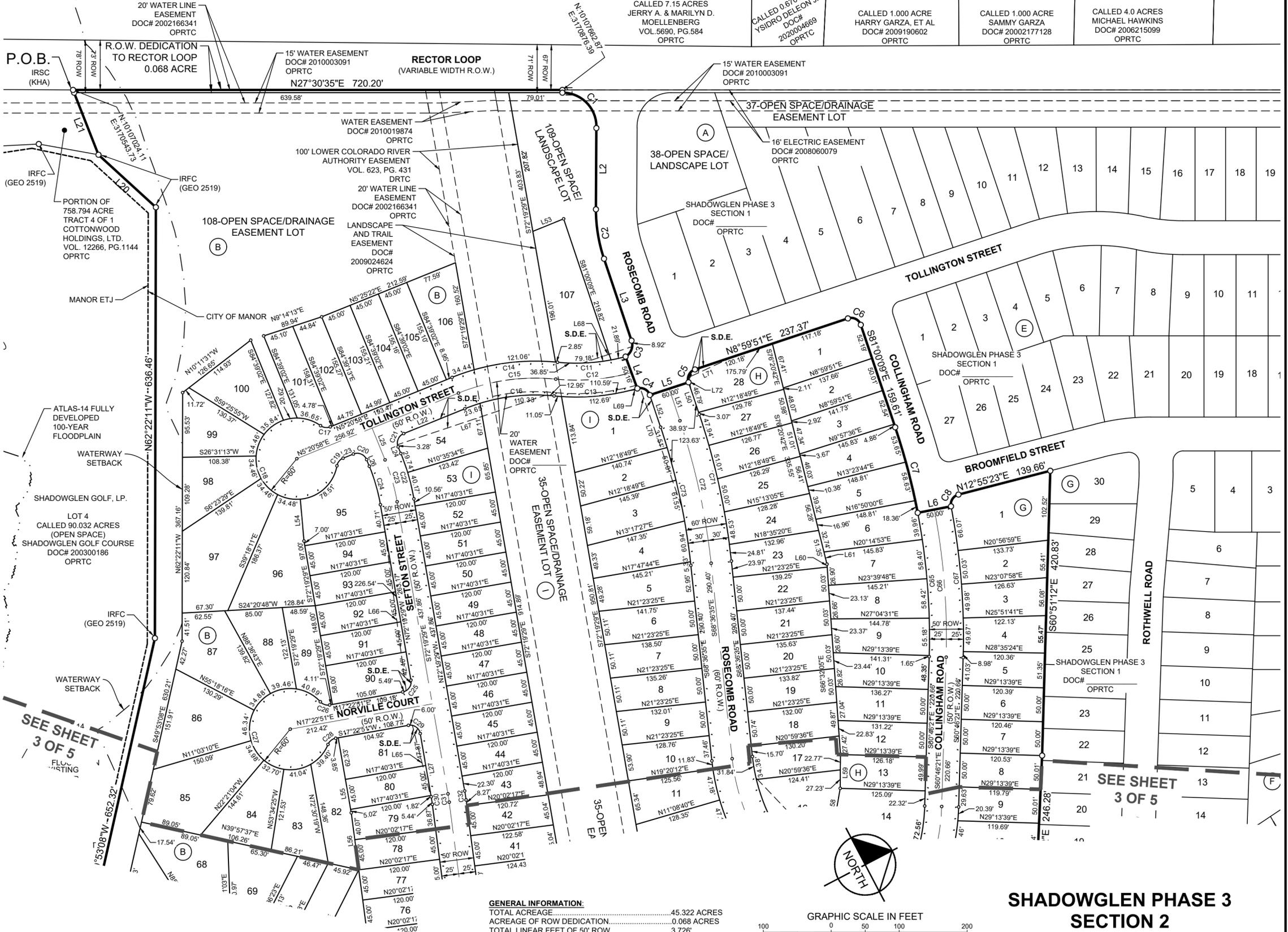
BM #101 "X" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225± SOUTH OF THE SOUTHWEST LINE OF THE GONZENBACK 100 ACRE TRACT AND 1770± SOUTHEAST OF THE SOUTHEAST RIGHT-OF-WAY LINE OF FUCHS GROVE ROAD
ELEV.=557.13' (NAVD '88)

BM #102 "X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD
ELEV.=536.05' (NAVD '88)

BM #103 5/8" IRON ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP MIDWAY THROUGH WHERE THE ROAD CURVES FROM SOUTHEAST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE
ELEV.=538.73' (NAVD '88)

LEGEND

- 1/2" IRON ROD W/ "KHA" CAP SET
- 1/2" IRON ROD FOUND W/ CAP
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- BENCHMARK
- SIDEWALK
- MATCH LINE
- APPROXIMATE LIMITS OF "ZONE A" PER FEM FIRM NO. 48453C0485J EFFECTIVE 8/18/2014
- APPROXIMATE LIMITS OF "ZONE A" PER CLMOR CASE NO. 19-06-0958P
- ATLAS-14 FULLY DEVELOPED 100-YEAR FLOODPLAIN
- EXISTING 500-YEAR FLOODPLAIN
- CITY LIMIT / MANOR ETJ
- CREEK CENTERLINE
- WATERWAY SETBACK
- BLOCK IDENTIFIER

