



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

City Council Regular Meeting

Wednesday, October 18, 2023 at 7:00 PM

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

AGENDA

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

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

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

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

PUBLIC HEARINGS

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

- 2. Conduct a public hearing on an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).**

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

Submitted by: Scott Dunlop, Development Services Director

CONSENT AGENDA

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

- 3. Consideration, discussion, and possible action to approve the City Council Minutes.**
Submitted by: Lluvia T. Almaraz, City Secretary

- **September 20, 2023, City Council Regular Meeting; and**
- **October 2, 2023, City Council Called Special Session**

- 4. Consideration, discussion, and possible action on accepting the September 2023 Departmental Reports.**

Submitted by: Scott Moore, City Manager

- **Finance – Lydia Collins, Director of Finance**
- **Police – Ryan Phipps, Chief of Police**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Matt Woodard, Director of Public Works**
- **Manor Cemetery – Nora Sanchez, MC Manager**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**

- 5. Consideration, discussion, and possible action on a Wastewater Utility Easement for Lot 4, Block 55 Town of Manor, locally known as 401 Llano Street, Manor, TX.**

Submitted by: Scott Dunlop, Development Services Director

- 6. Consideration, discussion, and possible action on a Wastewater Utility Easement for Monarch Ranch at Manor LLC.**

Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

- 7. First Reading: Consideration, discussion, and possible action on the first reading of an Ordinance amending the Shadowglen Planned Unit Development (PUD) and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.**
Applicant: Marcus Equity
Owner: Cottonwood Holdings Limited, LLC
Submitted by: Scott Dunlop, Development Services Director
- 8. Consideration, discussion, and possible action on a Resolution to authorize the Manor Police Department to apply for grant funds for the purpose of purchasing two police patrol canines.**
Submitted by: James Allen, Lieutenant
- 9. First Reading: Consideration, discussion, and possible action on the first reading of an Ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).**
Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC
Submitted by: Scott Dunlop, Development Services Director Engineer
- 10. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #4).**
Submitted by: Scott Dunlop, Development Services Director Engineer
- 11. Consideration, discussion, and possible action on an Ordinance amending Chapter 1, General Provisions, of the Manor Code of Ordinances to modify Planning and Zoning Commission membership and terms of its members.**
Submitted by: Scott Dunlop, Development Services Director Engineer

EXECUTIVE SESSION

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

- Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property;
- Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding structuring Council compensation;
- Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Manor Spring project; and

- Section 551.074, Texas Government Code, to evaluate the performance and duties of the City Manager

OPEN SESSION

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

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, October 13, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

BACKGROUND/SUMMARY:

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

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

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

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

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

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

The public hearing was presented to the City Council on September 6th and it was open and postponed until the October 18th meeting for additional information to be provided.

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

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

STAFF RECOMMENDATION:

City staff recommends that the City Council postpone the public hearing until December 6, 2023, City Council regular meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

Section 2. Amendment of Ordinance. Ordinance No. 126 is hereby modified and amended by replacing Appendix “A” in its entirety and replacing with a new Appendix “A” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Shadowglen Planned Unit Development.

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

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov’t. Code.

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

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

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

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EXHIBIT "A"

Property Legal Description:

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

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

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

Compiled From Office and Field Information By:

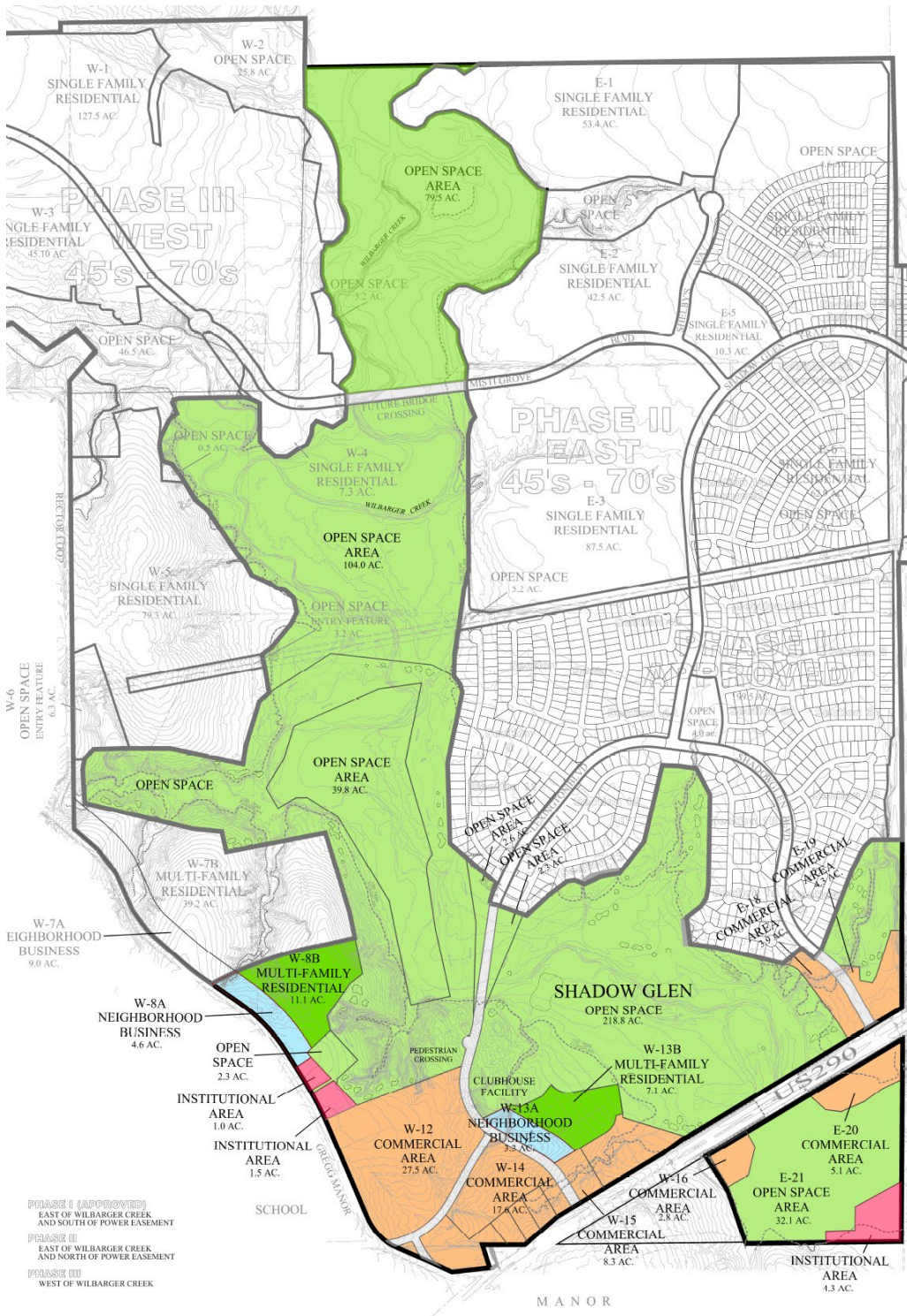
Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
RMS:ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467



ORDINANCE NO.

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



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

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Average	Percentage of Total Average
COMMERCIAL (W-12, W-14, W-15, W-16, E-1, E-2, E-3, E-5, E-18, E-19, E-20, E-21)	60.5	11.2%
MULTI-FAMILY RESIDENTIAL (W-7A, W-8A, W-13A)	19.3	3.6%
SINGLE-FAMILY RESIDENTIAL (W-1, W-2, W-3, W-4, W-5, W-7B, W-8B, W-13B)	77.9	14.5%
OPEN SPACE (W-2, W-3, W-4, W-5, W-7A, W-8A, W-13B, W-14, W-15, W-16, E-1, E-2, E-3, E-5, E-18, E-19, E-20, E-21)	281.2	52.3%
NEIGHBORHOOD BUSINESS (W-7A, W-8A, W-13A)	4.6	0.8%
INSTITUTIONAL (W-12, W-14, W-15, W-16, E-18, E-19, E-20, E-21)	11.9	2.2%
MAJOR ROADWAYS	11.9	2.2%
TOTAL	595.7	100%

PLANNED UNIT DEVELOPMENT
A MENDED & REVISED
MASTER PLAN

MANOR, TEXAS
JUNE, 2023



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

DATED THIS _____ DAY OF _____, 2018.

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

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____, 2018.

BY: _____
CHAIRPERSON



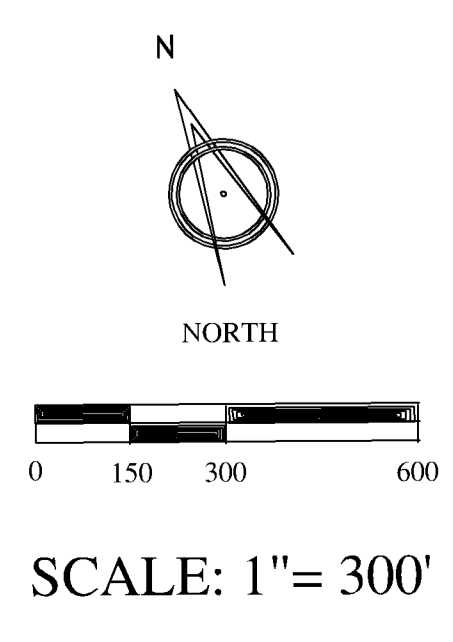
PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

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

PLANNED UNIT DEVELOPMENT A MENDED & REVISED MASTER PLAN



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

DATED THIS _____ DAY OF _____ 2018.

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

ATTEST:

CITY SECRETARY _____

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

DATED THIS _____ DAY OF _____ 2018.

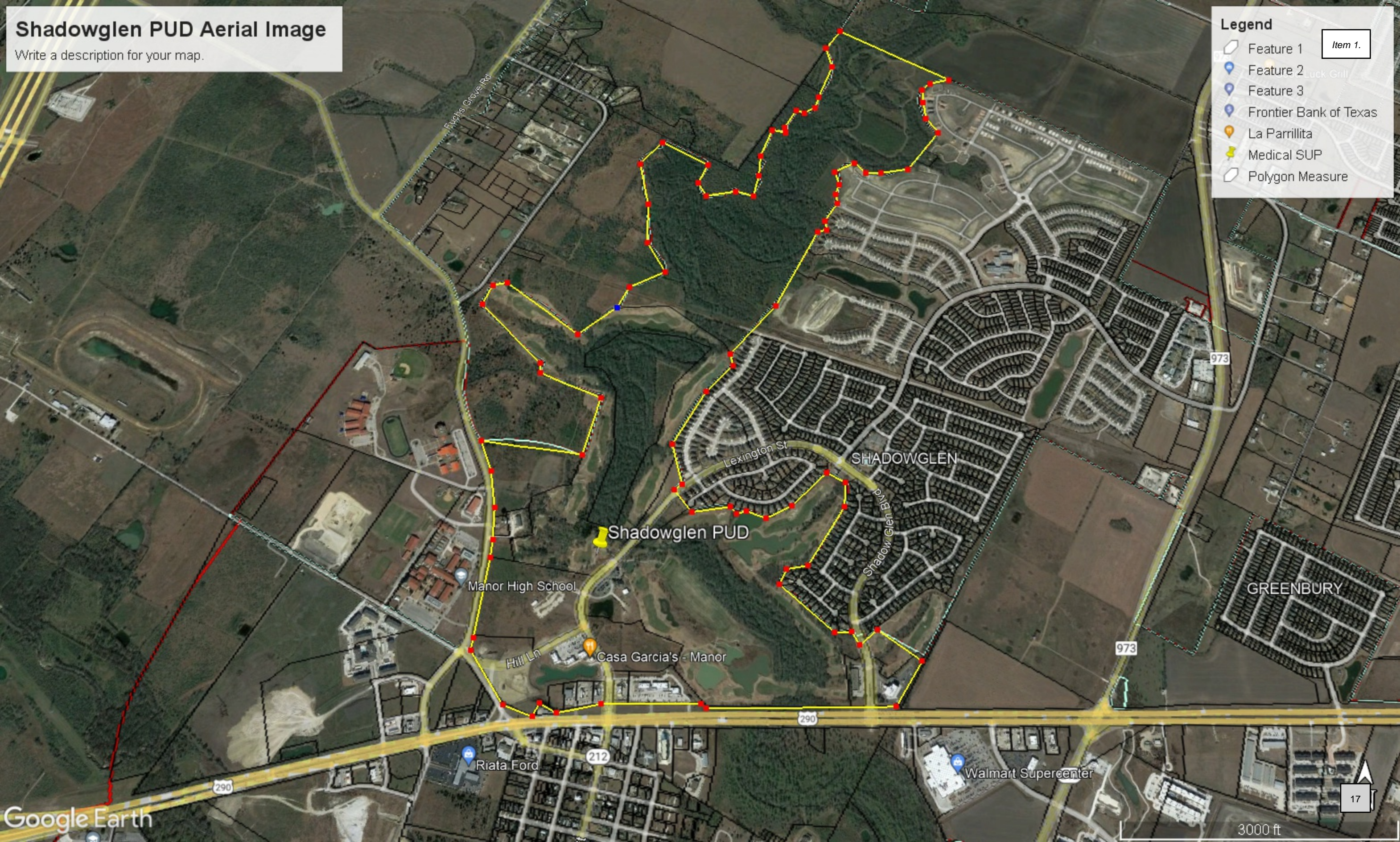
BY:
CHAIRPERSON _____

Shadowglen PUD Aerial Image

Write a description for your map.

Legend

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



ORDINANCE NO. 126

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

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

Section 1. Planned Unit Development Approved.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 6. Future Build-Out of PUD.

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

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

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

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

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

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

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

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

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

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

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

THE CITY OF MANOR

By: 
Luis Suarez, Mayor

ATTEST:


Nancy Boatright, City Secretary

Exhibit A-1

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Compiled From Office and Field Information By:

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

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



Exhibit A-2

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

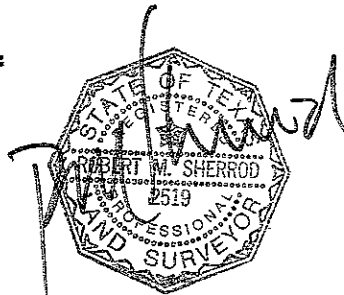
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 78°20'55" East-1029.14 feet to a point of compound curvature for a corner of the herein described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

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

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 956.2034 acres of land.

Compiled From Office and Field Information By:

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



(Enlargement of notes from approved PUD plan.)

Planned Unit Developm General Land Use Plan



GREGG LN.

NOTES

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

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

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

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

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

LAND ACCOUNT TABLE

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

Pe
Ordin

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

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

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

(Enlargement of notes from approved PUD pl.

LAND ACCOUNT TABLE

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

Slopes greater than 15%

(Enlargement of notes from approved PUD plan.

ADDITIONAL CONDITIONS

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

PHASING APPROACH

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

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

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

July 11, 1996

The Honorable Mayor and
City Council of Manor

RE: Cottonwood Planned Unit Development

land planning

landscape architecture

urban design

environmental graphics

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

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

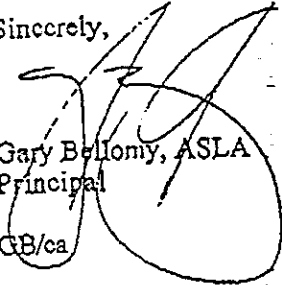
The table below attempts to clarify "departures" from the ordinances and states the benefits of each.

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

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

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

Sincerely,



Gary Bellomy, ASLA
Principal

GB/ca

cc: Jim Koehn
Dick Lilly
Jim Carpenter

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

Planned Unit Develop
General Land Use Plan

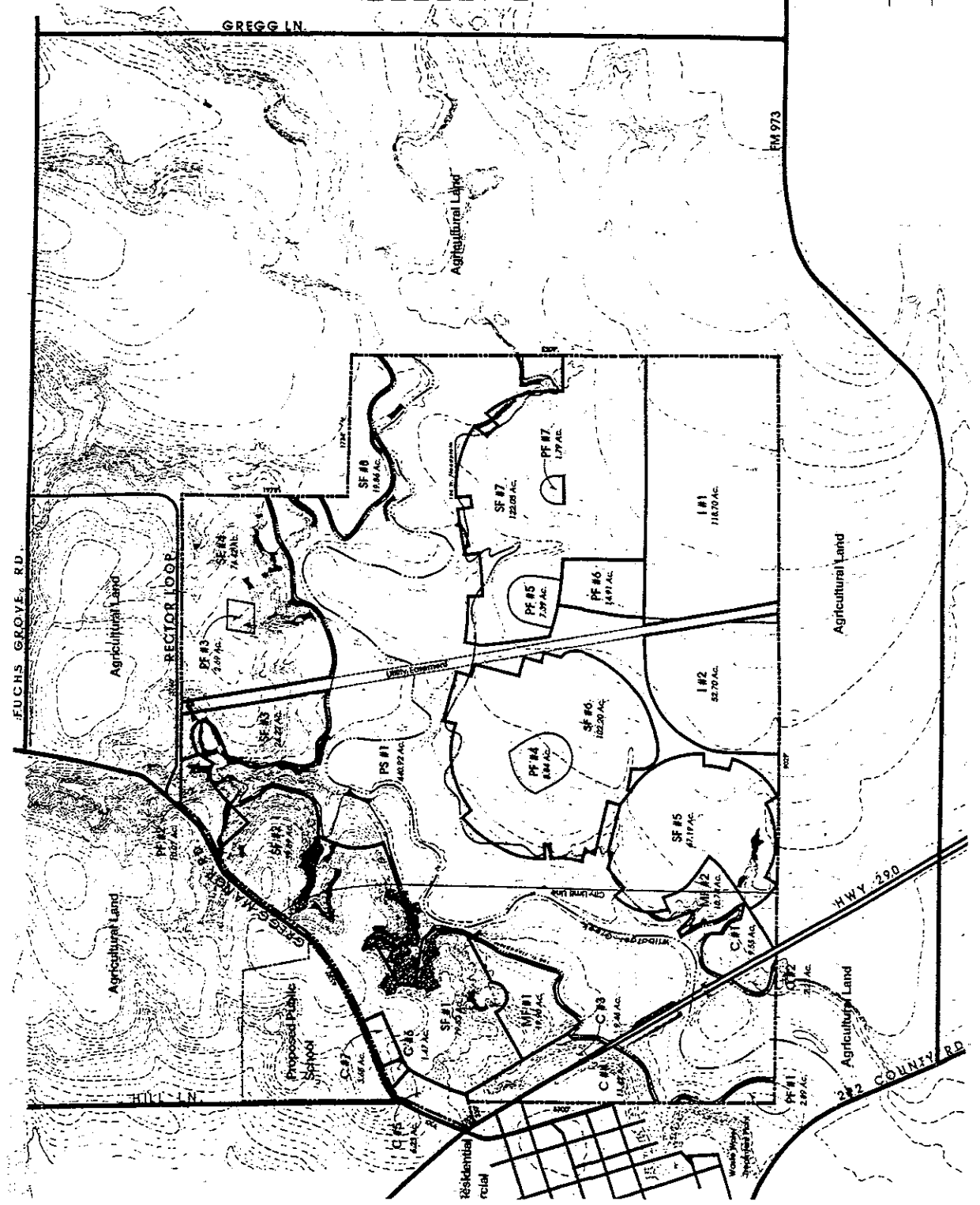
NOTES

LAND ACCOUNT TABLE

Category	Area (Acres)	Total Area (Acres)
SF #1	1,746	1,746
SF #2	1,746	3,492
SF #3	1,746	5,238
SF #4	1,746	6,984
SF #5	1,746	8,730
SF #6	1,746	10,476
SF #7	1,746	12,222
SF #8	1,746	13,968
SF #9	1,746	15,714
SF #10	1,746	17,460
SF #11	1,746	19,206
SF #12	1,746	20,952
SF #13	1,746	22,698
SF #14	1,746	24,444
SF #15	1,746	26,190
SF #16	1,746	27,936
SF #17	1,746	29,682
SF #18	1,746	31,428
SF #19	1,746	33,174
SF #20	1,746	34,920
SF #21	1,746	36,666
SF #22	1,746	38,412
SF #23	1,746	40,158
SF #24	1,746	41,904
SF #25	1,746	43,650
SF #26	1,746	45,396
SF #27	1,746	47,142
SF #28	1,746	48,888
SF #29	1,746	50,634
SF #30	1,746	52,380
SF #31	1,746	54,126
SF #32	1,746	55,872
SF #33	1,746	57,618
SF #34	1,746	59,364
SF #35	1,746	61,110
SF #36	1,746	62,856
SF #37	1,746	64,602
SF #38	1,746	66,348
SF #39	1,746	68,094
SF #40	1,746	69,840
SF #41	1,746	71,586
SF #42	1,746	73,332
SF #43	1,746	75,078
SF #44	1,746	76,824
SF #45	1,746	78,570
SF #46	1,746	80,316
SF #47	1,746	82,062
SF #48	1,746	83,808
SF #49	1,746	85,554
SF #50	1,746	87,300
SF #51	1,746	89,046
SF #52	1,746	90,792
SF #53	1,746	92,538
SF #54	1,746	94,284
SF #55	1,746	96,030
SF #56	1,746	97,776
SF #57	1,746	99,522
SF #58	1,746	101,268
SF #59	1,746	103,014
SF #60	1,746	104,760
SF #61	1,746	106,506
SF #62	1,746	108,252
SF #63	1,746	110,000
SF #64	1,746	111,746
SF #65	1,746	113,494
SF #66	1,746	115,240
SF #67	1,746	116,988
SF #68	1,746	118,734
SF #69	1,746	120,482
SF #70	1,746	122,228
SF #71	1,746	123,976
SF #72	1,746	125,722
SF #73	1,746	127,470
SF #74	1,746	129,216
SF #75	1,746	130,964
SF #76	1,746	132,710
SF #77	1,746	134,458
SF #78	1,746	136,204
SF #79	1,746	137,952
SF #80	1,746	139,698
SF #81	1,746	141,446
SF #82	1,746	143,192
SF #83	1,746	144,940
SF #84	1,746	146,686
SF #85	1,746	148,434
SF #86	1,746	150,180
SF #87	1,746	151,928
SF #88	1,746	153,674
SF #89	1,746	155,422
SF #90	1,746	157,168
SF #91	1,746	158,916
SF #92	1,746	160,662
SF #93	1,746	162,410
SF #94	1,746	164,156
SF #95	1,746	165,904
SF #96	1,746	167,650
SF #97	1,746	169,398
SF #98	1,746	171,144
SF #99	1,746	172,892
SF #100	1,746	174,638

ADDITIONAL CONDITIONS

PHASING APPROACH



Cottonwood
 TRAVIS COUNTY, TEXAS
 Cottonwood General Partners, L.P.
 Land Design Studio



7/26/2023

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Shadowglen 4th PUD amendment
 Case Number: 2023-P-1551-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

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

Applicant: *Marcus Equity*
Owner: *COTTONWOOD HOLDINGS LIMITED LLC*

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

The Manor City Council will meet at 7:00 PM on August 16, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the neighborhood’s designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25’ buffer yard would be required between the existing single-family and townhomes. A buffer yard requires a minimum of 6’ opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

P&Z voted 4-0 to deny due to traffic on Old Hwy 20 and in Bell Farms. Also due to there being no plan or funding for County improvements to Old Hwy 20.

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

- Ordinance
- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X	

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO TOWNHOME (TH); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

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

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

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

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

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of the property described in Exhibit "A" (the "Property"), from Agricultural (A) to zoning district Townhome (TH). The Property is accordingly hereby rezoned to Townhome (TH).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

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

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

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

ORDINANCE NO.

Page 3

EXHIBIT "A"

Property Address:

12920 Old Highway 20, Manor, TX 78653

Property Legal Description – Townhome (TH):

BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron set, in the easterly line of Lot 1, Block C, Bell Farms, Phase One-A, a subdivision in Travis County, Texas, recorded in Document Number 200500049, Official Public Records, Travis County, Texas, same being in the westerly line of said 10.00 Acre Tract; for the southwest corner hereof;

THENCE North 29 degrees 03 minutes 40 seconds East, along the easterly line of Lot 1, Block C, said subdivision, along the westerly line of said 10.00 Acre Tract, 640.18 feet to an iron rod found, at an angle point in the easterly line of said Lot 1, Block C, same being the northwest corner of said 10.00 Acre Tract, for the northwest corner hereof;


THENCE South 60 degrees 51 minutes 41 seconds East, continuing along the easterly line of said Lot 1, Block C, along the northerly line of said 10.00 Acre Tract, 412.19 feet to an iron rod found, in said line, in the westerly line of Lot 78, Block C, Bell Farms, Phase Three, a subdivision in Travis County, Texas, recorded in Document Number 201400093, Official Public Records, Travis County, Texas, same being the northeast corner of said 10.00 Acre Tract, for the northeast corner hereof;

THENCE South 29 degrees 03 minutes 40 seconds West, along the westerly line of said Lot 78, Block C & Lot 1, Block L, said subdivision, along the westerly right-of-way line of Tinker Street, along the easterly line of said 10.00 Acre Tract, 680.29 feet to an iron rod set, in said line, for the southeast corner hereof, from which an iron rod found, at the southeast corner of said 10.00 Acre Tract bears, South 29 degrees 03 minutes 40 seconds West, 341.43 feet;

THENCE through said 10.00 Acre Tract, the following 3 calls:

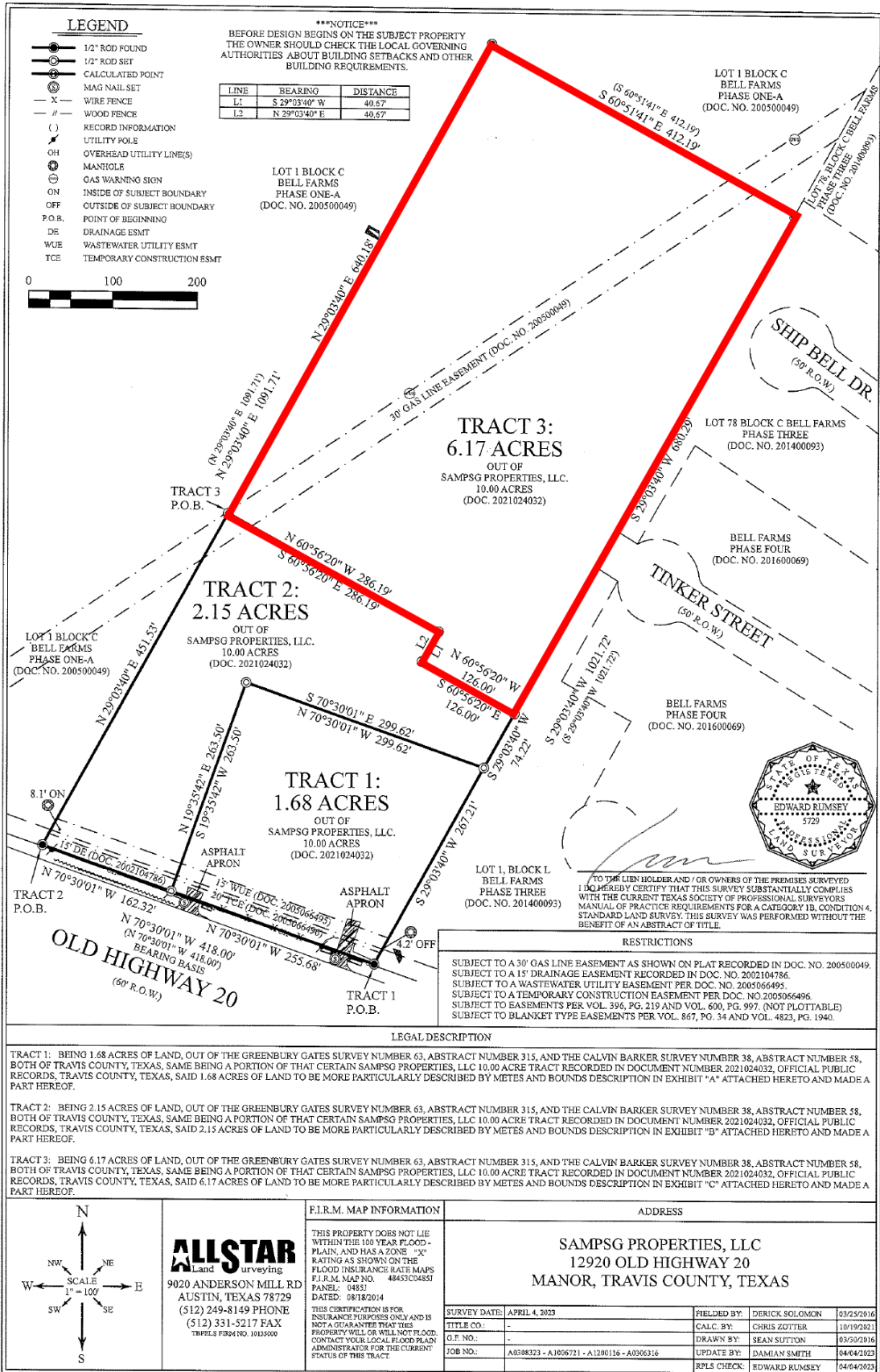
- 1: North 60 degrees 56 minutes 20 seconds West, 126.00 feet to an iron rod set;
- 2: North 29 degrees 03 minutes 40 seconds East, 40.67 feet to an iron rod set;
- 3: North 60 degrees 56 minutes 20 seconds West, 286.19 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0308323

04-07-2023
Date





July 28, 2023

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

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

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

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.17 acres out of the 10.0 acre property located along Old Highway 20. The proposed use is compatible with the future land use planning desired Neighborhood classification. The Neighborhoods classification in the draft Comprehensive Plan Destination 2050 is selected to provide missing middle housing neighborhoods and encourage connectivity and walkable components for the newly proposed townhomes to the existing established neighborhoods. Our intent for this development will propose quality finishes in character with the surrounding neighborhoods.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City by proposing a use that is compatible and congruent with the adjacent established single family subdivisions and is consistent with the City's desired long range plans for this area.

Future Land Use Designation

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

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)
Proposed zoning district: TH 6.17 Acres
Acreage of property to be rezoned: 6.17 ACR
Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

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

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

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

The proposed annexation and rezoning request intends to focus on:

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

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

The proposed zoning request intends to focus on:

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

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

The proposed zoning request intends to focus on:

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

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

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) to non-residential uses; access to quality, safe pedestrian facilities

- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

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

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by Manville WSC under CCN 11144.

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

Additionally, a recent rezoning for the entire 8.32 acres was held before Planning and Zoning April 2023 meeting, but was shelved until a process was determined for alteration to the City's Future Land Use designation for the proposed zoning of NB along the frontage. In an effort to move forward, the property owner would like to submit this request for the portion that follows the City's future land use designation.

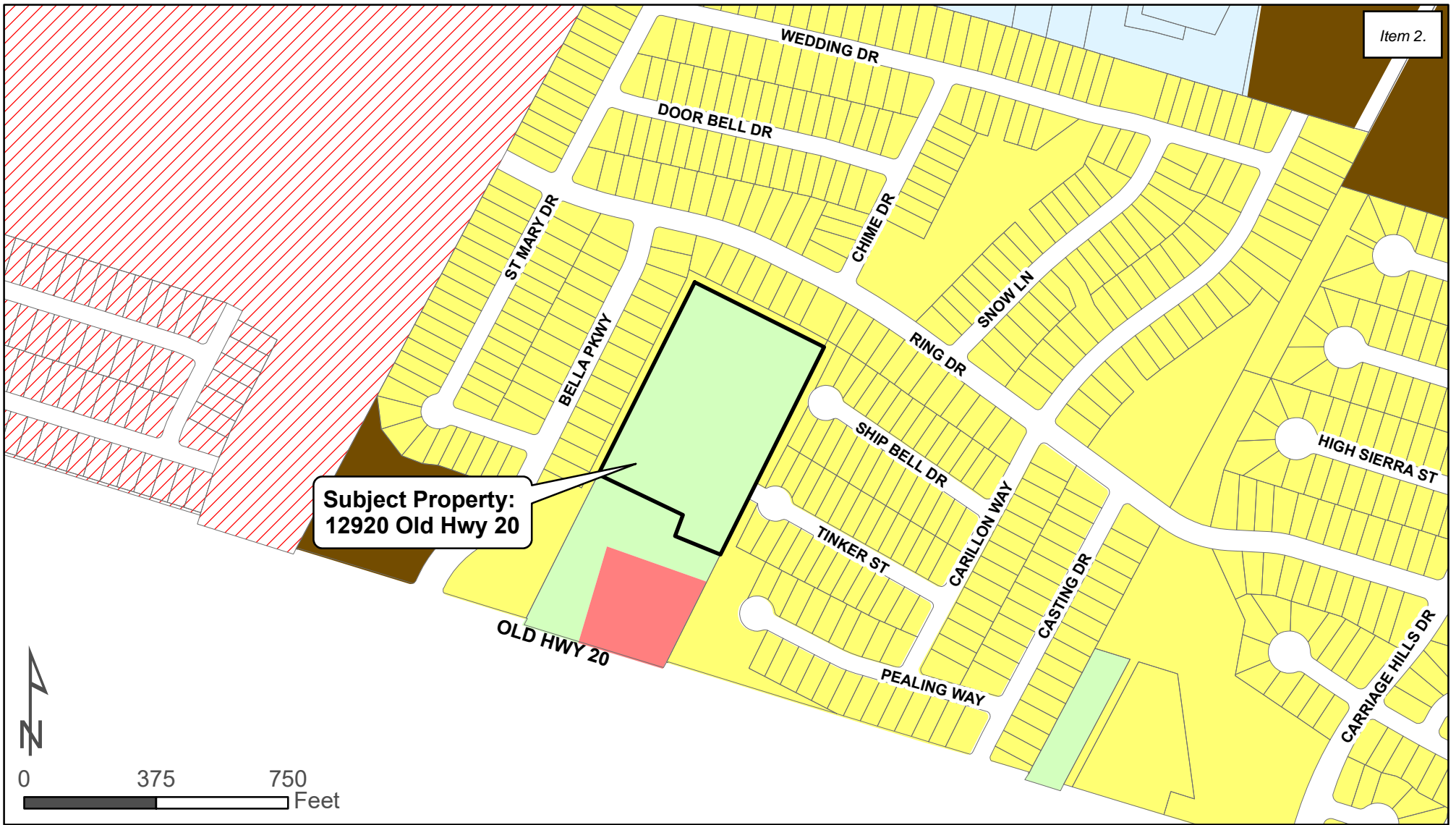
In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

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

Sincerely,

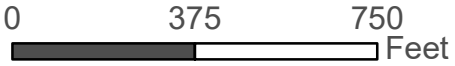


Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com



Item 2.

Subject Property:
12920 Old Hwy 20



Current:
Agricultural (A)

Proposed:
Townhome (TH)

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

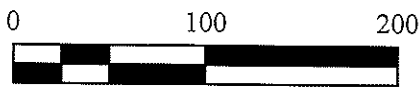


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊙ CALCULATED POINT
- ⊙ MAG NAIL SET
- X - WIRE FENCE
- // - WOOD FENCE
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ⊙ MANHOLE
- ⊙ GAS WARNING SIGN
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE ESMT
- WUE WASTEWATER UTILITY ESMT
- TCE TEMPORARY CONSTRUCTION ESMT

*****NOTICE*****
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	S 29°03'40" W	40.67'
L2	N 29°03'40" E	40.67'



LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

**TRACT 3:
 6.17 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)

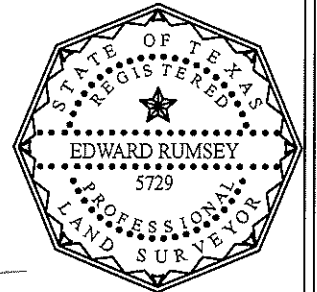
**TRACT 2:
 2.15 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

**TRACT 1:
 1.68 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1, BLOCK L
 BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4, STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

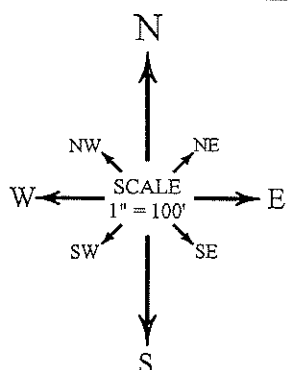
- SUBJECT TO A 30' GAS LINE EASEMENT AS SHOWN ON PLAT RECORDED IN DOC. NO. 200500049.
- SUBJECT TO A 15' DRAINAGE EASEMENT RECORDED IN DOC. NO. 2002104786.
- SUBJECT TO A WASTEWATER UTILITY EASEMENT PER DOC. NO. 2005066495.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2005066496.
- SUBJECT TO EASEMENTS PER VOL. 396, PG. 219 AND VOL. 600, PG. 997. (NOT PLOTTABLE)
- SUBJECT TO BLANKET TYPE EASEMENTS PER VOL. 867, PG. 34 AND VOL. 4823, PG. 1940.

LEGAL DESCRIPTION

TRACT 1: BEING 1.68 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.68 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
 Land Surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0485J PANEL: 0485J DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

SAMPSG PROPERTIES, LLC
 12920 OLD HIGHWAY 20
 MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 4, 2023	FILED BY:	DERICK SOLOMON	03/25/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/19/2021
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	03/30/2016
JOB NO.:	A0308323 - A1006721 - A1200116 - A0306316	UPDATE BY:	DAMIAN SMITH	04/04/2023
		RPLS CHECK:	EDWARD RUMSEY	04/04/2023