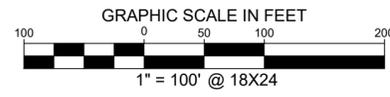


SEE SHEET 3 OF 5
FLUORINATING

SEE SHEET 3 OF 5

GENERAL INFORMATION:

TOTAL ACREAGE	45.322 ACRES
ACREAGE OF ROW DEDICATION	0.068 ACRES
TOTAL LINEAR FEET OF 50' ROW	3,726'
TOTAL LINEAR FEET OF 60' ROW	1,256'
ACREAGE OF ROW	6.752 ACRES
NUMBER OF SINGLE FAMILY LOTS	159
ACREAGE OF SINGLE FAMILY LOTS	27.236 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	11.266 ACRES
TOTAL NUMBER OF LOTS	164



NOTES:
SEE SHEET 5 OF 5 FOR LINE AND CURVE DATA.

STREET INFORMATION

	TOLLINGTON STREET	COLLINGHAM ROAD	NORVILLE COURT	ROTHWELL ROAD	CHESTERFORD STREET	SEFTON STREET	ROSECOMB ROAD
SIDEWALK WIDTH	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	5' BOTH SIDES
R.O.W. WIDTH	50	50	50	50	50	50	60
FOC-FOC WIDTH	30	30	30	30	30	30	40
LENGTH	515.49	671.60	212.42	459.18	1156.29	923.64	1255.59

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC.
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759
PH: (512) 610-4853
CONTACT: BRANDON HAMMANN

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

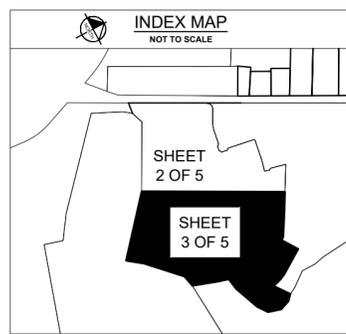
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SHADOWGLEN PHASE 3 SECTION 2
45.322 ACRES
BEING A PORTION OF THAT CERTAIN 350.744 ACRE TRACT 1 RECORDED IN DOCUMENT NO. 2020148949 AND CORRECTED IN DOCUMENT NO. 2023082673, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	03/25/2024	069254503	2 OF 5



BENCH MARK LIST

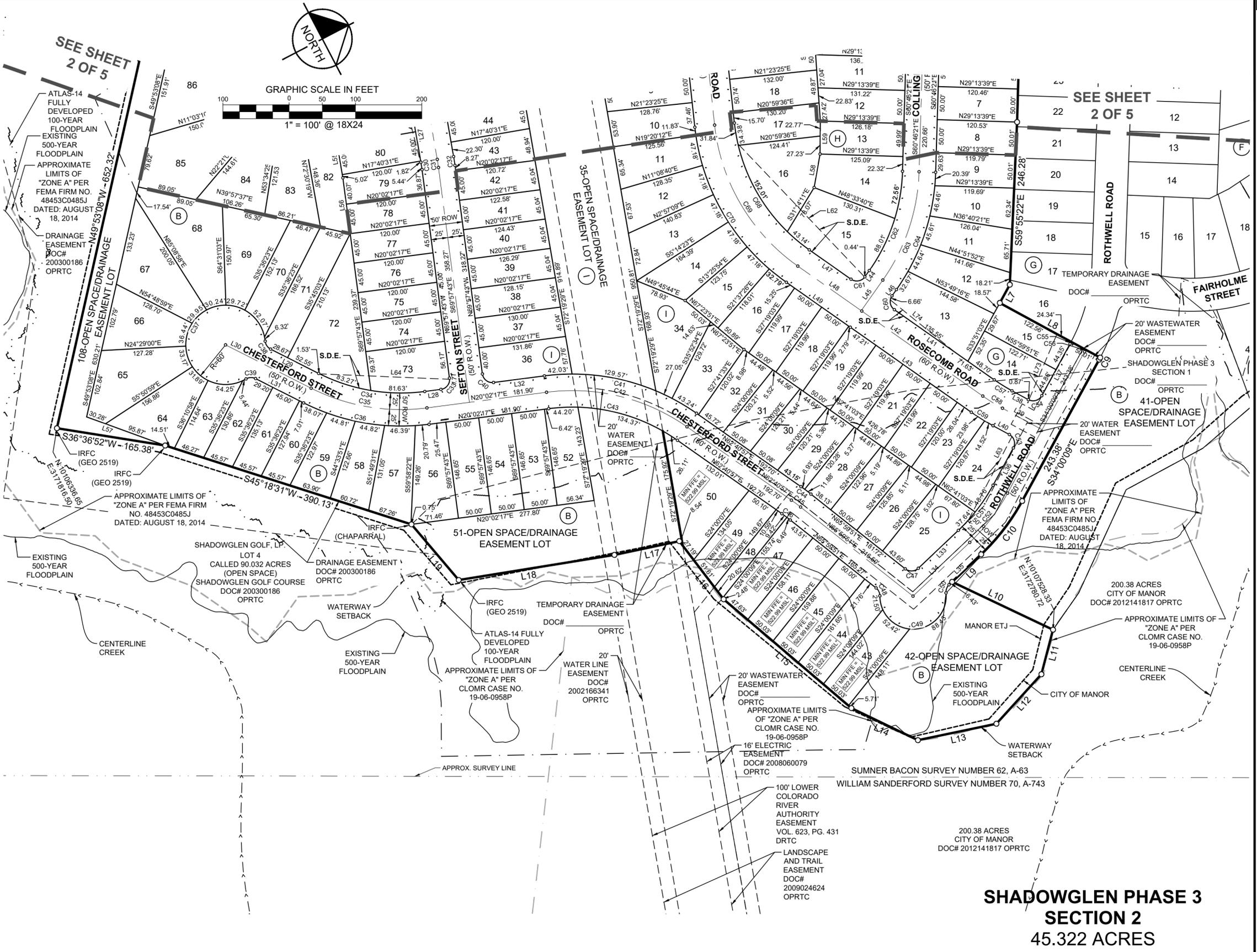
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- IRFC 1/2" IRON ROD FOUND W/ CAP
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
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- B.L. BUILDING LINE
- BENCHMARK
- MATCH LINE
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- - - EXISTING 500-YEAR FLOODPLAIN
- - - CITY LIMIT / MANOR ETJ
- - - CREEK CENTERLINE
- - - WATERWAY SETBACK
- (F) BLOCK IDENTIFIER