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

DATE EXP. DATE

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

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

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

PROJECT

Manor Development

12920 Old Hwy 20
Manor, Texas 78653

OWNER

Giby Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

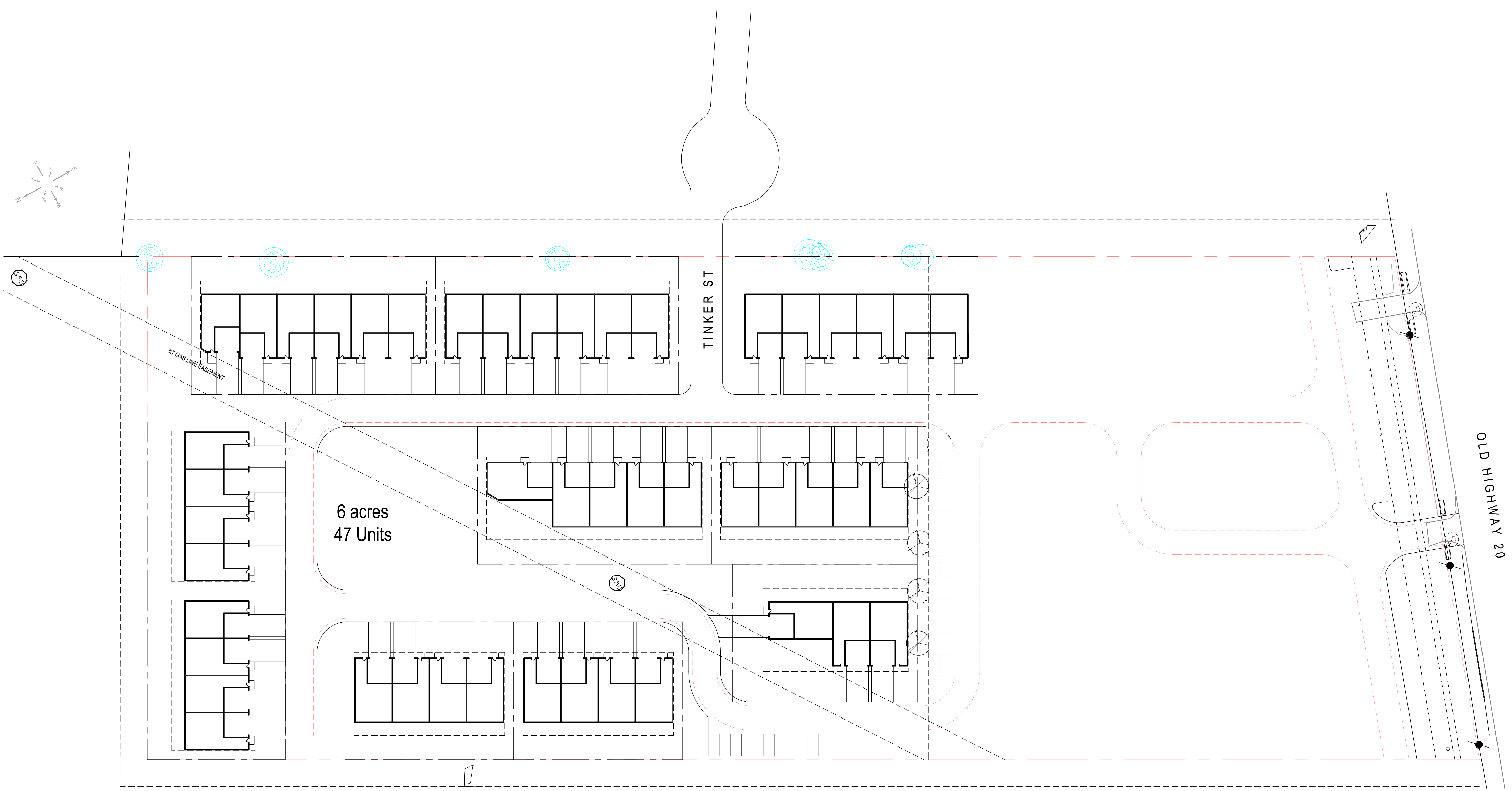
Site Plan

DATE
8 March 2023

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01



6 acres
47 Units

1 SITE PLAN
1" = 40'-0"
NORTH



NEIGHBORHOODS

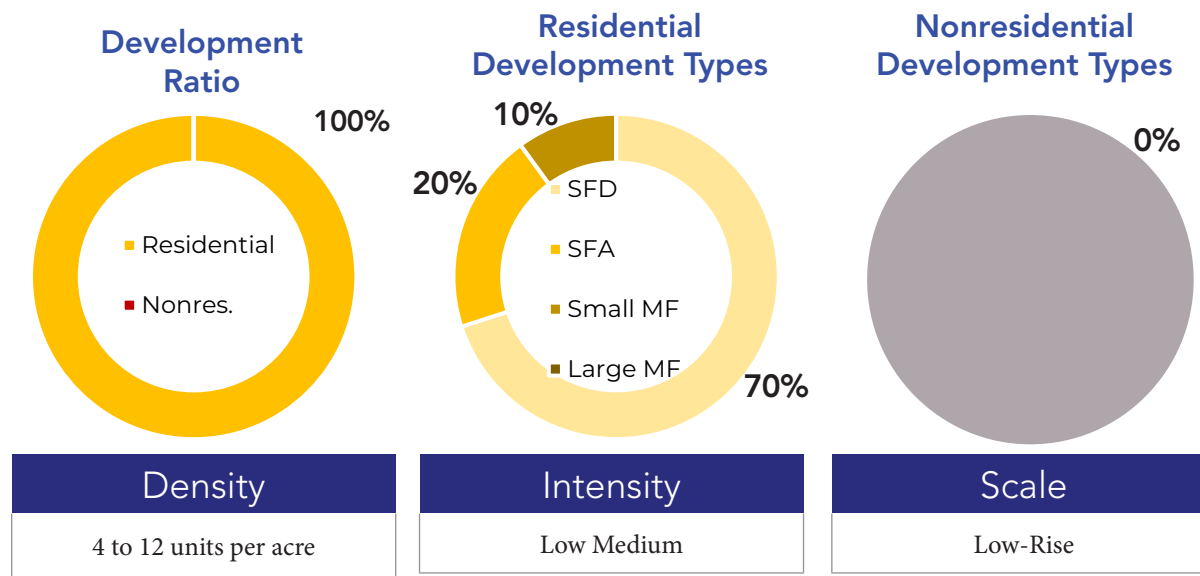
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture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

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

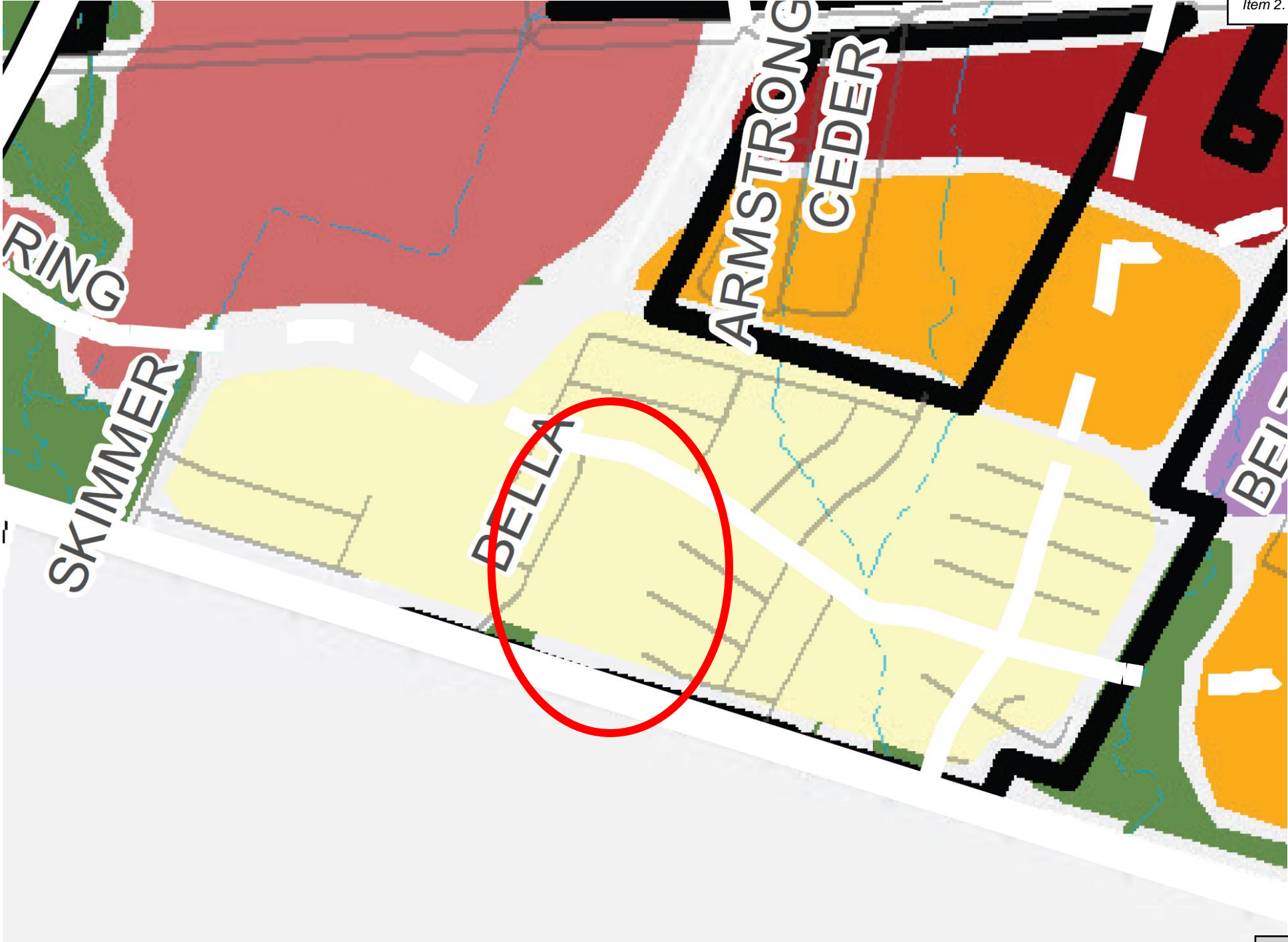
While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

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

Figure 3.4. Neighborhoods Land Use Mix Dashboard



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





9/27/2023

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12920 Old Hwy 20 - Rezoning from A to TH
 Case Number: 2023-P-1560-ZO
 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 Rezoning Application for 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on October 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

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

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

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

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

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

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

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

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

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

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

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

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

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

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

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

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

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

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

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

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

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

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

VILAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

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

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

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

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

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

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

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

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

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

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

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

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

HORTON JANET
12909 SHIP BELL
MANOR, TX 78653-4953

SVANDA STACIE
12900 TINKER ST
MANOR, TX 78653-2022

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

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

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

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

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

RICHEY DENISE
12916 TINKER ST
MANOR, TX 78653-2022

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

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

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

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

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

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

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

WRIGHT BRANDY
12921 TINKER ST
MANOR, TX 78653-2022

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

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

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

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

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

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

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

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

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

WALLACE H DALTON
PO BOX 1119
DRIPPING SPRINGS TX 78620

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

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

LEE NELSON
12740 BELLA PKWY
MANOR, TX 78653-4597

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

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

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

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

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

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

VAZQUEZ EUTIQUIA
12712 BELLA PKWY
MANOR, TX 78653-4597

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

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

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

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

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

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

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

LIU CHANGFU
1109 WILLIAMS WAY
CEDAR PARK TX 78613-4344

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

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

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

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

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

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

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

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

GERMAN MARIA
12832 RING DR
MANOR TX 78653

JIMENEZ GABRIEL
12909 PEALING WAY
MANOR TX 78653-2019

GREENVIEW DEVELOPMENT 157 LP
501 VALE ST
AUSTIN TX 78746



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes.

- September 20, 2023, City Council Regular Meeting; and
- October 2, 2023, 2023, City Council Called Special Session

BACKGROUND/SUMMARY:

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

- September 20, 2023, City Council Regular Meeting Minutes
- October 2, 2023, City Council Called Special Session Minutes

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the City Council Minutes of the minutes as presented.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
SEPTEMBER 20, 2023**

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

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6 (left at 11:00 p.m.)

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Scott Dunlop, Development Services Director
Lydia Collins, Finance Director
Scott Jones, Economic Development Director
Matthew Woodard, Public Works Director
Tracey Vasquez, HR Director
Frank Phelan P.E., City Engineer
Sarah Friberg, Court Administrator
Veronica Rivera, Assistant City Attorney
Phil Green, IT Director
Chasem Creed, IT Technician

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:11 p.m. on Wednesday, September 20, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Dr. Adolphus Anderson with Park Springs Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATION

A. Declaring Saturday, September 23, 2023, as “Austin Community College District Day”

Mayor Harvey read and presented the proclamation to Dr. Chris Cervini, Vice Chancellor of Austin Community College (ACC) and ACC personnel.

PUBLIC COMMENTS

Jere Dowell-Davis, 12406 Stoneridge Gap Lane, Manor, Texas, submitted a speaker card and expressed her concerns regarding animal control issues within the city. Ms. Dowell-Davis requested that the city enforce the ordinance regarding dog regulations within a home and stated that the city needed to provide additional animal services to the community.

Lauren Moore, 18105 Skysail Drive, Manor, Texas, submitted a speaker card and expressed her concerns regarding animal control problems within the city. She explained how she had fostered animals before and how she worked with other organizations to foster kittens. She asked for the city to provide additional animal control services for the community.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the Planning and Zoning Commission meetings, and translation of agendas. He stated he would be translating his petition into Spanish, and he would be submitting an initiative petition for council terms to return to 2-year terms and an addition of council compensation along with other requests. He spoke in opposition to Agenda Item No. 12 and Agenda Item No. 20. He stated that the city should take back the old school which is the county’s community library and fund the facility.

Mayor Harvey clarified that the City of Manor did not own the community library and belonged to the County; therefore, the city could not fund the facility.

No one else appeared at this time.

PUBLIC HEARING

1. Conduct a Public Hearing on the FY2023-2024 Proposed Property Tax Rate of the City of Manor, Texas.

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Director of Finance Collins discussed the proposed FY2023-2024 Property Tax Rate.

Mayor Harvey expressed his concerns regarding lowering the FY2023-2024 Property Tax Rate.

Council Member Deja Hill discussed her support regarding lowering the FY2023-2024 Property Tax Rate. She wished the community would have been in attendance to voice their opinions.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

2. Conduct a Public Hearing on the FY2023-2024 Proposed Annual Budget of the City of Manor, Texas.

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the proposed annual budget.

Mayor Harvey discussed how the funding was created for the Community Programs. He discussed the process of how funding would be allocated to different programs and organizations within the city.

A discussion was held regarding Animal Control funding.

Director of Finance Collins discussed the attached PowerPoint Presentation.

The topic of discussion:

- FY2023-2024 Annual Budget Highlights
- 2021 Certificates of Obligation/Capital Improvement Program
- General Fund Expenditures
- Staffing/Employee Compensation
- Department's Highlights
- Utility Fund Revenue
- Debt Service Fund Summary

- Special Reserve H.O.T. and T.I.R.Z. Funds
- Special Reserve Impact Fund
- City Sponsored Events

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

- 3. Conduct a public hearing on an ordinance amending Chapter 14 Zoning of the Manor Code of Ordinances to Modify the Provisions for the Residential Land Use Table Relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); Industrialized Housing Standards; and Office, Commercial, Institutional Architectural Standards.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the proposed Zoning Ordinance.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

- 4. Conduct a public hearing on an ordinance for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his opposition to this item.

Tyler Snell, 13908 Heartland Drive, Manor, Texas, submitted a speaker card and expressed his concerns regarding the proposed development.

Development Services Director Dunlop discussed the proposed Okra PUD development. He discussed the parkland requirements. Mr. Dunlop discussed the modifications that the Planning and Zoning Commission had recommended.

Rachel Shanks with Sotol Ventures presented the attached PowerPoint Presentation and discussed the modifications to the PUD development. She explained the parkland concept.

Modifications discussed:

- Amenity features are not within detention.
- Playscapes have shade structures.
- Add a few additional parking spaces.
- The dog park is fenced.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

5. Conduct a public hearing on an ordinance for the Manor Heights (Carillon) Subdivision Planned Unit Development (PUD) Amendment located at 13201 Old Kimbro Road, Manor, TX. Applicant: Kimley Horn and Associates, Inc; Owner: RHOF, LLC

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his opposition to this item.

Talley Williams with Metcalfe Wolff Stuart & Williams submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Alex Granados with Kimbley Horn submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Development Services Director Dunlop discussed the proposed Manor Heights PUD development.

A discussion was held regarding building regulations.

A discussion was held regarding the type of home structure that would be built.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

- 6. Conduct a public hearing on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his opposition to this item.

Development Services Director Dunlop discussed the proposed rezoning request.

Economic Development Director Jones discussed the benefits of future development for the city.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

- 7. Consideration, discussion, and possible action to approve the City Council Minutes.**

- **September 6, 2023, City Council Regular Meeting;**
- **September 11, 2023, City Council Called Special Session; and**
- **September 15, 2023, City Council Called Special Session**

- 8. Consideration, discussion, and possible action on accepting the August 2023 Departmental Reports.**

- **Finance – Lydia Collins, Director of Finance**
- **Police – Ryan Phipps, Chief of Police**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**

- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Matt Woodard, Director of Public Works**
- **Manor Cemetery – Nora Sanchez, MC Manager**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**

9. Consideration, discussion, and possible action on a License and Maintenance Agreement with Lagos Residential Community, Inc. for the construction, improvement, installation, and maintenance of landscaping.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to accept and approve the Consent Agenda as read.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

At the request of Mayor Harvey, Item No. 18 was conducted next.

18. Consideration, discussion, and possible action on renewing the re-rate medical cost projection form for FY 2023-2024 between the City of Manor and the health insurance pool, TX Health Benefits Pool; and authorized the City Manager to execute the re-rate notice and benefits form.

The city staff recommended that the City Council approve and renew the re-rate medical cost projection form for FY2023-2024 between the City of Manor and the health insurance pool, TX Health Benefits Pool; and Authorize the City Manager to execute the re-rate notice and benefits verification form.

Human Resources Director Vasquez discussed the proposed benefits and recommended Option 1 to be considered as presented.

A discussion was held regarding proposed benefits.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to approve and renew the re-rate medical cost projection form for FY2023-2024 between the City of Manor and the health insurance pool, TX Health Benefits Pool; and Authorize the City Manager to execute the re-rate notice and benefits verification form for Option 1.

There was no further discussion.

Motion to approve carried 7-0

17. Consideration, discussion, and possible action on a lease contract for the funding of City of Manor Police vehicles.

The city staff recommended that the City Council approve and award the lease contract to Frost Bank and authorize the City Manager to execute the final contract after legal review.

Finance Director Collins discussed the proposed contract for funding police vehicles.

A discussion was held regarding the clarification of funding.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to approve and award the lease contract to Frost Bank and authorize the City Manager to execute the final contract after legal review.

There was no further discussion.

Motion to approve carried 7-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:59 p.m. on Wednesday, September 20, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Compensation and benefits for City Council Members* at 8:59 p.m. on Wednesday, September 20, 2023.

The Executive Session was adjourned at 9:19 p.m. on Wednesday, September 20, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 9:19 p.m. on Wednesday, September 20, 2023.

10. Consideration, discussion, and possible action on an amendment to a Statement of Work No. 9 for the Cottonwood Creek Wastewater Treatment Plant, Phase III project.

The city staff recommended that the City Council approve and award Statement of Work #9B to George Butler Associates, Inc. for the Cottonwood Creek Wastewater Treatment Plant Phase III Improvements project in the amount of \$8,100.00.

City Engineer Phelan discussed the proposed Statement of Work for the Cottonwood Creek Wastewater Treatment Plant, Phase III project.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve and award Statement of Work #9B to George Butler Associates, Inc. for the Cottonwood Creek Wastewater Treatment Plant Phase III Improvements project in the amount of \$8,100.00.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on an ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

The city staff recommended that the City Council approve Ordinance No. 716 for FY2023-24 Property Tax Rate.

Ordinance No. 716: An Ordinance of The City of Manor, Texas, Levying Ad Valorem Taxes for the Use and Support of the Municipal Government of the City for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Providing for Apportioning Each Levy for Specific Purposes; and Establishing When Taxes Shall Become due and Same Shall Become Delinquent, if not Paid.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve Ordinance No. 716 and “ I move that the property tax rate be decreased by the adoption of a tax rate of \$0.6789 on each \$100.00 valuation of property, which is effectively a 10.03% decrease in the tax rate.”

There was no further discussion.

Motion to approve carried 5-2 (Mayor Harvey and Mayor Pro Tem Emily Hill voted against)

12. Consideration, discussion, and possible action on an ordinance adopting the Annual Budget for the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

The city staff recommended that the City Council approve Ordinance No. 718 adopting the Annual Budget for the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

Ordinance No. 718: An Ordinance of The City of Manor, Texas, Adopting an Annual Budget for the Ensuing Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Appropriating the Various Amounts Thereof, and Repealing All Ordinances or Parts of Ordinances in Conflict Therewith; and Providing for an Effective Date.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve Ordinance No. 718 adopting the Annual Budget for the City of Manor for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

There was no further discussion.

Motion to approve carried 7-0

13. First Reading: Consideration, discussion, and possible action on an ordinance amending to Chapter 14 Zoning of the Manor Code of Ordinances to Modify the Provisions for the Residential Land Use Table Relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); Industrialized Housing Standards; and Office, Commercial, Institutional Architectural Standards.

The city staff recommended that the City Council approve the first reading as presented.

Ordinance: An Ordinance Of The City Of Manor, Texas, Amending Chapter 14, Zoning, of The Code of Ordinances of The City Of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, And Institutional Architectural Standards; Providing An Effective Date, Savings, Severability, And Open Meetings Clauses; And Providing For Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the first reading of an ordinance amending Chapter 14 Zoning of the Code of Ordinances of the City of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, and Institutional Architectural Standards; Providing an Effective Date, Savings, Severability, and Open Meetings Clauses; and Providing for Related Matters.

There was no further discussion.

Motion to approve carried 7-0

14. First Reading: Consideration, discussion, and possible action on an ordinance for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. *Applicant: Sotol Ventures; Owner: Dalton Wallace*

The city staff recommended that the City Council approve the first reading as presented.

Rachel Shanks with Sotol Ventures submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance: An Ordinance of the City of Manor, Texas, Amending Chapter 14, Zoning of the City of Manor, Texas Code of Ordinances Rezoning a Parcel of Land From Medium Commercial (C-2) To Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to approve the first reading of an ordinance for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with modifications of amenity features are not within detention; playscapes have shade structures; add few additional parking spaces; and dog park fenced.

There was no further discussion.

Motion to approve carried 7-0

15. First Reading: Consideration, discussion, and possible action on an ordinance for the Manor Heights (Carillon) Subdivision Planned Unit Development (PUD) Amendment located at 13201 Old Kimbro Road, Manor, TX. *Applicant: Kimley Horn and Associates, Inc; Owner: RHOF, LLC*

The city staff recommended that the City Council approve the first reading as presented.

Talley Williams with Metcalfe Wolff Stuart & Williams submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Alex Granados with Metcalfe Wolff Stuart & Williams submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance: An Ordinance of The City of Manor, Texas, Amending Ordinance 534 to Modify the Planned Unit Development Land Use Plan for the Manor Heights Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the first reading of an ordinance Amending Ordinance 534 to Modify the Planned Unit Development Land Use Plan for the Manor Heights Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD).

There was no further discussion.

Motion to approve carried 7-0

16. First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block

The city staff recommended that the City Council approve the first reading as presented.

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Downtown Business (DB); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the first reading of an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W. Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB)

A discussion was held regarding current development structure standards.

There was no further discussion.

Motion to approve carried 7-0

19. Consideration, discussion, and possible action regarding compensation and benefits for City Council Members.

The city staff recommended that the City Council give direction regarding the compensation and benefits for City Council Members.

A discussion was held regarding council compensation among Council Members.

Mayor Pro Tem Emily Hill recommended that City Council Compensation does not exceed \$2,500 and that the Mayor's Compensation does not exceed \$3,500.

A discussion was held regarding the council compensation of surrounding cities.

Assistant City Attorney Rivera clarified that the item would be brought back to Council as an Ordinance with amounts that have been recommended.

MOTION: Upon a motion made by Council Member Wallace and seconded by Mayor Pro Tem Emily Hill, to provide City Council compensation of \$2,500 per Council Member monthly and \$3,500 for the mayor's monthly start date of next fiscal year of 2023-2024 starting October 2, 2023.

Council Member Amezcua stated that the proposed amounts hadn't been included in the current budget. She mentioned that a budget amendment would be needed.

A discussion was held regarding the annual cost of compensation.

A discussion was held regarding the council's health benefits.

MOTION: Upon an amended motion made by Council Member Wallace and seconded by Mayor Pro Tem Emily Hill, to direct staff to present an ordinance with the discussed recommendations at the October 2, 2023, Regular Council Meeting.

There was no further discussion.

Motion to approve carried 6-1 (Mayor Harvey voted against)

20. Consideration, discussion, and possible action regarding authorizing the City Manager to select a consultant and negotiate and execute a legal agreement to perform services pursuant to the August 25, 2023 Request for Proposal Scope of Services solicited under the Terms and Conditions for the Downtown Strategic Plan Consulting Services for the City of Manor, and, in the instance a contract cannot be negotiated and/or terms agreed to by the parties, then to hire an alternate to perform the contract services, subject to legal review.

The city staff recommended that the City Council authorize the City Manager to approve a consultant and an alternate to provide consulting services regarding the Downtown Strategic Plan and to authorize the City Manager to negotiate and execute a contract with said contractor or alternate in an amount not to exceed \$180,000,000 after legal review.

Economic Development Director Jones discussed the proposed contract for the Downtown Strategic Plan and the process the city took to elect a primary consultant and an alternate. He requested the City Council to authorize the City Manager to elect the consultants after a final review.

Mayor Harvey suggested that the item be presented at the next meeting to give the Council time to review proposals.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to postpone the item to the October 2, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 10:06 p.m. on Wednesday, September 20, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Manor Spring project; and Sections 551.071 and 551.072 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding a resolution of the City of Manor, Texas authorizing the purchase and closing of real property for \$20,800,000.00, plus closing costs; providing for the approval of the Real Estate Purchase Contract and an amendment to the Contract; and authorizing the Mayor or City Manager to execute any and all contracts and documents necessary to purchase and close on the purchase of the property identified herein; and providing for related matters.* at 10:06 p.m. on Wednesday, September 20, 2023.

Council Member Deja Hill left the meeting at 11:00 p.m. during the Executive Session.

The Executive Session was adjourned at 12:35 a.m. on Thursday, September 21, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 12:35 a.m. on Thursday, September 21, 2023.

- 21. Consideration, discussion, and possible action on a resolution of the City of Manor, Texas authorizing the purchase and closing of real property for \$20,800,000.00, plus closing costs; providing for the approval of the Real Estate Purchase Contract and an amendment to the Contract; and authorizing the Mayor or City Manager to execute any and all contracts and documents necessary to purchase and close on the purchase of the property identified herein; and providing for related matters.**

The city staff recommended that the City Council approve Resolution No. 2023-31 authorizing the purchase and closing of real property for \$20,800,000.00, plus closing costs; providing for the approval of the Real Estate Purchase Contract and an amendment to the Contract; and authorizing the Mayor or City Manager to execute any and all contracts and documents necessary to purchase and close on the purchase of the property identified herein; and providing for related matters.

Resolution No. 2023-31: A Resolution of the City of Manor, Texas Authorizing the Purchase and Closing of Real Property for \$20,800,000.00 Plus Closing Costs; Providing for Approval of the Real Estate Purchase Contract and an Amendment to the Contract; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to approve Resolution No. 2023-31 authorizing the purchase and closing of real property for \$20,800,000.00, plus closing costs; providing for the approval of the Real Estate Purchase Contract and an amendment to the Contract; and authorizing the Mayor or City Manager to execute any and all contracts and documents necessary to purchase and close on the purchase of the property identified herein, and providing for related matters.

There was no further discussion.

Motion to approve carried 5-1 (Council Member Amezcua voted against)

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 12:40 a.m. on Thursday, September 21, 2023.

These minutes were approved by the Manor City Council on the 18th day of October 2023.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



**CITY COUNCIL
CALLED SPECIAL SESSION MINUTES
OCTOBER 2, 2023**

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

PRESENT:

Dr. Christopher Harvey, Mayor (left at 9:00 p.m.)

COUNCIL MEMBERS:

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

CITY STAFF:

- Scott Moore, City Manager
- Lluvia T. Almaraz, City Secretary
- Ryan Phipps, Chief of Police
- Scott Dunlop, Development Services Director
- Lydia Collins, Finance Director
- Scott Jones, Economic Development Director
- Matthew Woodard, Public Works Director
- Tracey Vasquez, HR Director
- Veronica Rivera, Assistant City Attorney
- Phil Green, IT Director
- Gregory Miller, Bond Counsel
- Chasem Creed, IT Technician

SPECIAL SESSION – 7:00 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Harvey at 7:08 p.m. on Monday, October 2, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Father Daniel Robayo with Mary Magdelene Episcopal Church gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATION

A. Declaring the month of October 2023 as “Breast Cancer Awareness Month”

Mayor Harvey read and presented the proclamation to the Health Committee.

B. Declaring the month of October 2023 as “Domestic Violence Awareness Month”

Mayor Harvey read and presented the proclamation to the Victim Services Department and the Public Safety Committee.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the comprehensive plan, bond issuance, and the public comments procedures. He spoke in opposition to Agenda Item Nos. 2,3,6,7,8,9 and 10. He stated that he would be submitting an initiative petition for a special election.

No one else appeared at this time.

Mayor Harvey adjourned the special session of the Manor City Council into Executive Session at 7:25 p.m. on Monday, October 2, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property; and Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Manor Spring project* at 7:25 p.m. on Monday, October 2, 2023.

Mayor Harvey left the meeting at 9:00 p.m. after the Executive Session due to personal matters.

The Executive Session was adjourned at 9:01 p.m. on Monday, October 2, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 9:01 p.m. on Monday, October 2, 2023.

REGULAR AGENDA

1. Consideration, discussion, and possible action on a resolution authorizing publication of notice of intention to issue combination tax and revenue certificates of obligation.

The city staff recommended that the City Council approve Resolution No. 2023-32 Authorizing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation.

Resolution No. 2023-32: Resolution Authorizing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation.

Gregory Miller, Bond Counsel with Bickerstaff Health Delgado Acosta LLP discussed the proposed Resolution.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to approve Resolution No. 2023-32 Authorizing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation.

A discussion was held regarding the clarification of acquiring real property for public safety facilities.

There was no further discussion.

Motion to approve carried 5-1 (Council Member Deja Hill voted against)

2. Consideration, discussion, and possible action on an amendment to the Real Estate Purchase Contract.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the amendment to the real estate contract as discussed in Executive Session in a final form acceptable to the City Manager and City Attorney.

There was no further discussion.

Motion to approve carried 6-0

REGULAR AGENDA

3. Consideration, discussion, and possible action regarding the selection of a contractor and an alternate pursuant to the August 25, 2023, Request for Proposal for the Scope of Services solicited under the Terms and Conditions for the Downtown Strategic Plan Consulting Services for the City of Manor.

The city staff recommended that the City Council authorize the City Manager to approve a contractor and an alternate to provide consulting services regarding the Downtown Strategic Plan and to authorize the City Manager to negotiate and execute a contract with said contractor or alternate in an amount not to exceed \$180,000.00, after legal review.

Economic Development Director Jones discussed the proposed proposals for the scope of Services for the Downtown Strategic Plan Consulting Services.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to authorize the City Manager to approve a contractor and an alternate to provide consulting services regarding the Downtown Strategic Plan and to authorize the City Manager to negotiate and execute a contract with said contractor or alternate in an amount not to exceed \$180,000.00, after legal review.

A discussion was held regarding the clarification of naming the contractors.

MOTION: Upon an amended motion made by Council Member Wallace and seconded by Council Member Moreno, to include and approve the primary contract with Catalyst Consulting Firm and the alternate contract with Design Workshop.

A discussion was held regarding the staff's recommendation.

A discussion was held regarding clarification of the scope of work for the primary agreement vs the alternate agreement.

There was no further discussion.

Motion to approve carried 6-0

4. Consideration, discussion, and possible action on a Texas Motor Vehicle Records Data Contract.

The city staff recommended that the City Council approve a Texas Motor Vehicle Records Data Contract.

Development Services Director Dunlop discussed the proposed renewal contract.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve a Texas Motor Vehicle Records Data Contract.

There was no further discussion.

Motion to approve carried 5-1 (Council Member Moreno voted against)

5. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance amending to Chapter 14 Zoning of the Manor Code of Ordinances to Modify the Provisions for the Residential Land Use Table Relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); Industrialized Housing Standards; and Office, Commercial, Institutional Architectural Standards.**

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 719 Amending Chapter 14, Zoning, of the Code of Ordinances of the City of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, and Institutional Architectural Standards; Providing an Effective Date, Savings, Severability, and Open Meetings Clauses; and Providing for Related Matters.

Ordinance No. 719: An Ordinance of the City of Manor, Texas, Amending Chapter 14, Zoning, of the Code of Ordinances of the City of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, and Institutional Architectural Standards; Providing an Effective Date, Savings, Severability, and Open Meetings Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve the second and final reading of Ordinance No. 719 Amending Chapter 14, Zoning, of the Code of Ordinances of the City of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, and Institutional Architectural Standards; Providing an Effective Date, Savings, Severability, and Open Meetings Clauses; and Providing for Related Matters.

There was no further discussion.

Motion to approve carried 6-0

6. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace**

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 720 for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

Rachael Shanks with Sotol Ventures submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance 720: An Ordinance of The City of Manor, Texas, Amending Chapter 14, Zoning of The City of Manor, Texas Code of Ordinances Rezoning a Parcel of Land From Medium Commercial (C-2) To Planned Unit Development (PUD); Making Findings Of Fact; And Providing For Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezuca to approve the second and final reading of Ordinance No. 720 for the Okra Tract Development Final Planned Unit Development Site Plan, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.

There was no further discussion.

Motion to approve carried 6-0

7. Consideration, discussion, and possible action on a Development Agreement establishing development standards for the Okra Development.

The city staff recommended that the City Council approve a Development Agreement establishing development standards for the Okra Development.

Development Services Director Dunlop discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve a Development Agreement establishing development standards for the Okra Development.

A discussion was held regarding clarification of TxDOT approval.

There was no further discussion.

Motion to approve carried 6-0

8. Second and Final Reading: Consideration, discussion, and possible action on an ordinance for the Manor Heights (Carillon) Subdivision Planned Unit Development (PUD) Amendment located at 13201 Old Kimbro Road, Manor, TX. Applicant: Kimley Horn and Associates, Inc; Owner: RHOF, LLC.

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 721 Amending Ordinance 534 to Modify the Planned Unit Development Land Use Plan for the Manor Heights Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD).

Development Services Director Dunlop discussed the proposed ordinance.

Sarah Starkey with Kimley-Horn submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance 721: An Ordinance of The City of Manor, Texas, Amending Ordinance 534 To Modify The Planned Unit Development Land Use Plan For The Manor Heights Development; Rezoning From Planned Unit Development (PUD) To Planned Unit Development (PUD); Making Findings Of Fact; And Providing For Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the second and final reading of Ordinance No. 721 Amending Ordinance 534 to Modify the Planned Unit Development Land Use Plan for the Manor Heights Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD).

There was no further discussion.

Motion to approve carried 6-0

9. Consideration, discussion, and possible action on the Fourth Amendment to the Manor Heights Development Agreement

The city staff recommended that the City Council approve the Fourth Amendment to the Manor Heights Development Agreement.

Development Services Director Dunlop discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the Fourth Amendment to the Manor Heights Development Agreement.

There was no further discussion.

Motion to approve carried 6-0

10. Second and final Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 722 rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

Development Services Director Dunlop discussed the proposed ordinance.

Sarah Starkey with Kimley-Horn submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance 722: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Downtown Business (DB); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the second and final reading of Ordinance No. 722 rezoning two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

There was no further discussion.

Motion to approve carried 6-0

11. Consideration, discussion, and possible action on accepting the FY 2023-2024 proposal between the City of Manor and Alliance Work Partners for the Employee Assistance Program (EAP).

The city staff recommended that the City Council approve the proposal between the City of Manor and Alliance Work Partners for the Employee Assistance Program (EAP) and authorize the City Manager to execute the final contract after legal review.

Human Resources Director Vasquez discussed the proposed agreement with EAP.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the proposal between the City of Manor and Alliance Work Partners for the Employee Assistance Program (EAP) and authorize the City Manager to execute the final contract after legal review.

There was no further discussion.

Motion to approve carried 6-0

12. Consideration, discussion, and possible action on an agreement between the City of Manor and NEOGOV, a Human Resource Informational System (HRIS) for the Human Resources Department.

The city staff recommended that the City Council approve a two-year agreement between the City of Manor and NEOGOV, a Human Resources Informational System (HRIS) for the Human Resources Department and authorize the City Manager to execute the final contract after legal review.

Human Resources Director Vasquez discussed the proposed agreement with NEOGOV.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve a two-year agreement between the City of Manor and NEOGOV, a Human Resources Informational System (HRIS) for the Human Resources Department and authorize the City Manager to execute the final contract after legal review.

There was no further discussion.

Motion to approve carried 6-0

13. Consideration, discussion, and possible action on a Software and Services Purchase Agreement between the City of Manor and Cities Digital Inc. (CDI).

The city staff recommended that the City Council approve a Software and Services Purchase Agreement between the City of Manor and Cities Digital Inc. (CDI) in the amount not to exceed \$85,000.

City Secretary Almaraz discussed the proposed agreement with CDI.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve a Software and Services Purchase Agreement between the City of Manor and Cities Digital Inc. (CDI) in the amount not to exceed \$85,000.

A discussion was held regarding CDI security processes.

There was no further discussion.

Motion to approve carried 6-0

14. Consideration, discussion, and possible action on a resolution nominating a candidate for the Board of Directors of the Travis Central Appraisal District.

The city staff recommended that the City Council postpone item to the October 18th Regular City Council meeting to give Council additional time to consider a candidate for the Board of Directors of the Travis Central Appraisal District.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to postpone item to the October 18, 2023, Regular Council Meeting.

There was no further discussion.

Motion to approve carried 6-0

ADJOURNMENT

The Special Session of the Manor City Council was Adjourned at 9:49 p.m. on Wednesday, October 17, 2023.

These minutes were approved by the Manor City Council on the 18th day of October 2023.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on accepting the September 2023 Departmental Reports.

BACKGROUND/SUMMARY:

- Finance – Lydia Collins, Director of Finance
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Ryan Smith, Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Matt Woodard, Director of Public Works
- Manor Cemetery – Nora Sanchez, MC Manager
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- September 2023 Department Monthly Reports

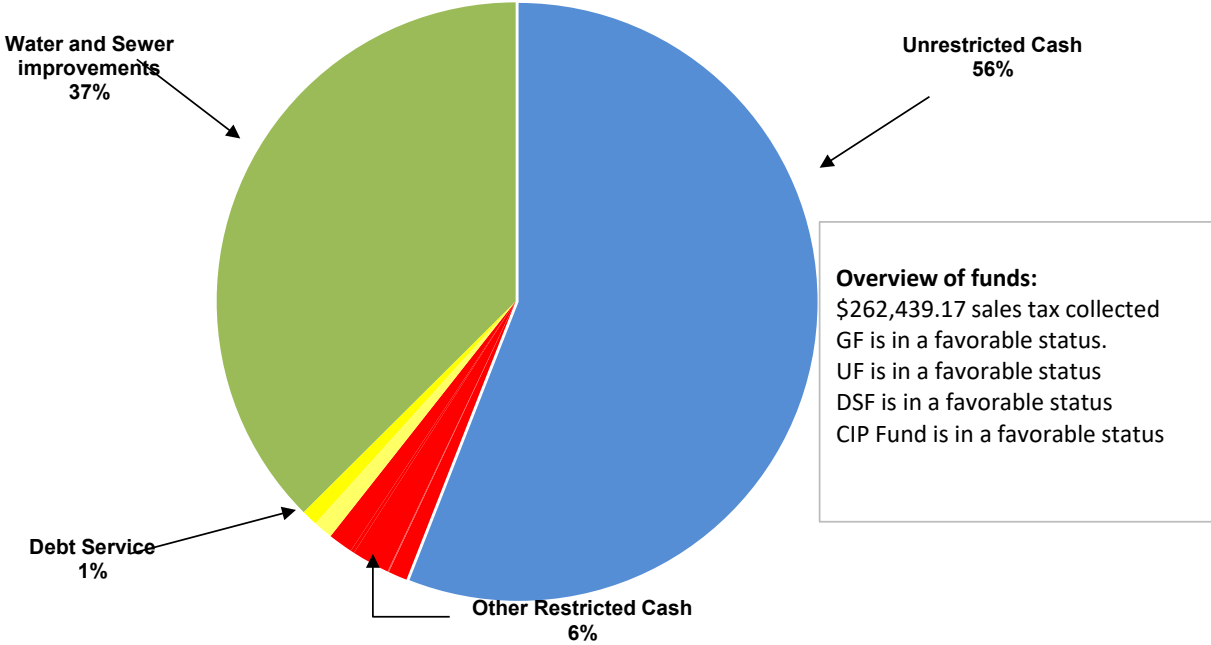
STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve and accept the September 2023 Departmental Reports.