NOTES:
SEE SHEET 5 OF 5 FOR LINE AND CURVE DATA.

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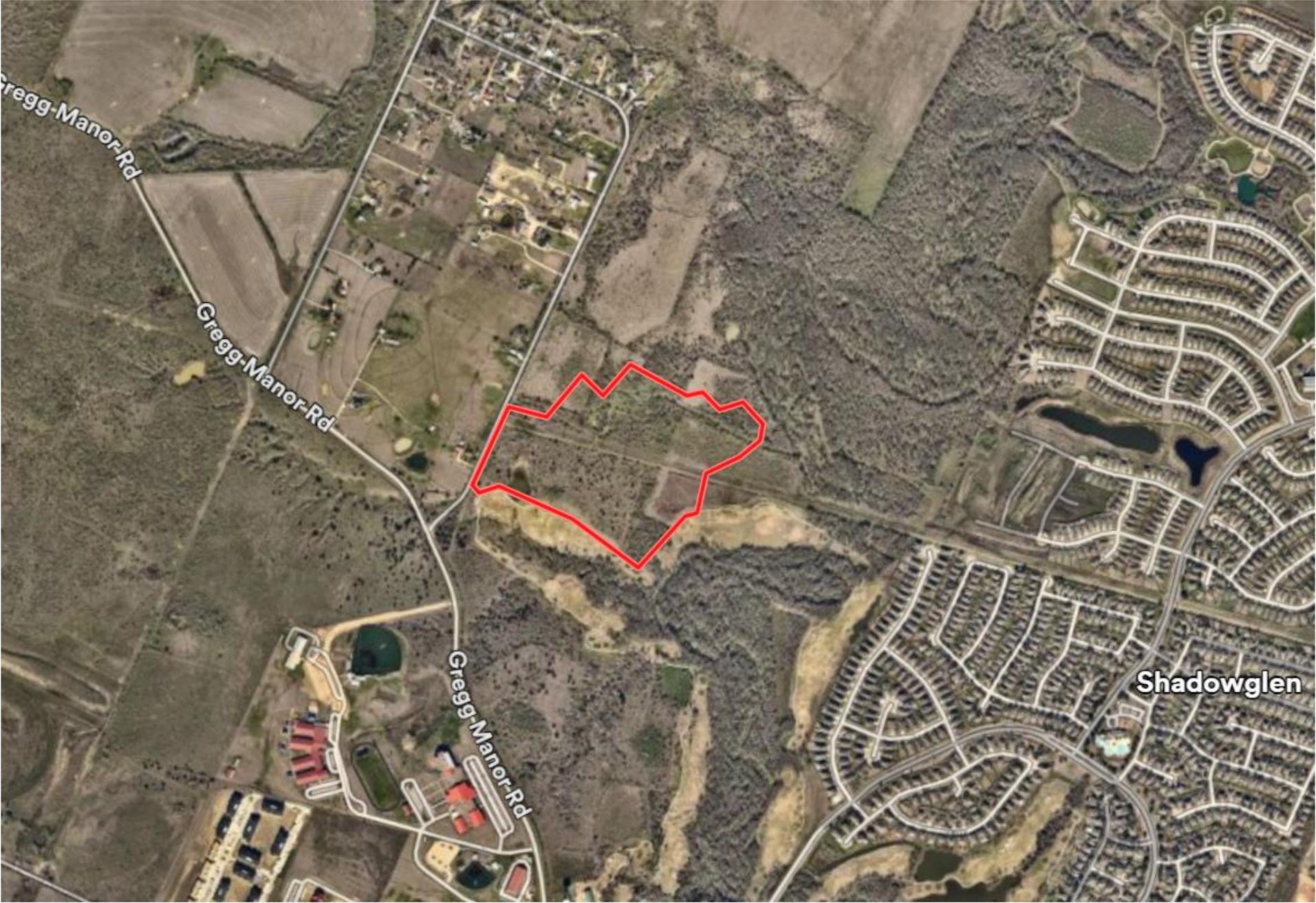
**SHADOWGLEN PHASE 3
SECTION 2
45.322 ACRES**