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

**CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As Of September, 2023**

CASH AND INVESTMENTS	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
Unrestricted:						
Cash for operations	22,069,253	13,532,989				35,602,242
Restricted:						
Tourism				655,463		655,463
Court security and technology	42,785					42,785
Rose Hill PID				1,303,228		1,303,228
Manor Heights TIRZ				128,584		128,584
Customer Deposits		845,494				845,494
Park	672,164					672,164
Debt service			551,522			551,522
Capital Projects						
Water and sewer improvements				8,442,919	15,388,787	23,831,706
TOTAL CASH AND INVESTMENTS	\$ 22,784,201	\$ 14,378,483	\$ 551,522	\$ 10,530,194	\$ 15,388,787	\$ 63,633,188



* Moving forward in October 2023 the HOT funds will be reflective of the bank balance



Manor Police Department

Monthly Report September 2023



Manor Police Department By The Numbers



1851

Number of calls for service

62

Average calls per day



Total Training Hours

483



Mental Health Calls

10



Juvenile Detentions

1

Interactions



5

Community Events

0

Hosted Events

5

External Events



0:01:56

Average response time



2.5

The average number of people an officer interacts with per call

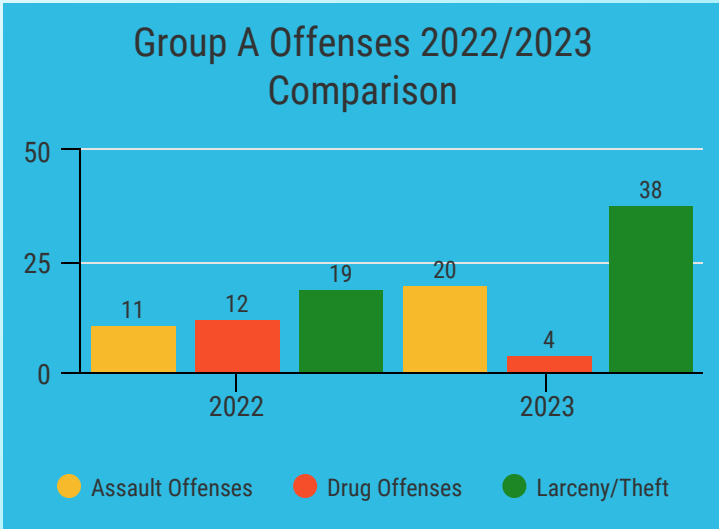


4,628

The estimated number people officers interact with on calls alone

Criminal Offenses

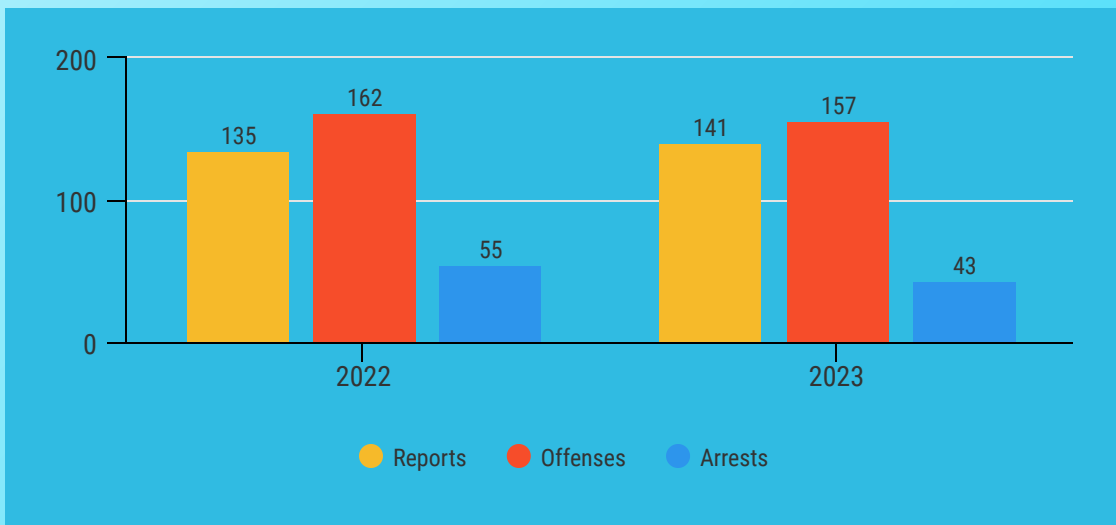
National Incident Based Reporting System



Offense Group	2022	2023
Group A	53	79
Group B	79	62

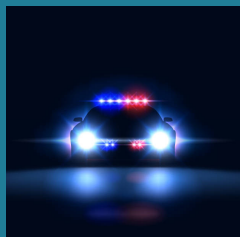
Crime Type	2022	2023
Persons	20	25
Property	41	51
Fraud	1	6
Crimes against Children	1	1

Incident Reports, Total Offenses, and Arrests

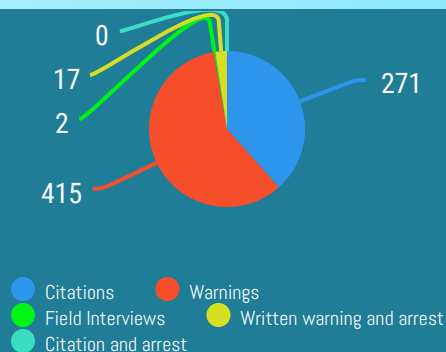


*Group A offenses are 22 offense categories, including but not limited to assaultive offenses, sex offenses, larceny, arson, and prostitution, where extensive data is collected.
 Group B offenses consist of 11 offense categories, including but not limited to bad checks, DWI, non-violent family offenses, and all other offenses, where only arrest data is collected.

Traffic Enforcement Analysis



705
Total traffic stops
conducted



17

Traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest, and field interviews that resulted in an arrest.



34 searches
out of 705
stops

Officers conducted a search of the vehicle based on consent, contraband in plain view, incident to arrest, inventory, or probable cause.



14

Contraband, such as alcohol and drugs, was discovered as a result of the stop.

Traffic Enforcement Analysis



28
Crashes

1
Involving Alcohol
or Drugs

19
DWI
Arrests

DWI Arrests by the numbers*

Manor Police Department DWI Profile - September 2023





Travis County Emergency Services District No.12

Item 4.

Office of the Fire Chief

11200 Gregg Lane. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

Operational/Prevention Summary – September 2023

Calls - Month

2023 - 432 (+3.3%)

2022 - 418 (+6.3%)

2021 - 393

Calls by Unit

Eng1201 - 104

Eng1202 - 108

Bat1201 - 57

SQ1203 - 126

SQ1201 - 176

Eng1203 - 107

FMO1201 - 8,

179 call reviews

Calls - CYTD

2023 - 3815 (+3.4%)

2022 - 3686 (+6.7%)

2021 - 3452

AVG Response Time - Month

8 min, 37 sec*

AVG Response Time - CYTD

8 min, 41 sec*

Aiding Departments	Month Received	Month Given	CYTD Received	CYTD Given
Austin FD	9	2	56	33
Bastrop Co. ESDs	0	0	0	2
BT1/ESD 13	0	0	0	0
Elgin VFD	0	2	1	13
TC ESD 2	11	12	69	109
TC ESD 11	4	1	33	3
TC ESD 9/6/3	0	0	15	0
WILCO Dept's	0	0	6	8
-----	-----	-----	-----	-----
TOTAL	24	17	180	168

Incident by Type

100 Fire.....	91	200 Rupture/Explosion...	0	300 EMS/Rescue	284
400 Hazardous Condition.	9	500 Service Call.....	26	600 Good Intent.	12
700 False Calls.....	9	900 Other.....	0	800 Nat. Disaster	1

Training and Events

- TC Chiefs Strategic Planning Retreat
- Fire Rescue Academy Training
- DCPE 4th quarter training
- Ember K9 recertification conference

Awards and Recognition

- Admin. Michelle McRae 8yrs.



Travis County Emergency Services District No.12

Item 4.

Office of the Fire Chief

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Operational/Prevention Summary – September 2023

Prevention Division Activities (ESD/CoM)

Builder Developer Mtgs.....0 (0/0)	Site Visits.....62
Reviews.....34 (24/10)	Initial Inspections51 (34/17)
Under Review.....6 (3/3)	Reinspection.....10 (7/3)
Re-submittals.....24 (16/8)	Residential Inspections.....0
Approvals / Permits Issued.....18 (14/4)	Investigation Responses.....3 (2/1)
Awaiting Response from Applicant.....9 (6/3)	Hydrant Inspections/Tests.....8
Review Turn-Around (AVG last 30 days) 7/5 days	

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MEMO

To: Mayor and City Council Members

From: Scott Jones, Economic Development Director

Date: October 11, 2023

RE: **September 15 to October 11 Economic Development Department activity**

- Met First United Bank and Frontier Bank 2x re: land acquisition loan;
- Quality website content review virtual meeting; GBA project status meeting x 2;
- TML annual conference in Dallas 3 days;
- Developer meetings: in person w/Kumar Savitala on 67.5ac on US290; Brooke Harlander w/St. John Properties re: land acquisition for smaller industrial buildings; Greenview re: 244 ac S. of Parsons; Dunlop and developer re: 290/Voelker tracts; BuildBlock re: Boyce St.;
- Prospect meeting with Wonik Materials: purchasing RedVenture acreage on Old Kimbro now; Sprouts real estate manager Teams meeting (not currently large enough, need 55K population)
- Toured Texas Children's Hospital w/SVP Russ Williams: interested in Manor area
- Met with Lorie Vincent of ACCELERATION by Design on downtown strategies with Taylor Chamber of Commerce
- Call w/Gold Tier on 155 acres owned by Koether south of Littig re: development strategy
- Lunch w/Lawrence Nourzad: Pape Dawson Engineers
- Legal call w/Gregory Miller w/Bickerstaff firm x 5; ShadowGlen PUD call w/Talley Williams; met w/Charlie Zech of Denton, Navarro re: MDD formation;
- TEDC Forward Planning virtual meeting; attended ICMA service award presentation in Austin;
- Attended 2 City Council Meetings; 1 Planning & Zoning Meeting; 3 Staff meetings; 1 PFC meeting; Manor Chamber of Commerce monthly meeting; Bond Election Open House;
- Attended CTCAR luncheon meeting in Austin w/TxDOT engineer speaker-no word on 290 expansion yet;
- Attended Opportunity Austin September Regional Partners Meeting in Cedar Park City Hall;
- Attended Greater Austin Asian Chamber Advisory Board ED Mixer in Georgetown;
- Due diligence on various land purchases: CAYSA, Las Entradas, Nixon, Timmermann;
- Attended Manor Chamber ribbon cutting for Woodforest Bank;
- Bond election due diligence with Chickenango; branding and bond meeting online; logos to AJ.

DEVELOPMENT SERVICES DEPARTMENT REPORT PROJECT VALUATION AND FEE REPORT

September 1-30, 2023

Description	Projects	Valuation	Fees	Detail
Commercial Electrical	3	\$37,550.00	\$1,076.00	
Commercial Irrigation	1	\$6,723.31	\$4,820.00	
Commercial Sign	1	\$5,500.00	\$193.00	
Residential Accessory	1	\$1,500.00	\$107.00	
Residential Deck/Patio	2	\$62,742.50	\$429.00	
Residential Demolition	2	\$25,000.00	\$194.00	
Residential Electrical	5	\$105,708.89	\$535.00	
Residential Foundation Repair	7	\$120,369.00	\$679.00	
Residential Irrigation	48	\$82,400.00	\$5,136.00	
Residential Mechanical-HVAC	5	\$53,615.60	\$535.00	
Residential New	54	\$16,779,982.35	\$447,120.20	
Residential Plumbing	3	\$16,145.00	\$321.00	
Right of Way	1	\$0.00	\$661.00	
Totals	133	\$17,297,236.65	\$461,806.20	

Total Certificate of Occupancies Issued: 43

Total Inspections(Comm & Res): 1,407

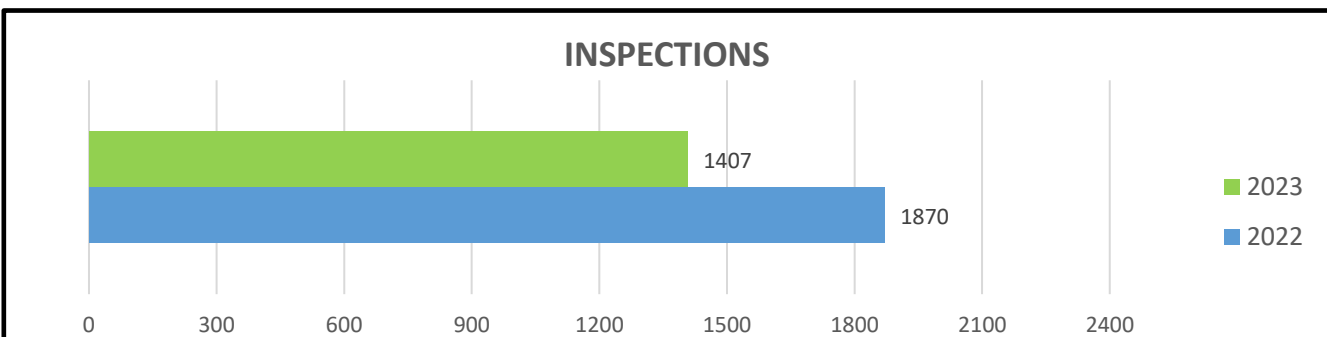
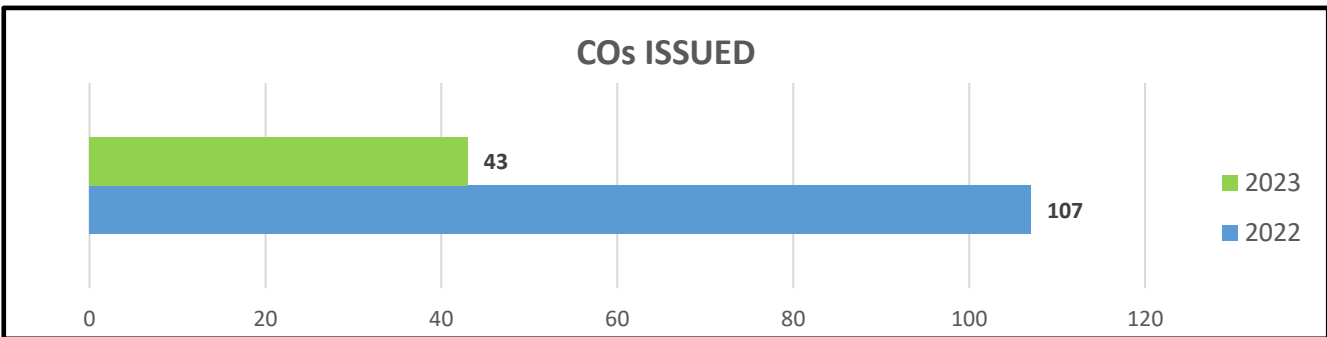
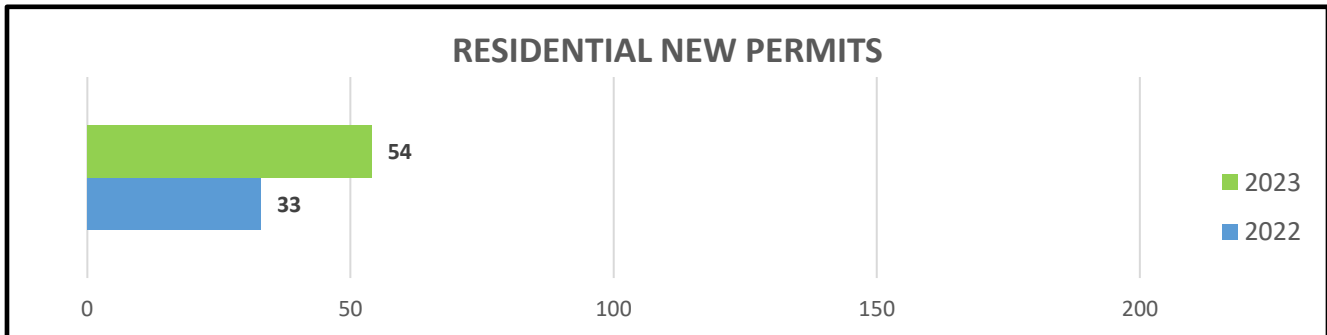
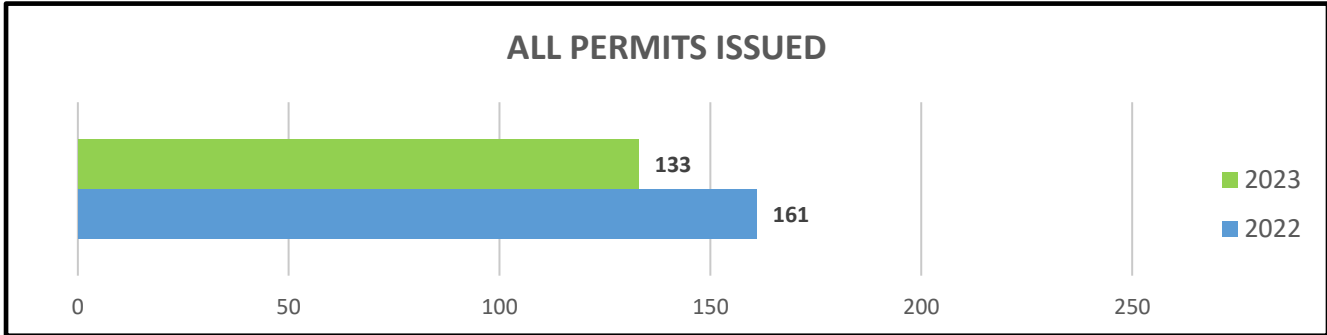
Scott Dunlop, Development Services Director





September 2023

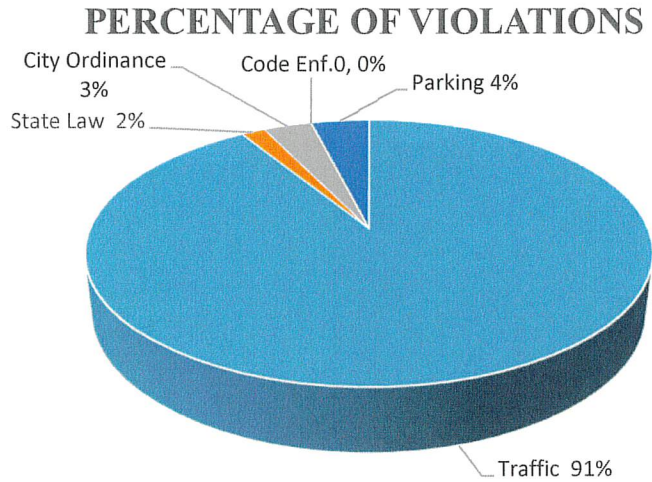
DEPARTMENT OF DEVELOPMENT SERVICES
SCOTT DUNLOP, DIRECTOR



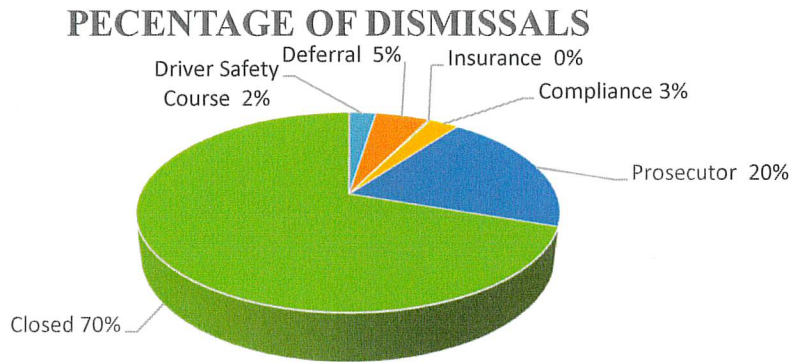
*Charts displayed at different scales

City of Manor Municipal Court SEPTEMBER 2023

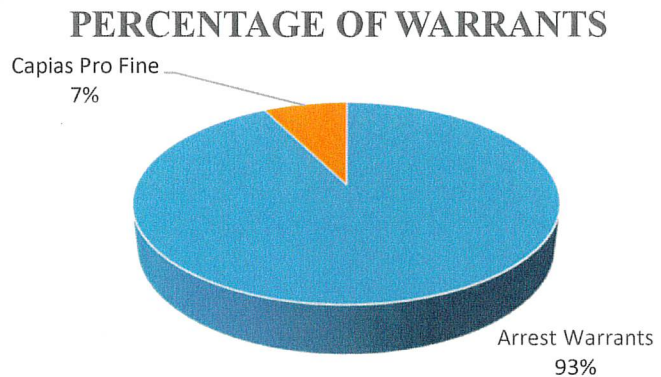
Violations Filed	Sep-23	Sep-22
Traffic	391	86
State Law	7	11
City Ordinance	14	6
Code Enforcement	0	3
Parking	17	5
Total	429	111



Dismissals	Sep-23	Sep-22
Driver Safety Course	12	9
Deferral	24	27
Insurance	1	1
Compliance	13	5
Prosecutor	97	50
Closed	340	198
Total	487	290



Warrants	Sep-23	Sep-22
Arrest Warrants	62	59
Capias Pro Fine	5	11
Total	67	70



Money Collected in September 2023

Kept By City	\$38,234.95
Kept By State	\$19,066.12
Total	\$57,301.07

Money Collected in September 2022

Kept By City	\$24,510.42
Kept By State	\$8,748.87
Total	\$33,259.29



MEMO

To: Mayor and City Council Members
From: Matt Woodard, Director of Public Works
Date: October 11, 2023
RE: **September Monthly Report**

Public Works Department

Street and Public, Parks, and Maintenance Department

In September, the Public Parks and Maintenance Department mowed all city facilities, alleys, and right of ways. They cleaned and maintained all city facilities and parks. They performed all maintenance on city vehicles and heavy equipment and the Street Department repaired streets, curbs, and signs.