BEING A PORTION OF THAT CERTAIN 350.744 ACRE TRACT 1 RECORDED IN DOCUMENT NO. 2020148949 AND CORRECTED IN DOCUMENT NO. 2023082673, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	03/25/2024	069254503	3 OF 5





1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 1, 2024

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2023-P-1592-FP
Job Address: Rector Loop, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Shadowglen Phase 3 Section 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 26, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The final plat cannot be approved until the construction plans have been approved.
2. The tax certificate should be for 2023 taxes not 2022.
3. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
6. Where right-of-way is being dedicated, variable width right-of-way is not allowed. Provide the width of the existing right-of-way and the width of right-of-way being dedicated.
7. 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 this Ordinance.
8. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

02/19/2024

GBA
1500 County Road 269
Leander, TX. 78641

**Re: Project: 2023-P-1592-FP
Shadowglen Phase 3 Section 2 Final Plat
Engineering Comments**

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the Final Plat review, dated February 1, 2024, regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn's responses are listed in **Blue**.

REVIEWER: Pauline Gray, P.E.

1. The final plat cannot be approved until the construction plans have been approved.
Response: Comment acknowledged.
2. The tax certificate should be for 2023 taxes not 2022.
Response: The 2023 tax certificate has been included with this update.
3. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
Response: Awaiting verification from 911 Addressing.
4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
Response: The location of the City's limits and ETJ as depicted on the City's base map has been included and called out on the plat plan sheets of this plat and shown in the vicinity map on the cover of the plat.
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
Response: The true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner has been accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates have been identified and shown for four (4) property corners.
6. Where right-of-way is being dedicated, variable width right-of-way is not allowed. Provide the width of the existing right-of-way and the width of right-of-way being dedicated.

Response: The width of the existing ROW and Width of dedicated ROW are now shown and specified on the plat.

7. 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 this Ordinance.

Response: Comment acknowledged.

8. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

Response: Comment acknowledged.

End of Report

Please contact me at (512) 418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Kondo, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 19, 2024

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2023-P-1592-FP
Job Address: Rector Loop, Manor 78653

Dear Jacob Kondo,

The subsequent submittal of the Shadowglen Phase 3 Section 2 Final Plat submitted by Kimley-Horn and received on March 26, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

1. The final plat cannot be approved until the construction plans have been approved. **Once the construction plans are approved this comment will be cleared.**
- ~~2. The tax certificate should be for 2023 taxes not 2022.~~
3. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. **Once verification is provided these comments will be cleared.**
- ~~4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. **Using said system, X and Y coordinates shall be identified for four (4) property corners. Only called out for 3 property corners.**
- ~~6. Where right-of-way is being dedicated, variable width right-of-way is not allowed. Provide the width of the existing right-of-way and the width of right-of-way being dedicated.~~
- ~~7. 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 this Ordinance.~~
- ~~8. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.~~

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA

03/21/2024

GBA
1500 County Road 269
Leander, TX. 78641

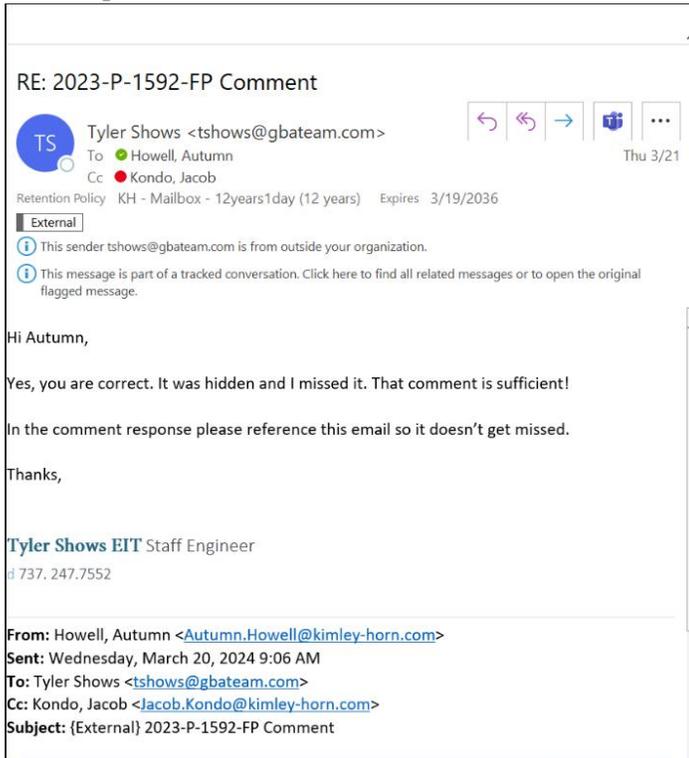
**Re: Project: 2023-P-1592-FP
Shadowglen Phase 3 Section 2 Final Plat
Engineering Comments**

Dear Tyler Shows,

Please accept this Comment Response Letter in reply to the Final Plat review, dated March 19, 2024, regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn's responses are listed in **Blue**.

REVIEWER: Tyler Shows, P.E.