Water and Wastewater Department

In September, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily. The Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains. The Public Works Department received a Vacuum Truck to assist with city jobs and projects.

Water Production & Purchase

In September, 37 % of the water we supplied to our residents was from our wells, and purchased 63 % from EPCOR and Manville WSC.

Population

City of Manor- 20,519

Shadowglen- 7,557

CITY OF MANOR
CAPITAL PROJECT STATUS REPORT
PUBLIC WORKS DEPARTMENT
September 27th, 2023

PROJECT NAME	PROJECT DESCRIPTION	MONTHLY ACTIVITY	PERCENT CONSTRUCTION COMPLETE/PHASE
Cottonwood Creek Wastewater Collection System Improvements Project 14621 – Addendum #49	Gravity wastewater lines and lift station to serve Cottonwood Creek Basin and Cottonwood Creek Tributary Basin	Punch list walkthrough conducted 9/13. Waiting for an updated schedule from contractor on remaining items.	99%
Bastrop/Parsons Gravity Main 14627 – Addendum #56	12" gravity wastewater main	Still waiting for the Geotech report. GBA has reached out to the surety representative for an update.	99%
Cottonwood Creek Phase 2 Wastewater Line Extension 14693 - SOW No. 5	The northern extension of the gravity wastewater line in Cottonwood Creek Basin	Construction started back up on 8/8. The Original contractor will send a schedule for when they will be on site.	Construction Phase - JL Gray has completed their work, and it has been tested.
Manor Commercial Park WW Collection System 15072 – SOW No. 7	Phased wastewater collection system improvements for the Beltex area	Finishing surveying and conducting field notes for easements. The amendment was approved on 7/19. Conducting an internal review of the design memo and OPC.	Construction Documents
Gregg Manor Road GST and Pressurization Facilities 15110 - SOW No. 10	Ground storage tank and water pressurization facilities for the EPCOR water delivery point	The bid opening took place on August 29, 2023. Conducting contractor qualifications.	Meeting held with City Staff regarding which items will be constructed. Award recommendation will go before Council in October
FM 973 and US 290 Water Lines, CIP W-15 & W-16 15110.01 - SOW No. 10	Water line extensions along FM973 and US 290	Working on easements. Waiting on Manville's response to the email regarding easement approval. Verbal approval was previously given. Need something in writing.	Working on easement acquisition

Bell Farms and Presidential Glen LS Imp, CIP-2 & CIP-3 15110.02 - SOW No. 10	Upgrades to the Bell Farms and Presidential Glen lift stations to provide capacity for new growth	Change order #1 got approved before council on September 6 th . Received new schedule from contractor. Bypass will be in December. Generators approx. October 1. Working on access easement for West Elgin property. ECMi will be on site Oct 16 th for coating.	Under construction.
Cottonwood Creek West Tributary WW Improvements 15128 - SOW No. 12	Wastewater CIP Line in Cottonwood Creek West Tributary Basin	Working on 100% plans, specs, and bid documents. All Easements are projected to be in hand on September 25 th . Anticipate bid advertisement 9/29. Bid opening October 24.	Construction documents 100%.
Cottonwood Creek WWTP Phase II Expansion 15283 - SOW No. 9	Developer-funded expansion of the plant	Internal QC. Legal reviewed contract documents.	Construction Documents 95%
Cottonwood Creek WWTP Phase III Grant Project 15130 - SOW No. 9A	Grant-funded expansion of the Cottonwood Wastewater Treatment Plant	All grant-required preliminary engineering is complete. Grant Admin. waiting on the executed purchase agreement for the plant site to submit an application package.	Design Phase Engineering
Wastewater Collection and Treatment Master Plan 15320 - SOW No. 14	Major Goals: Develop & calibrate sewer model; Use model to estimate timing & location of capacity needs; Develop & choose improvement alternatives to address capacity needs	In progress: Model Calibration Report Development	Study Phase
Water Distribution System Master Plan 15317 - SOW No. 15	Contract approved at September 7 Council Meeting.	Began working on the Water master plan draft report. In progress: Growth projection scenarios Alternative water sources	Report Phase

2022 Community Impact Fee (CIF) Program Update 15312 - SOW No. 18	Update to the impact fee program	Water and Wastewater fees were presented to Council on July 5. Roadway Impact Fee - Working on finalizing the service unit calculations and project list in order to calculate the impact fees for each service area.	The next meeting will be on October 11, 2023
Gregg Lane Ground Storage Tank and Pressurization Facility 15318 - SOW No. 20	Contract approved at September 7 Council Meeting.	Preliminary layout complete. Received ROE. Working on construction documents.	Construction plan phase
FY2022 Bond-Funded Water, Wastewater, and Roadway Improvement Project XXXXX - SOW No. 23	Contract approved at September 7 Council Meeting.	The project includes 973 Water Line, Cottonwood Creek Phase 3, and Hill Lane Improvements. Hill lane – construct Entrada entrance first, update on a drainage easement location for outfall. Currently working on FM 973 N waterline alignment and obtaining easements.	Working on the preliminary layout for FM 973 (north) Waterline. Construction plans are being worked on. Waiting on easements.
Cottonwood Creek WWTP Permit Amendment 15402.00 - SOW No. 24	Permit Amendment to expand permit from 0.5 MGD to 0.8 MGD	Permit review payments to TCEQ, Mayor signed the permit application package the week of May 1 st , permit application package was submitted to TCEQ the week of May 8. Received completeness approval. Notices were posted, documentation for notices was sent to board 8/29	Permit Submittal
FY2022 Cap Metro Paving Project 15451 – SOW No. 25	Paving project improvements using allocated Cap Metro Funding	Bid opening held on July 7, 2023. Contract approved by Council at August 2, 2023 meeting.	Contractor started work on 9/11/2023. Working on Lampasas Street and cemetery road.
One-Time BCT Cap Metro Funding Paving Project 15452 – SOW No.26	Paving project improvements using allocated one-time funding from Cap Metro	Working on alternative projects to possibly take the place of Gregg Manor. City Staff to review ILA with Cap Metro regarding how much time the City has to use the one-time allocated funds.	Plans are 90% complete.

Streets and Parks Monthly Report September 2023

Daily Duties and Projects 9-1-2023 / 9-30-2023

Streets Maintenance

Removed base failure and prepped new base for pavement repair at 307 W. Townes.

Prepped shoulder on Gregg Manor near HWY 290 for asphalt repair.

Prepped and repaired with asphalt sunk road at 307 W. Townes St.

Leveled sunk roadway around manholes with asphalt at the following locations: 2 on Athens St, 2 on Hamilton Point Cir., 1 on N. San Marcos, 1 on N. Lagrange and 1 on N. Bastrop St.

Replaced missing 30mph sign on Samuel Welch Way.

Stop sign repair at N. Lockhart St. and Eggleston St.

Installed 12 delineators at Lexington St. near golf cart crossing.

Pothole repair at E. Boyce St., W. Wheeler St., San Marcos, and Bois D Arc

Water cut repairs at N. Burnet, E. Eggleston, E. Burton, S. Lampasas, N. Lockhart, and W. Wheeler St.

Repaired trip hazard on sidewalk trail in Timmermann Park.

Repaired hole in storm drain at 13417 Indian Oak Bend.

Cap Metro Paving contract. Prepped roads for paving on N. Lampasas St., and Cemetery Road.

Parks/Streets Maintenance

Repaired irrigation at Jennie Lane Park.

Leveled dirt sunk spots at Timmermann Park.

Filled holes with dirt at Bell Farms Park.

Irrigation repair at Timmermann Park.

Table setups and take downs at City Hall as requested.

Power washed City Hall twice on the South and East side of the building.

Weekly irrigation checks.

Playground and playscape monthly safety checks.

Scheduled weekly Park mowing maintenance completed.

Friday afternoons Bulk Drop Off for city residence.

Scheduled weekly Park rounds at park facilities completed.

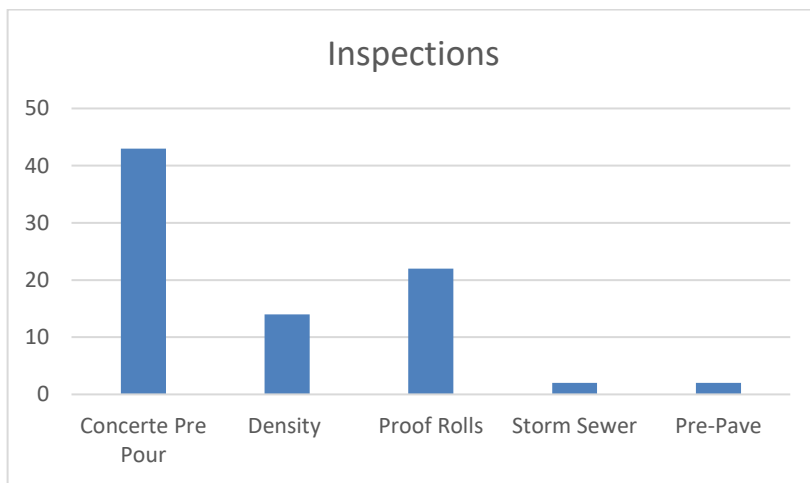
Scheduled weekly (ROW) Right of Way mowing completed.

Weekly vehicle/equipment check and maintenance.

MS4 Storm drain inspections monitored New/Construction under warranty.

819 - inspections done this month.

2 - MS4 reports submitted this month as required by TCEQ.



Inspections/Warranties/New subdivision Walkthroughs and Pre-Construction meetings.

Presidential Heights Phase 3- 2-year walkthrough has been done. Contractor in process of repairs. October 2021 still waiting.

Presidential Heights Phase 5 – 2 -year walkthrough has been done. Contractor in process of repairs. September 2022.

Presidential Heights Phase 4 – 2 years walkthrough has been done. Contractor in process of repairs. November 2021 still waiting.

Manor Heights – Phase II Sec. 1- Homes are being built.

Manor Heights – Phase II Sec. 1B & 2B- Contractor in building process.

Manor Heights – Phase II Sec.2- Contractor in building process.

Manor Heights – Phase III Sec. 1- Homes are being built.

Manor Heights Phase III Sec. 2 – Homes are being built.

Manor Heights Phase 4 – Development process.

LA Mexicana – Development process.

North Forest Office Building – Building process.

Manor New Tech – Building process.

Manor Crossing (Butler Tract)- Development process.

Logos Phase 3- Waiting for homes to be built.

Logos Phase 4- Homes are being built.

Logos Phase 5- Waiting to build houses.

Logos Phase 5- Walkthrough has been completed.

Lagos Phase 2- Homes are being built.

Shadowglen Phase 2 Sec 22 & 23A- Walkthrough punch list. September 2021 still waiting.

Shadowglen Phase 2 Sec 25 & 26 1-year walkthrough punch list September 2022.

Shadowglen Phase 2 Sec 27A & 27B- Walkthrough punch list September 2021 still waiting.

Shadowglen Phase 2 Sec 17- 2-year walkthrough has been done, contractor in process of repairs. November 2021 still waiting.

Shadowglen Phase 2 Sec 21A & 21B- Walkthrough punch list. January 2022 still waiting.

Palomino Subdivision – Waiting to be built.

Presidential Glen Commercial WW – In

building process.

Manor Heights Medium Density -Not started.

9910 Hill Lane apartments - Building process

Presidential Glen Townhomes – Not started.

Sherwin Williams - Building process.

Las Entradas Section 3- Building process.

Las Entradas Section 4 – Building process.

109 Lexington Apartments – Building process.

Manor Town Apartments Phase 2 – Development process.

The LEX at FM 973 & Murchison – Not started.

Valvoline – Development process.

Holley smith Phase 1A – Not started.

Eggleston Extension – Development process.
The View at Manor apartments – Not started.

Eggleston Extension – Development process.

Cap Metro Contracted roads in process of being prepped for paving.

Cemetery Report

September 2, 2023- Cleaned the cemetery and met with Yolanda Lee to install headstone for James Lee. Met with Floyd Hill to choose a place for his brother David Hill.

September 11, 2023 – Emailed recipients of loved ones to inform them, contractor will begin construction on E. Browning St. and the horseshoe of the cemetery. Project completion date per the contractor is September 29th.

September 10, 2023 – Met with Floyd Hill to select a burial spot for his brother, David Hill.

September 20, 2023 – Met with Daniel Knippa to dig the burial spot for David Hill. Burial scheduled for Saturday, September 23, 2023.

September 26, 2023 - Drove through the cemetery. Did not visit the cemetery too often due to construction work.

WATER/ WASTEWATER MONTHLY REPORT SEPTEMBER

WASTEWATER	TASK COMPLETED
SERVICE CALLS	16
MANHOLES REPAIRED	
SEWER BACKUPS	7
CAMERA LINE	1
TAPS	
LINES REPAIRED	
LINES LOCATED	1
LINES CLEANED	
MANHOLES CLEANED	
CLEANOUTS REPAIRED	5
SEWER SMELL	2
WATER	TASK COMPLETED
SERVICE CALLS	73
WATER LEAKS SERVICE LEAKS	7
CUSTOMER LEAKS	13
WATER MAIN REPAIRS	4
NEW SERVICE TAPS	
HYDRANT MAINTENANCE	
HYDRANT FLUSHED	34
HYDRANT REPAIR/REPLACED	2
ISOLATION VALVE MAINTENANCE	0
ANGLE STOPS REPLACED	1
LINES LOCATED	1
MANVILLE BROWN WATER	
BROWN WATER	2
WATER PRESSURE/ FROZEN CUSTOMER PIPES	3
WATER TURN ON/OFF	36
BAC T SAMPLES	20
METER BOX	2
INSPECTIONS	
SITES	240
MANHOLES	11
WASTEWATER LINES	25/4163 FT
MANDRELS	12/1792
CONSTRUCTION METER SET	1
CONSTRUCTION BAC T/FLUSHING	5/83000



MEMO

To: Mayor and City Council Members
 From: Tracey Vasquez, Human Resources Director
 Date: October 18, 2023
 RE: **September 2023**

Meetings and Events:

HR Workshop Roundtable Meeting

September 14, 2023
 September 28, 2023

Staff Meetings

September 19, 2023
 September 26, 2023

Human Resources Cohort Certification Program

September 5, 2023
 September 12, 2023
 September 19, 2023
 September 26, 2023

Manor Housing Public Facility Corp.

September 20, 2023

City Council Meetings

September 6, 2023
 September 11, 2023- Called Special session Greenfield Property
 September 15, 2023- Called Special Session- Real Property
 September 20, 2023
 September 27, 2023- Open House Bond Election

September 2023

- September 4- AMWINS renewal meeting regarding retiree benefits for previous City manager per contract.



MEMO

- September 7- Texas Health Benefits Pool renewal meeting for fiscal year 2023-2024.
- September 11- Rollout meeting with Enterprise for leased vehicles.
- September 14- Manor Chamber of Commerce monthly luncheon.
- September 15- Webinar regarding new House Bills on HR.
- September 18- Phone conference with TMLIRP regarding new House Bills for Worker's Compensation.
- September 20- Enterprise driver rollout for leased vehicles.
- September 22- meeting with Cuellar and Associates regarding information regarding benefits and supplemental benefits options.
- September 27- KVUE interviews Traci Hendrix about Skills Trade Academy, which the City of Manor participated in this year and has successfully employed two students!
- September 28- Texas Health Benefits Pool webinar regarding the administration guidelines for the benefits coordinator.
- September 28- Zoom Meeting with Total Care EAP overview option.
- Day-to-day operations of the Human Resources department regarding property, liability, and worker's comp insurance. Assisted employees with specific needs regarding benefits claims, FMLA, and training schedules.



MEMO

To: Mayor and City Council Members

From: Phil Green, IT Director

Date: October 18, 2023

RE: **September Monthly Report**

The following are accomplishments from September.

1. Waiting for branding to be completed to finish the move to manortx.gov
2. Move to AT&T Fiber TBD. Waiting for fiber installation at Public Works
3. Evaluation move to AT&T for phones and cellular. Lawyers have reviewed. Waiting for the Internet services project to be completed.
4. NexGen Storm alerts will be rolled out to PD once we get more information.
5. Planning for this FY spending is ongoing.



MEMO

To: Mayor and City Council Members
 From: Lluvia T. Almaraz, City Secretary
 Date: October 18, 2023
 Re: **September 2023**

City Records Obtained and Processed:

ACTIVITY	DESCRIPTION	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep
City Council Agendas	City Council meetings & workshop agendas prepared & posted in accordance with Local Government Code.	4	5	3	4	4	3	3	4	4
Council Minutes	Minutes recorded, prepared, approved, archived	4	5	3	4	3	3	4	3	5
Ordinances	Ordinances written, processed, &/or published and forward to Municode for Code Supplement	0	6	4	3	5	5	1	6	3
Resolutions	Resolutions written & processed	0	3	5	3	7	7	1	2	1
Proclamations /Recognitions	Proclamations & Recognitions, written & presented	0	2	2	1	4	0	1	0	4
Bids	Bids advertised, received, tabulated, awarded, recorded	1	0	0	0	0	0	1	1	0
Boards & Commissions appointments	Board appointments implemented & completed; appointments recorded	4	0	0	1	0	0	0	0	0
Contracts & Agreements	Contracts & Agreements approved & executed	2	1	14	10	8	17	10	6	9
Open Records Requests	Number of Open Records Requests processed (within 10 days as required)	64	32	47	38	41	66	60	73	58



MEMO

COUNCIL MEETINGS

- Council Regular Meetings – September 6th and September 20th
- Council Special Sessions – September 11th and September 15th
- Manor Housing Public Facility Corporation Meeting – September 20th

TRAINING/OTHER MEETINGS

- Texas Municipal Clerks Association (TMCA) Capital Chapter Online Training – September 5th
- Travis County Elections Office – Ballot Proof – September 12th
- TML Region 10 Meeting – September 14th (Lockhart, TX)
- City Hall Essentials Open Records Webinar Training – September 21st
- Cities Digital Inc. (CDI) – Laserfiche /Records Management Meeting – September 25th

COMMUNITY EVENTS

- Open House for Bond Propositions– September 27th

OTHER

- Ongoing daily responsibilities include Election Administration, Records Management Administration, Public Information Processes, Open Meetings Compliance, Boards and Commission processes, City Council Committees processes, Alcohol Beverage City Permits processes, Mayor and City Council administrative support, Administrative and Official duties and Customer Service.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Service

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Wastewater Utility Easement for Lot 4, Block 55 Town of Manor, locally known as 401 Llano Street, Manor, TX.

BACKGROUND/SUMMARY:

There was an existing city wastewater line across this property that had been installed without an easement. It was discovered when the property owner began construction on their home. A wastewater easement agreement was approved in June 2022 that allowed the property owner to reduce their setbacks to move their proposed home further from the line and easement and the owner consented to providing this easement to the city.

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

- Easement
- Wastewater Easement Agreement

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve a Wastewater Utility Easement for Lot 4, Block 55 Town of Manor, locally known as 401 Llano Street, Manor, TX.