1. The final plat cannot be approved until the construction plans have been approved. Once the construction plans are approved this comment will be cleared.
Response: construction plans approved. see attached approval letter
- ~~2. The tax certificate should be for 2023 taxes not 2022.~~
3. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Once verification is provided these comments will be cleared.
Response: Please see the email verification attached to this submittal from 911 Addressing demonstrating that the proposed street names have been reserved.
- ~~4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners. Only called out for 3 property corners.~~
Response: All four corners of the project have been called out with a Northing and Easting. Please see the email thread attached with this submittal. A snippet of the email response is also shown below.



6. ~~Where right of way is being dedicated, variable width right of way is not allowed. Provide the width of the existing right of way and the width of right of way being dedicated.~~
7. ~~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 this Ordinance.~~
8. ~~For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.~~

End of Report

Please contact me at (512) 418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Kondo, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Friday, April 12, 2024

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2023-P-1592-FP
Job Address: Rector Loop, Manor 78653

Dear Jacob Kondo,

We have conducted a review of the final plat for the above-referenced project, submitted by Jacob Kondo and received by our office on March 26, 2024, 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX.

Applicant: Pedro Lopez

Owner: Pedro Lopez

BACKGROUND/SUMMARY:

The applicant recently purchased Lots 2, 3, and 4 from the prior owner. There is an existing home on Lot 2, but Lots 3 and 4 are undeveloped. Lot 4 is a partial lot and is undevelopable without significant variances. The applicant wishes to join lots 3 and 4 together to create one larger lot so the property can be developed as if it were one lot, which removes the difficulties faced with developing Lot 4 on its own.

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

- Joined Lot Affidavit
- Aerial Image

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX.

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

Affidavit of Pedro Mendoza Lopez
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Pedro Mendoza Lopez, who being duly sworn by me did on their oath, depose and say that:

My name is Pedro Mendoza Lopez, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 3, Block 35, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 4, Block 35, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the 21 day of March, 2024 under the authority of the City Zoning Ordinance, Article 14.02, Division II, Section 14.02.007(c)(3) and/or City Zoning Ordinance, Article 14.02, Division III, Section 14.02.020(c)(4), approved the request to recognize the above referenced Lots as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

Pedro Mendoza
Owner

STATE OF TEXAS §

COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared Pedro Mendoza, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of March, 2024.

[Signature]
Notary Public - State of Texas

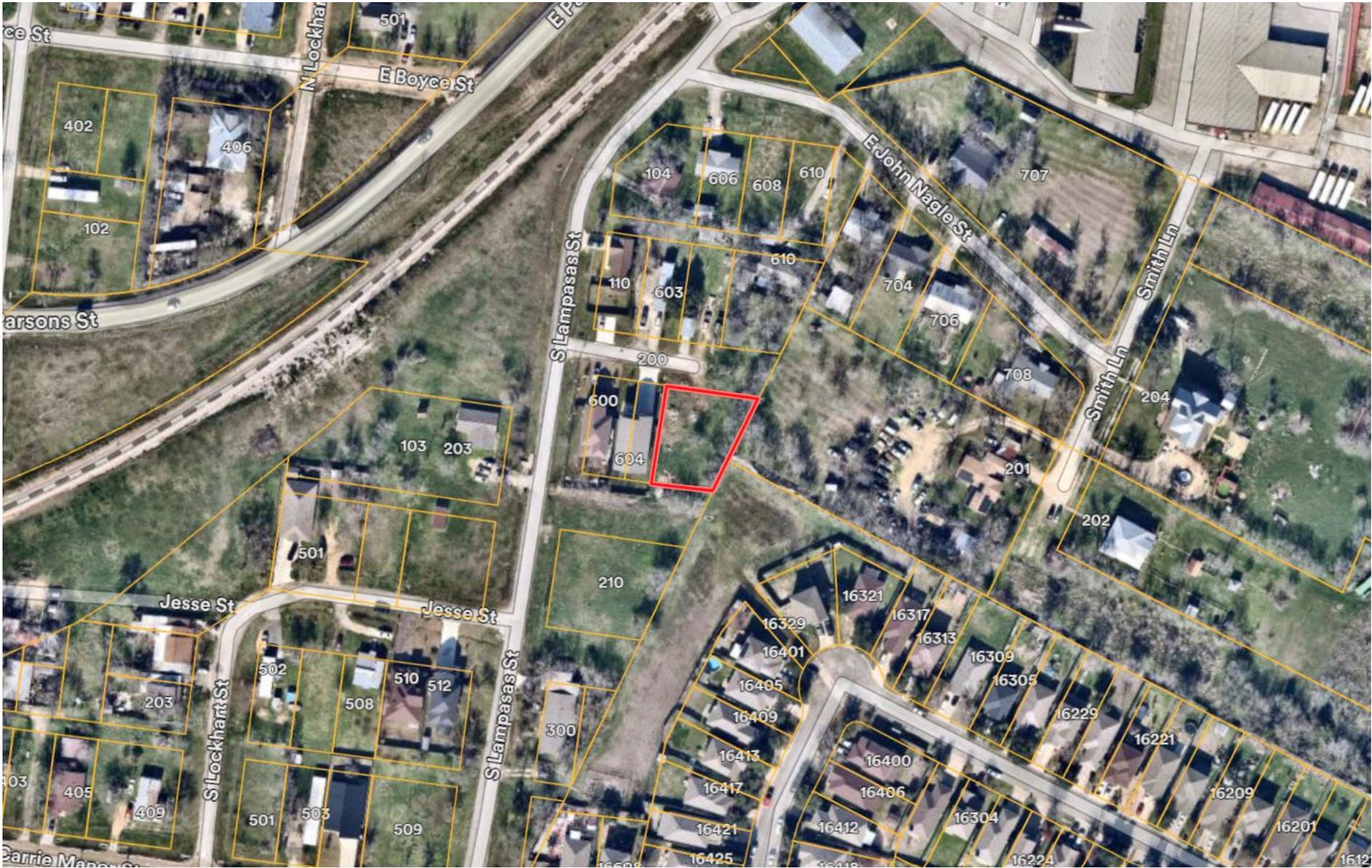


APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor

After recording return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20’ front setback, 10’ rear setback, and 5’ side setback.

Applicant: Uriel Ocampo Lopez
Owner: Uriel Ocampo Lopez

BACKGROUND/SUMMARY:

This property is located in the 400 block of East Carrie Manor, near the intersection with South San Marcos Street. The owner has two adjacent undeveloped lots and is requesting a waiver for each lot. Our subdivision code permits lots in the historic district that are 5,750 square feet or less to request reduced setbacks up to 20’ on the front, 10’ on the rear, and 5’ on the side. This is because the lots in the historic district are smaller than current code permits, and the setbacks within the zoning code are sized for the larger lots.

The property's zoning is SF-1 Single Family Suburban, so one dwelling unit may be constructed on the lot. Reducing the setbacks allows for a code-compliant home to be constructed on the property without any variances. Those variances primarily would be to the minimum building size (1,500 sf of living space), 40% maximum building coverage, an enclosed 2-car garage, and a minimum 100 sf covered or uncovered patio.

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

- Setback waiver
- Aerial Location

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Modifications, Deny, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



Setback Waiver Request



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: Uriel Orumpo López
 Address: 404 E wheeler st Manor Tx 78653
 Phone Number: (512) 284-6904 Email: [REDACTED]

Property Information

Address: 400th Block of East Carrie Manor St.
 Lot: # 2 Block: 15
 Zoning District: Town of Manor
 Requested Front Setback: 20 Ft
 Requested Rear Setback: 10 Ft
 Requested Side Setback: 5 Ft

[Signature]
 Applicant Signature

04-18-2024
 Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF Trawls §

BEFORE ME the undersigned authority on this day personally appeared Vicel (Camp) Lopez Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18 day of April, 2024.



[Signature]
Notary Public - State of Texas

PASSED AND APPROVED on this the ___ day of _____ 202__.

THE CITY OF MANOR, TEXAS

Felix Paiz,
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

After recording return to:
Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20’ front setback, 10’ rear setback, and 5’ side setback.

Applicant: Uriel Ocampo Lopez
Owner: Uriel Ocampo Lopez

BACKGROUND/SUMMARY:

This property is located in the 400 block of East Carrie Manor, near the intersection with South San Marcos Street. The owner has two adjacent undeveloped lots and is requesting a waiver for each lot. Our subdivision code permits lots in the historic district that are 5,750 square feet or less to request reduced setbacks up to 20’ on the front, 10’ on the rear, and 5’ on the side. This is because the lots in the historic district are smaller than current code permits, and the setbacks within the zoning code are sized for the larger lots.

The property's zoning is SF-1 Single Family Suburban, so one dwelling unit may be constructed on the lot. Reducing the setbacks allows for a code-compliant home to be constructed on the property without any variances. Those variances primarily would be to the minimum building size (1,500 sf of living space), 40% maximum building coverage, an enclosed 2-car garage, and a minimum 100 sf covered or uncovered patio.

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

- Setback waiver
- Aerial Location

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approve with Modifications, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



Setback Waiver Request



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: Uriel Ocumpe Lopez
Address: 404 E Wheeler St Munor Tx 78653
Phone Number: (512) 284-6904 Email: [REDACTED]

Property Information

Address: 400th Block of East Carrie Manor St.
Lot: # 3 Block: 15
Zoning District: Town of Munor
Requested Front Setback: 20 Ft
Requested Rear Setback: 10 Ft
Requested Side Setback: 5 Ft

[Signature]
Applicant Signature

04-18-2024
Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME the undersigned authority on this day personally appeared Uriel Acampo Lopez Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18 day of April, 2024.



[Signature]
Notary Public - State of Texas

PASSED AND APPROVED on this the ___ day of _____ 202__.

THE CITY OF MANOR, TEXAS

Felix Paiz,
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

After recording return to:
Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision.

Applicant: ES&A Sign & Awning
Owner: Llano Las Entradas, LLC

BACKGROUND/SUMMARY:

There is an existing multi-tenant sign on this property that will be removed and replaced with the one contained in this Coordinated Sign Plan. A CSP is required because this pylon sign is for two lots/businesses. The design standards and overall height for the signs comply with our sign code.

The Dutch Bros sign is 35 sf per side and the Lone Star Title is 16 sf per side, totaling 61 sf per side.

The only staff recommended modification is to move the pylon sign outside the 20’ front setback as permanent structures are not typically permitted within setbacks, but through this CSP, the requested location can be approved by the P&Z.