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WASTEWATER UTILITY EASEMENT

DATE: **September 25, 2023**

GRANTOR: **Sabina Fernandez and Sergio Fernandez**

GRANTOR'S MAILING ADDRESS: **5502 Village Lane Austin, TX 78744**

GRANTEE: **City of Manor, Texas**

GRANTEE'S MAILING ADDRESS: **105 E. Eggleston Street
Manor, Travis County, Texas 78653**

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY:

A Ten Foot (10') Wide wastewater utility easement being a portion of that certain .150-acre, more or less, lot recorded as Lot 4, Block 55, Town of Manor, Travis County, Texas, described in a deed to Sabina Fernandez and Sergio Fernandez, document number 2012101574 of the deed records of Travis County, Texas, as more particularly shown in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

GRANTOR, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual easement for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary and useful for wastewater mains, lines and pipes, and for the supplying of wastewater service in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "Wastewater Utility Easement").

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto **GRANTEE**, and **GRANTEE's** successors and assigns forever; and **GRANTOR** does hereby binds itself, its heirs, executors,

successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Dated as of the date first written above but acknowledged as of the dates set forth below.

[SIGNATURE PAGES FOLLOW]

GRANTOR:

Sabina Fernandez and Sergio Fernandez

By: Sabina Fernandez
Name: Sabina Fernandez
Title: owner

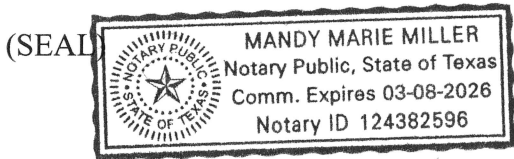
By: Sergio Fernandez
Name: Sergio Fernandez
Title: owner

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sabina Fernandez, Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6TH day of 20 OCTOBER, 2023.



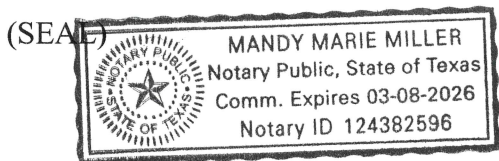
Mandy Miller
Notary Public-State of TEXAS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sergio Fernandez, Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6TH day of 20 OCTOBER, 2023.



Mandy Miller
Notary Public-State of TEXAS

ACCEPTED:

GRANTEE: City of Manor, Texas:

By: Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____ 20__, personally appeared Dr. Christopher Harvey, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

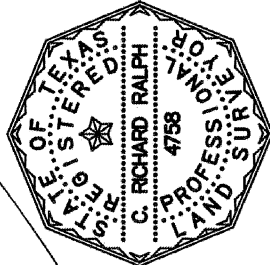
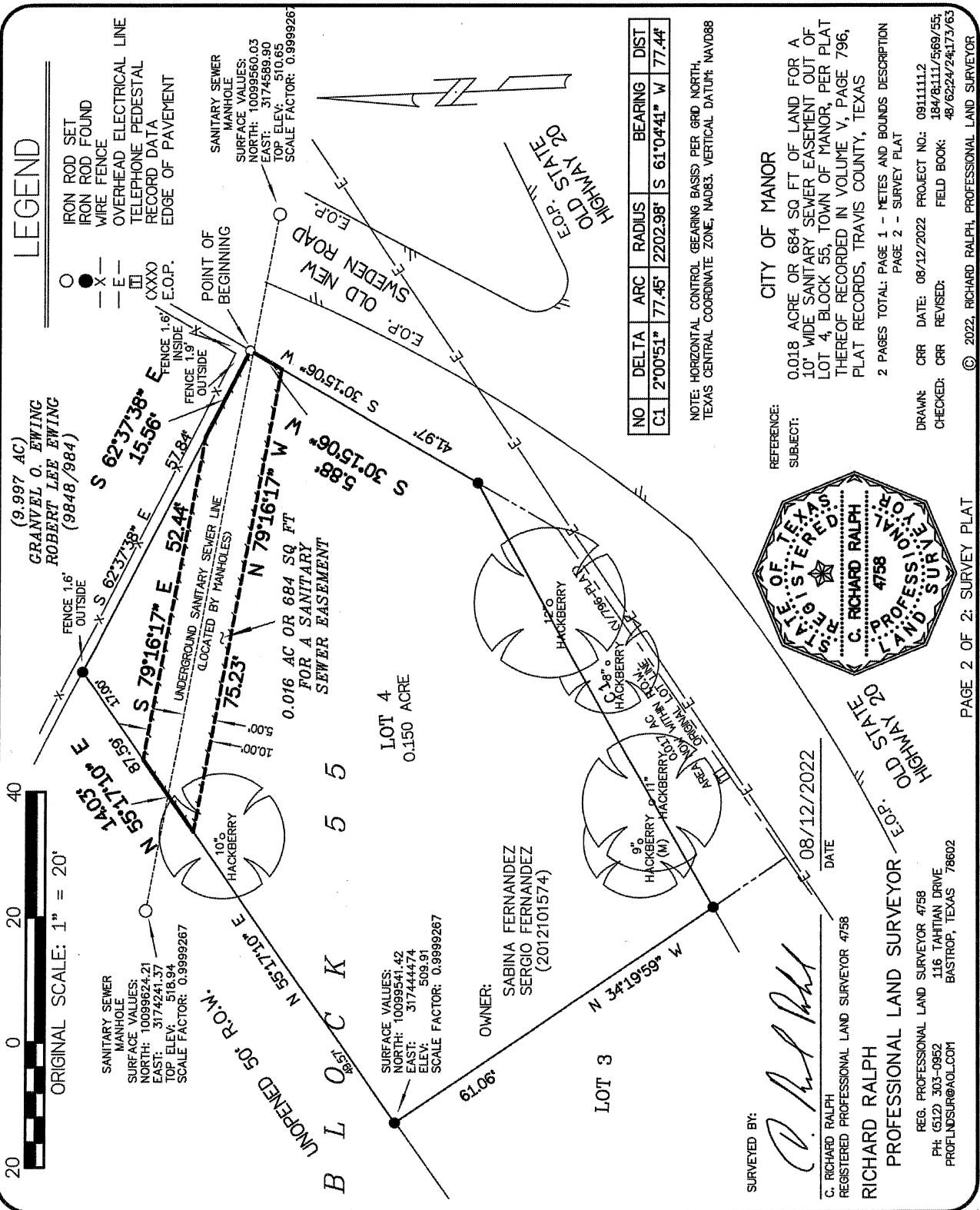
(SEAL)

Notary Public-State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

Exhibit "A"
[attached]



REFERENCE:
SUBJECT: CITY OF MANOR
 0.018 ACRE OR 684 SQ FT OF LAND FOR A 10' WIDE SANITARY SEWER EASEMENT OUT OF LOT 4, BLOCK 55, TOWN OF MANOR, PER PLAT THEREOF RECORDED IN VOLUME V, PAGE 796, PLAT RECORDS, TRAVIS COUNTY, TEXAS

2 PAGES TOTAL: PAGE 1 - METES AND BOUNDS DESCRIPTION
 PAGE 2 - SURVEY PLAT

DRAWN: CRR DATE: 08/12/2022 PROJECT NO.: 091111112
CHECKED: CRR REVISID: 184/8/11/1/569/55;
 48/62/24/24/17/3/63

© 2022, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR

SURVEYED BY: *C. Richard Ralph*
 C. RICHARD RALPH
 REGISTERED PROFESSIONAL LAND SURVEYOR 4758
 RICHARD RALPH
 PROFESSIONAL LAND SURVEYOR
 REG. PROFESSIONAL LAND SURVEYOR 4758
 PH: (512) 303-0952
 PROF.LANDSURV@AOL.COM
 116 TAHTIAN DRIVE
 BASTROP, TEXAS 78602

DATE: 08/12/2022

08/12/2022

PAGE 2 OF 2: SURVEY PLAT

AGREEMENT REGARDING WASTEWATER EASEMENT

This AGREEMENT REGARDING WASTEWATER EASEMENT (“Agreement”) effective the last date of execution by the Parties below (“Effective Date”), is made and entered into by and between Sabina Fernandez and Sergio Fernandez (collectively, “Owner”) and the City of Manor, a Texas home rule municipality (“City”) Owner and City may hereafter be referred to jointly as the “Parties” and individually as a “Party”.

RECITALS

WHEREAS, Owner is the owner of Lot 4, Block 55, Town of Manor, per plat thereof recorded in Volume V, Page 796, Plat Records, Travis County, Texas (the “Property”);

WHEREAS, City is the owner of that certain wastewater line located along northeast boundary of the Property and Old State Hwy 20 (the “Wastewater Line”);

WHEREAS, City constructed the Wastewater Line within the right-of-way shown in the Town of Manor plat recorded in Volume V, Page 796, of the Plat Records, Travis County, Texas (the “ROW”);

WHEREAS, in accordance with a Property survey, Owner is constructing a structure that encroaches on the location of the Wastewater Line;

WHEREAS, Owner disputes that the wastewater line is located within the right-of-way and instead asserts that the Wastewater Line is located on Owner’s Property;

WHEREAS, the Owner acknowledges and understands that there are legal processes that must be followed for the City to close, abandon, release and convey right-of-way and that this Agreement does not close, abandon, release, or convey the ROW;

WHEREAS, this Agreement does is not intended to resolve the location of the ROW in relation to the Owner’s Property; and

WHEREAS, the Parties are resolving the dispute by the Owners granting the City a Wastewater Easement, to the extent of Owner’s interest, and the City granting the Owner a side setback variance so that the Owner may construct the structure contemplated;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and other good and valuable consideration hereinafter set forth, and to resolve and forgo finally and fully any potential claims the Parties could make in the future, the Parties hereby agree as follows.

ARTICLE I. AGREEMENT TERMS

- 1.01. To the extent Owner has ownership and interest in the portion of the Property where the Wastewater Line Easement is located, Owner agrees to grant up to a fifteen foot (15') wastewater line easement (the "Wastewater Line Easement") in a form acceptable to the City. City agrees to pay all costs related to the preparation of the Wastewater Line Easement instrument and metes and bounds description.
- 1.02. In exchange for the wastewater line easement, City agrees to grant a variance for the Property consisting of a five foot (5') side setback so that the Owner may construct the structure contemplated. The variance will not be effective until the Owners conveys the Wastewater Line Easement to the City.

ARTICLE II. NO ADMISSION OF LIABILITY

- 2.01 This Agreement is not, and shall not in any way be construed to be an admission by the Parties that they have acted wrongfully and/or illegally in any manner, and the Agreement set forth herein shall not be construed by any person, or in any court, agency or tribunal whatsoever, as a present or past admission of liability, and shall not be used by any Party, in any regulatory, judicial or legislative arena, as evidence of any wrongdoing or illegal conduct.

ARTICLE III. GOVERNING LAW

- 3.01 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict of laws rules.

[signature pages follow]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective, duly authorized representatives on the day and year below written.

CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

Date: 6/10/2022

ATTEST:

Lluvia T. Almaraz, City Secretary



OWNER

Sabina Fernandez
Sabina Fernandez

Date: 6-1-2022

OWNER

Sergio Fernandez Gómez
Sergio Fernandez

Date: 6-1-2022



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Service

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Wastewater Utility Easement for Monarch Ranch at Manor LLC.

BACKGROUND/SUMMARY:

This wastewater easement is for "Segment B" of a 15" wastewater line that will run from north of New Haven, through Monarch Ranch and Okra, then connecting to the city's existing system by Compass Rose.

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

- Easement

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a Wastewater Utility Easement for Monarch Ranch at Manor LLC.

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WASTEWATER UTILITY EASEMENT

DATE:

GRANTOR: **MONARCH RANCH AT MANOR LLC**

GRANTOR'S MAILING ADDRESS: **825 Sisk Ave.
Suite 200
Oxford MS. 38655**

GRANTEE: **City of Manor, Texas**

GRANTEE'S MAILING ADDRESS: **105 E. Eggleston Street
Manor, Travis County, Texas 78653**

LIENHOLDER: **Central National Bank**

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY:

A wastewater utility easement consisting of 1.312 acres of land, being out of that certain 123.550 acre track, more or less, situated in Travis County, Texas, described in a deed to Monarch Ranch at Manor LLC of record in Doc No. 2021275494 of the Official Public Records of Travis County, Texas, as more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

GRANTOR, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual easement for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary and useful for wastewater mains, lines and pipes, and for the supplying of wastewater service in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" attached hereto (the "Wastewater Utility Easement").


TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto **GRANTEE**, and **GRANTEE**'s successors and assigns forever; and **GRANTOR** does hereby binds itself, its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement unto **GRANTEE**, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Dated as of the date first written above but acknowledged as of the dates set forth below.

GRANTOR:

MONARCH RANCH AT MANOR LLC

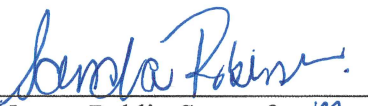
By: 
Name: David B. Blackburn
Title: Manager

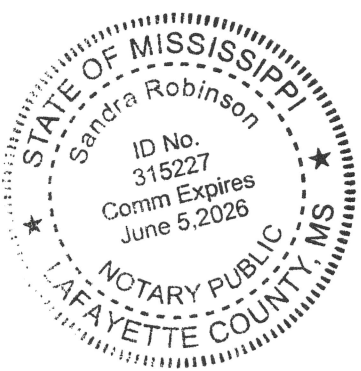
THE STATE OF Mississippi §
COUNTY OF Lafayette §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David B. Blackburn, Manager of Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that [s]he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of October 2023.

(SEAL)


Notary Public-State of Mississippi



ACCEPTED:

GRANTEE: City of Manor, Texas:

By: Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

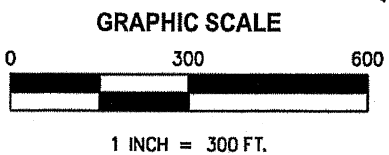
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the ____ day of _____ 20__, personally appeared Rita G. Jonse, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

(SEAL)

Notary Public-State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653



CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

**1.312 ACRES
57,135 SQ. FT.
SANITARY SEWER
EASEMENT**

CALLED 123.550 ACRES
MONARCH RANCH AT MANOR, LLC
DOC. NO. 2021275494
O.P.R.T.C.T.

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

**1.312 ACRES / 57,135 SQ. FT.
SANITARY SEWER EASEMENT
SUMNER BACON, ABSTRACT 63
TRAVIS COUNTY, TEXAS**

X:\2023\21-0289-6\Survey\DWG\21-0289-6 FM 973 Sanitary Sewer Easement 6-6-2023.dwg

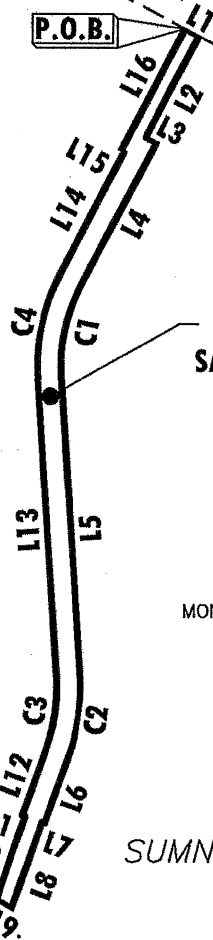
S51°02'49"W
38.10'

CIRF "CHAPPARAL"

1/2" IRF
N62°19'23"W
515.62'

P.O.B.

GREGG LANE



SUMNER BACON SURVEY
A-63



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2023\21-0289-6\Survey\DWG\21-0289-6 FM 973 Sanitary Sewer Easement 6-6-2023.dwg

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S62°19'23"E	26.00'
L2	S27°40'37"W	190.14'
L3	S62°19'23"E	20.00'
L4	S27°40'37"W	270.94'
L5	S03°57'24"E	502.23'
L6	S19°29'18"W	123.40'
L7	N70°30'42"W	5.00'
L8	S19°29'18"W	152.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L9	N62°14'30"W	30.32'
L10	N19°29'18"E	147.99'
L11	N70°30'42"W	5.00'
L12	N19°29'18"E	123.94'
L13	N03°57'24"W	502.23'
L14	N27°40'37"E	230.94'
L15	N62°19'23"W	6.00'
L16	N27°40'37"E	230.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	157.35'	285.00'	31°38'01"	S11°51'36"W	155.36'
C2	128.90'	315.00'	23°26'42"	S07°45'57"W	128.00'
C3	112.53'	275.00'	23°26'42"	N07°45'57"E	111.74'
C4	179.44'	325.00'	31°38'01"	N11°51'36"E	177.17'

1.312 ACRES / 57,135 SQ. FT.
 SANITARY SEWER EASEMENT
 SUMNER BACON, ABSTRACT 63
 TRAVIS COUNTY, TEXAS

	4100 INTERNATIONAL PLAZA STE. 240 FORT WORTH, TX 76109 (817)554-1805 www.landpoint.net TBPELS REG. NO. 10194220
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LEGAL DESCRIPTION

BEING A SANITARY SEWER EASEMENT (1.312 ACRES - 57,135 SQ. FT.) SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS BEING OUT OF THAT CERTAIN CALLED 123.550 ACRE TRACT DESCRIBED IN THE DEED TO MONARCH RANCH AT MANOR, LLC, RECORDED IN DOCUMENT NUMBER 2021275494, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

BEGINNING AT THE NORTHWEST CORNER OF THE EASEMENT BEING DESCRIBED HEREIN AT A POINT IN THE NORTH LINE OF SAID 123.550 ACRE TRACT, IN THE SOUTH LINE OF GREGG LANE, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 123.550 ACRE TRACT BEARS N 62°19'23" W, A DISTANCE OF 515.62 FEET;

THENCE S 62° 19' 23" E, WITH THE SOUTH LINE OF SAID GREGG LAND AND THE NORTH LINE OF SAID 123.550 ACRE TRACT OF LAND, A DISTANCE OF 26.00 FEET;

THENCE OVER AND ACROSS SAID 123.550 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S 27° 40' 37" W, A DISTANCE OF 190.14 FEET,

S 62°19' 23" E, A DISTANCE OF 20.00 FEET;

S 27° 40' 37" W, A DISTANCE OF 270.94 TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 157.35 FEET, A CENTRAL ANGLE OF 31° 38' 01", A RADIUS OF 285.00 FEET, AND A CHORD THAT BEARS S 11° 51' 36" W, A DISTANCE OF 155.36 FEET TO THE END OF SAID CURVE;

S 03° 57' 24" E, A DISTANCE OF 502.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH 128.90 FEET, A CENTRAL ANGLE OF 23° 26' 42", A RADIUS OF 315.00 FEET, AND A CHORD THAT BEARS S 07° 45' 57" W, A DISTANCE OF 128.00 FEET TO THE END OF SAID CURVE;

S 19° 29' 18" W, A DISTANCE OF 123.40 FEET;

N 70° 30' 42" W, A DISTANCE OF 5.00 FEET;

S 19° 29' 18" W, A DISTANCE OF 152.89 FEET;

N 62° 14' 30" W, A DISTANCE OF 30.32 FEET TO THE SOUTHWEST CORNER OF THE EASEMENT DESCRIBED HEREIN, FROM WHICH A CAPPED IRON ROD STAMPED "CHAPPARAL" FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 123.550 ACRE TRACT OF LAND BEARS S 51°02'49" W, A DISTANCE OF 38.10 FEET;

N 19° 29' 18" E, A DISTANCE OF 147.99 FEET;

N 70° 30' 42" W, A DISTANCE OF 5.00 FEET;

N 19° 29' 18" E, A DISTANCE OF 123.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT,

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 112.53 FEET, A CENTRAL ANGLE OF 23° 26' 42", A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS N 07° 45' 57" E, A DISTANCE OF 111.74 FEET TO THE END OF SAID CURVE;

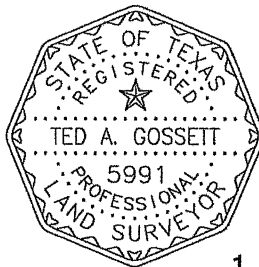
N 03° 57' 24" W, A DISTANCE OF 502.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 178.44 FEET, A CENTRAL ANGLE OF 31° 38' 01", A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS N 11° 51' 36" E A DISTANCE OF 177.17 FEET TO THE END OF SAID CURVE;

N 27° 40' 37" E, A DISTANCE OF 230.94 FEET;

N 62° 19' 23" W, A DISTANCE OF 6.00 FEET;

N 27° 40' 37" E, A DISTANCE OF 230.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.312 ACRES (57,135 SQ. FT.) OF LAND.