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

- Coordinated Sign Plan

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approve with Modifications, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision with the pylon sign being located outside the 20’ front setback.

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



89975 Prairie Rd.
Eugene, OR 97402
541.485.5546 | esasigns.com

SHOP DRAWING #:
36636K3

CLIENT:
Dutch Bros - TX6005
10800 E US 290 Hwy WB
Manor, TX 78653

DATE OF SHOP DRAWING:
8/21/23

PROD. DETAILS: CH

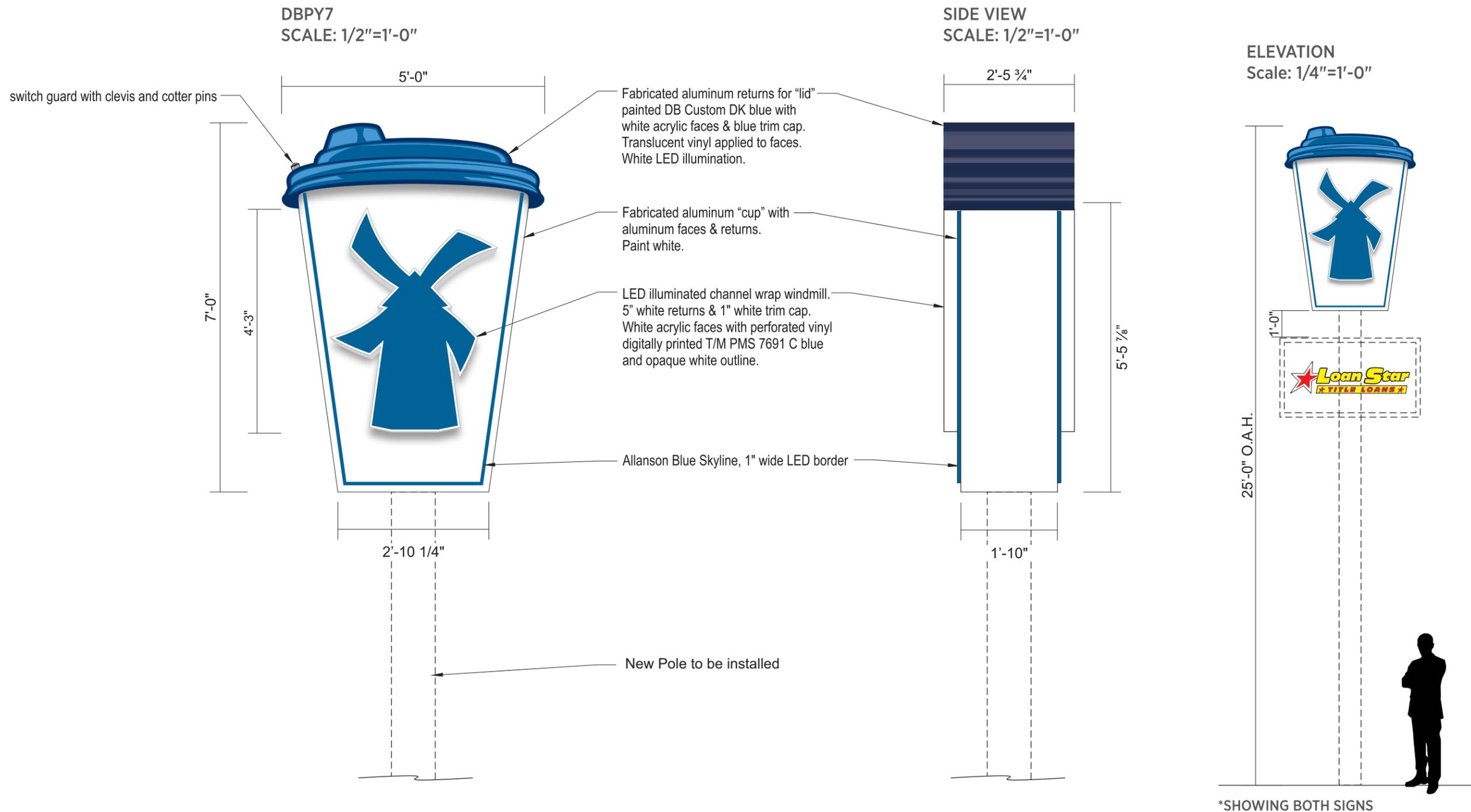
LEAD DESIGN: CH

SALES: NJ

REVISIONS:
10/6/23 Change existing pylon tenant faces to new DBPY7 @ 30'.
11/1/23 Change pole to 8", Changed bottom plate & footing per engineer.- sk 2.26.24 Add night view. Remove side graphics.
3.11.24 Reduce OAH by 5'. Remove pole from scope.

COLOR CODE

- PANTONE 107 C YELLOW
- PANTONE 1795 C RED
- PANTONE 7691 C BLUE
- DB CUSTOM DK BLUE (POLE)
- WHITE
- 230-36 DARK BLUE (LID)
- 230-127 INTENSE BLUE (LID)
- 230-147 DEEP SKY BLUE (LID)





89975 Prairie Rd.
Eugene, OR 97402
541.485.5546 | esasigns.com

SHOP DRAWING #:
37576A1

CLIENT:
LoneStar Title Loans
10800 E US 290 Hwy WB
Manor, TX 78653

DATE OF SHOP DRAWING:
3/11/24

PROD. DETAILS: LP

LEAD DESIGN: CH

SALES: NJ

REVISIONS:
3.22.24 Adjusted footer
per engineering.- SK
4.3.24 Add block-out vinyl
background.
4.12.24 Full shop drawing.
-LP

COLOR CODE

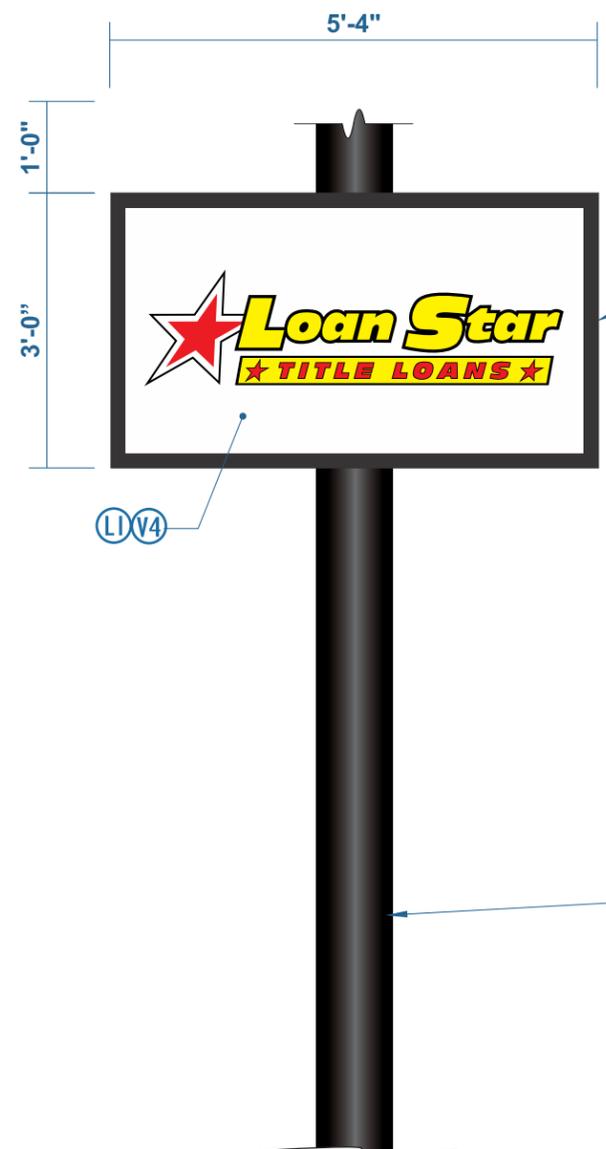
- V1 3M 230-15 YELLOW PSV
- V2 3M 230-143 POPPY RED PSV
- V3 3M 220-22 MATTE BLACK PSV
- V4 3M 3635-20B BLOCK OUT WHITE PSV
- L1 WHITE LEXAN
- P1 MP SATIN BLACK

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED POLE SIGN



TOP VIEW
SCALE: 1/2"=1'-0"

ARTWORK IS REDRAWN

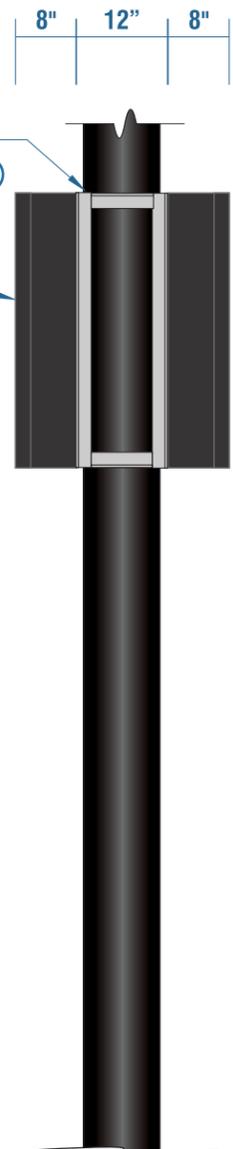


FRONT VIEW
SCALE: 1/2"=1'-0"

Steel angle frame welded to pole
cover ends with alum sheet painted satin black (P1)

Extruded aluminum S/F sign cabinets.
Paint satin black.
White Lexan faces with block-out vinyl background.
Translucent vinyl graphics.
White LED illumination.
Mount to both sides of pole.

10" Sch 40 steel pole support structure



SIDE VIEW
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/4"=1'-0"

*SHOWING BOTH SIGNS



89975 Prairie Rd.
Eugene, OR 97402
541.485.5546 | esasigns.com

SHOP DRAWING #:
37576A1

CLIENT:
LoneStar Title Loans
10800 E US 290 Hwy WB
Manor, TX 78653

DATE OF SHOP DRAWING:
3/11/24

PROD. DETAILS: LP

LEAD DESIGN: CH

SALES: NJ

REVISIONS:
3.22.24 Adjusted footer
per engineering.- SK
4.3.24 Add block-out vinyl
background.
4.12.24 Full shop drawing.
-LP

INSTALLATION DETAILS

SCALE: 1/4"=1'-0"

Item 17.



NIGHT VIEW