I, Ted A. Gossett certify that this plat was prepared under my direct supervision from a survey made on the ground and that this plat correctly represents the facts found at the time of said survey.

1.312 ACRES / 57,135 SQ. FT.
SANITARY SEWER EASEMENT
SUMNER BACON, ABSTRACT 63
TRAVIS COUNTY, TEXAS

06/07/2023

Ted A. Gossett

Ted A. Gossett

Texas R.P.L.S. No. 5991



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
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X:\2023\21-0289-6\Survey\DWG\21-0289-6 FM 973 Sanitary Sewer Easement 6-6-2023.dwg



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

Applicant: Marcus Equity

Owner: Cottonwood Holdings Limited, LLC

BACKGROUND/SUMMARY:

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

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

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

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

This item was postponed by City Council until the September 6th meeting for additional information to be provided.

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

This item was postponed by City Council until the October 18th meeting for additional information to be provided.

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

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

STAFF RECOMMENDATION:

Staff recommends that the City Council postpone the first reading of the ordinance to the December 6, 2023, Regular Council meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO.

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

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

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

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

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

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

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

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

Section 2. Amendment of Ordinance. Ordinance No. 126 is hereby modified and amended by replacing Appendix “A” in its entirety and replacing with a new Appendix “A” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Shadowglen Planned Unit Development.

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

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov’t. Code.

ORDINANCE NO.

Page 2

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

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

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

ORDINANCE NO.

Page 3

EXHIBIT "A"

Property Legal Description:

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

ORDINANCE NO.

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

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

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

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

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

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

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

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

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

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

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7968 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
RMS:ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467



ORDINANCE NO.

Page 8

EXHIBIT “B”
Planned Unit Development Land Use Plan
[attached]



PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Average	Percentage of Total Acreage
COMMERCIAL	60.5	11.8%
MULTI-FAMILY RESIDENTIAL	13.3	2.6%
SINGLE-FAMILY RESIDENTIAL	77.9	15.1%
OPEN SPACE	201.3	39.8%
MAJOR ROADS	11.9	2.3%
TOTAL	395.7	100%

PLANNED UNIT DEVELOPMENT
A MENDED & REVISED
MASTER PLAN

MANOR, TEXAS
JUNE, 2023



APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS _____ DAY OF _____, 2018.

BY: _____
HONORABLE MAYOR RITA GLENN
MAYOR OF THE CITY OF MANOR, TEXAS

CITY SECRETARY _____

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS _____ DAY OF _____, 2018.

BY: _____
CHAIRPERSON



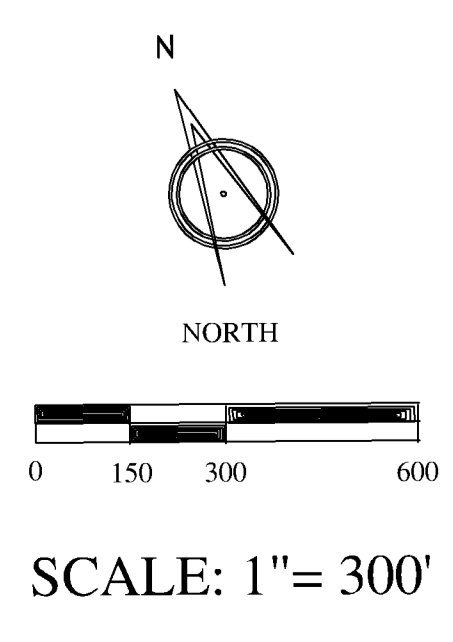
PHASE I (APPROVED)
EAST OF WILBARGER CREEK
AND SOUTH OF POWER EASEMENT

PHASE II
EAST OF WILBARGER CREEK
AND NORTH OF POWER EASEMENT

PHASE III
WEST OF WILBARGER CREEK

Land Use	Acreage	Percentage of Total Acreage
COMMERCIAL (C-180.9 & C-2)	69.5	11.67
MULTI-FAMILY RESIDENTIAL	18.2	3.06
NEIGHBORHOOD BUSINESS	7.9	1.33
OPEN SPACE (OS)	481.4	80.81
INSTITUTIONAL (I)	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

PLANNED UNIT DEVELOPMENT A MENDED & REVISED MASTER PLAN



APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS _____ DAY OF _____ 2018.

BY: _____
HONORABLE MAYOR RITA G. JENSEN
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST: _____

CITY SECRETARY _____

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS _____ DAY OF _____ 2018.

BY: _____
CHAIRPERSON

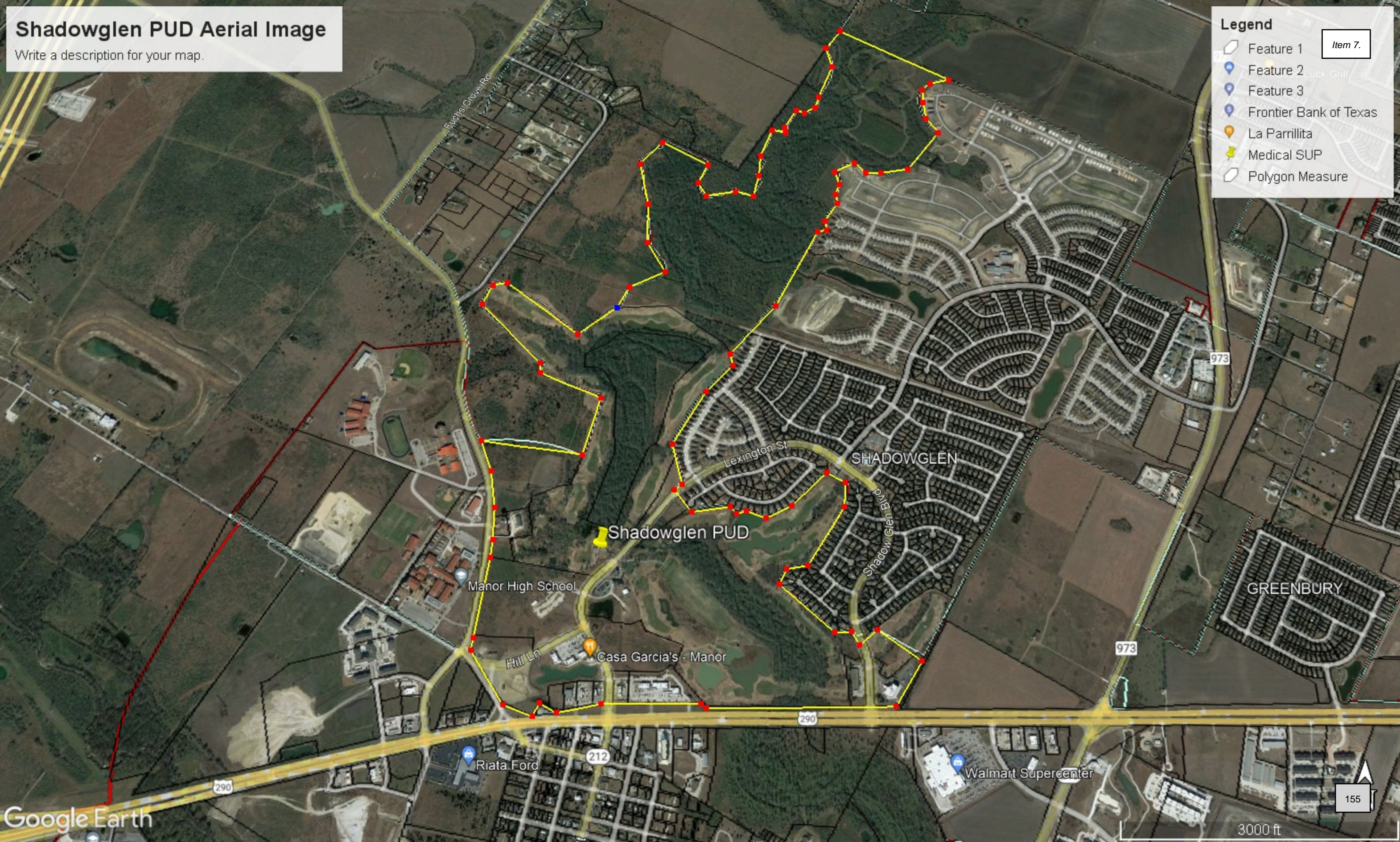
Shadowglen PUD Aerial Image

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Feature 3
- Frontier Bank of Texas
- La Parrillita
- Medical SUP
- Polygon Measure

Item 7.



ORDINANCE NO. 126

AN ORDINANCE GRANTING APPROVAL OF A LAND USE PLAN IN CONNECTION WITH A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CERTAIN CONDITIONS AND DEPARTURES FROM PROVISIONS OF ORDINANCES; PROVIDING FOR SCOPE APPROVAL OF THE PROJECT; PROVIDING FOR PROCEDURES FOR FUTURE DEVELOPMENT WITHIN THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

Section 1. Planned Unit Development Approved.

(a) The Planned Unit Development ("PUD") and the zoning designation as such, proposed by Cottonwood Holdings, Ltd. and the Eppright family interests and the Land Use Plan submitted in connection with the PUD are hereby approved.

(b) The boundaries of the PUD district shall be as is set forth by a metes and bounds description contained in Exhibit "A-1" attached hereto and incorporated herein by reference.

(c) Approval of the Land Use Plan is subject to the following conditions:

- (1) The PUD designation is applicable only to lands located within the municipal city limits. The authorization provided herein pertains only to those lands set forth in the Land Use Plan located within the City's municipal limits as is set forth in Exhibit "A-1".
- (2) The Land Use Plan approved herein consists of those documents attached hereto and incorporated by reference as follows:

Appendix A. - A document entitled "Planned Unit Development General Land Use Plan dated June 11, 1996 setting forth a map of the PUD, notes, land account table, additional conditions and phasing approach, prepared on behalf of Cottonwood Holdings, Ltd. by Land Design Studio.

Appendix B. - A memorandum dated July 11, 1996 authored by Gary Bellomy, ASLA, which sets forth the intention of the developers of land within the PUD to develop the project in accordance with the concepts stated therein.

- (3) Additional documents relating to the PUD are on file in the office of the City Secretary, as follows:
- i. Schematic map (entitled "Concept Plan Alternate") showing streets, parks, public areas, area uses, etc., prepared by Land Design Studio.
 - ii. Cottonwood PUD Development Report authored by Gary Bellomy.

These documents may be used as references to show the general intention for "neo-traditional" development. However, it is understood that they indicate examples of such development.

Section 2. Scope of Approval. The approval of the PUD contained herein applies on that portion of the PUD which is within the City's municipal limits at the effective date of this ordinance, subject to potential extension under Section 6 herein.

Section 3. Compliance Required. The Applicant for the PUD shall comply with the Land Use Plan approved herein and with all of the ordinances of the City of Manor and the conditions and terms set forth herein except where departures are specifically authorized in Section 5 of this ordinance or by a variance or special exception in accordance with the Zoning Ordinance No. 36-P, or the Subdivision Ordinance.

Section 4. Conditions. Approval of this subdivision plat of lands located within the PUD's boundary or proposed boundary is specifically conditioned upon the following conditions being met at the time the applications for subdivisions are submitted:

(a) A water and wastewater plan showing which areas will be served with utility services and other information required to be shown by the Subdivision Ordinance, as amended.

(b) The requirements for parkland dedication in the Subdivision Ordinance must be complied with, except that any previous "excess" dedications may be carried forward and applied to satisfy dedication requirements on subsequent plats in the PUD.

(c) Proof that the width of the streets will not unduly hamper fire trucks from traversing the streets must be submitted. This may be proved with a certificate signed by the chief of the appropriate fire department to show that the street width is sufficient in the opinion of the chief, or other proof reasonably acceptable to the City reviewing officer or body.

(d) A declaration of which streets are to be public and which are to be private must be made, and there must be a showing of how and by whom the streets will be maintained in the future.

(e) The development and each phase approved shall generally adhere to the neo-traditional neighborhood concepts for all residential projects and shall generally conform to the concepts as are set forth in Section 1(c) herein, and the development goals and objectives set forth in Section 5 (j) (7 through 8) of the Zoning Ordinance as amended. If there is a substantial departure from these concepts, then when the PUD Developer submits applications required under Section 6 (c) (1-3) herein, the said applications may be processed for a development to reflect the actual applications under the conventional requirements for R-1 residential or C, or I, as indicated in the Land Use Plan without rezoning, but the departures set forth in Section 5 herein shall not be allowed for those particular applications.

(f) The FEMA 100 year floodplain data shall determine the location of the 100 year floodplain in the PUD notwithstanding any designation to the contrary.

Section 5. Departures. The developer or its successor is specifically approved to depart from requirements set forth in the City of Manor's Ordinances as follows:

- (a) Width of minor street at 24' - 26' rather than 30'.
- (b) Single family lot size at 4,500 s.f. likely rather than 7,500 (R-1) or 7,200 (R-2).
- (c) Minimum lot width of 40' rather than 60'.
- (d) Single family setbacks of 10' front, 10' rear and 5' side yard. Multifamily setbacks of 15' front, 10' side and 10' rear.
- (e) Dwelling unit density for multi-family of 20 dwelling units/acre vs. 36 dwelling units/acre in ordinance.
- (f) Others stated in or incorporated by reference herein.

Section 6. Future Build-Out of PUD.

(a) The City Council has considered the entire Land Use Plan consisting of approximately 1248.9997 acres of land and approves in concept the plans and specifications pertaining to the PUD. It will be necessary for the developer or its successor to submit applications for the PUD district zoning designation for lands which may be added in the future, but no filing fees need to be paid for PUD district zoning approvals. The application may incorporate the original application documents for this

PUD, in lieu of new documents. When and if lands located within the boundaries of the PUD proposal are annexed into the City, such lands shall be given the appropriate zoning classification in accordance with the procedures set forth in Section 13 of the Zoning Ordinance.

(b) The property description of the entire area encompassing the 1248.9997 acres of land is set forth herein as Exhibits A-1 and A-2 and incorporated by reference.

(c) The PUD developers who apply to enlarge the PUD within the City's municipal limits shall:

- (1) Petition the City for annexation of land in accordance with Chapter 43 of the Local Government Code, as amended.
- (2) Petition the City to zone the subject parcel of land as PUD.
- (3) Submit application for Preliminary and Final Plat approval to the City in accordance with the Subdivision Ordinance, as amended.

Such applications or petitions may all be interlinked and submitted together, so that all would be granted or none would be granted.

(d) Joint meetings of the City of Manor, City Council and the Planning and Zoning Commission may be held to consider the foregoing applications in accordance with Section 18 of the Zoning Ordinance.

Section 7. Severability. If any word, phrase, clause, sentence, paragraph, section or other part of this ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this ordinance to any other persons or circumstances, shall be affected thereby.

Section 8. Adoption. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each hearing on the PUD and meeting at which this ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such hearing and meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 9. Effective Date. This ordinance shall become effective immediately upon adoption and signature, except as otherwise provided above.

PASSED AND APPROVED this 23rd day of July, 1996.

THE CITY OF MANOR

By: 
Luis Suarez, Mayor

ATTEST:


Nancy Boatright, City Secretary

Exhibit A-1

AREA INSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 292.7963 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, and being comprised of a 58.1610 acre tract (TRACT 1) called a 58.134 acre tract (called Second Tract of a 816.928 acre tract) in Deed to Austin Manor Investments recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR), and, a 0.3629 acre tract (TRACT 2) called a 0.36 acre tract (called Third Tract of a 203.39 acre tract) in said Deed to Austin Manor Investments recorded in Volume 8623, Page 931, TCRPR; and out of and part of that certain 758.794 acre tract (called First Tract of 816.928 acres) and out of and part of that certain 181.445 acre tract (called First Tract of 203.39 acres, both as described in Warranty Deed to Austin Manor Investments, and recorded in Volume 8623, Page 931, Travis County Real Property Records (TCRPR); all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69, Travis County, Texas, all being originally out of Tracts 2, 3, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records, and being a 3.0418 acre tract situated in the JAMES MANOR SURVEY NO. 40, A-546 (called 3.055 acres), as described in Deed to Austin Manor Investments by Deed recorded in Volume 8103, Page 270, TCRPR; said 292.7963 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Northeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract;

THENCE, South $31^{\circ}25'$ West, with the East line of said 1020.318 acre tract, a distance of 654.09 feet to a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290 with the said East line of the said 1020.318 acre tract;

THENCE, crossing said U.S. Highway 290, South $31^{\circ}49'03''$ West, a distance of 258.62 feet to an iron rod found marking the Northeast corner of the herein described tract, same being the Northeast corner of said 58.5239 acre tract, same being the Northwest corner of that certain 93.787 acre tract as conveyed by Deed to Ruben H. Johnson Company, recorded in Volume 5610, Page 828, Travis County Deed Records (TCDR), same being located in the South right-of-way line of U.S. 290 East (based on 222 feet in width) and being further located South $31^{\circ}49'03''$ West, a distance of 258.62 feet from a State Department of Highways and Public Transportation (SDHPT) concrete monument;

THENCE, South $31^{\circ}28'34''$ West, with the Southeast line of the herein described tract and the Southeast line of said 58.5239 acre tract, and the Northwesterly line of an old abandoned county road, as vacated in Volume D, Page 520, TCDR, a distance of 1620.28 feet to an iron rod found for angle point and corner, same being an internal "L" corner of said 93.787 acre tract, same being located North $56^{\circ}12'18''$ West, a distance of 20.78 feet from an iron rod found marking the Northwest corner of that certain 0.23 acre tract as conveyed by Deed to Cleora McVade, recorded in Volume 7585, Page 917, TCDR;

THENCE, South $33^{\circ}05'54''$ West, with the Southeast line of the herein described tract, a distance of 106.33 feet to a 60d nail found in fence corner marking the Southeast corner of the herein described tract and the Southeast corner of said 58.5239 acre tract, same being in the Northerly line of that certain 9.997 acre tract as conveyed by Deed to A. Jo Baylor, Trustee, recorded in Volume 865, Page 277, TCRPR;

THENCE, North 59°03'21" West, with the Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of said 9.997 acre tract, a distance of 356.38 feet to an iron rod found for angle point and corner;

THENCE, North 60°15'09" West, with the said Southwest line of the herein described tract and the said Northeast line of the 9.997 acre tract, passing at a distance of 43.45 feet a point marking the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Gary Warren, recorded in Volume 12187, Page 18, TCRPR, passing at a distance of 93.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to Howard Richards, recorded in Volume 12269, Page 1278, TCRPR, passing at a distance of 143.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to H. Schneider, recorded in Volume 8585, Page 396, TCRPR, passing at a distance of 193.45 feet the Southeast corner of that certain 0.115 acre tract conveyed by Deed to R. Eppright, recorded in Volume 8585, Page 393, TCRPR, passing at a distance of 243.45 feet the Southwest corner of that certain 0.115 acre tract conveyed by Deed to R. Rochner, recorded in Volume 8585, Page 390, TCRPR, and continuing a total distance of 350.91 feet to an iron rod found for angle point and corner, same being the Northwest corner of said 9.997 acre tract and the Northeast corner of the City of Manor Cemetery;

THENCE, North 59°52'02" West, with the said Southwest line of the herein described tract and the Northeast line of said City of Manor Cemetery, a distance of 366.67 feet to an iron rod found for angle point and corner, same being the Northwest corner of said Cemetery and the original Northeast corner of A. E. LANE'S ADDITION, a subdivision according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North 58°29'42" West, with the said Southwest line of the herein described tract and the said 58.5239 acre tract and the Northeast line of that certain tract conveyed to Anderson by Deed recorded in Volume 8702, Page 813, TCRPR, a distance of 141.14 feet to an iron rod found for angle point and corner;

THENCE, with the said Southwest line of the herein described tract and of the said 58.5239 acre tract and the Northeast line of said A. E. LANE'S ADDITION, and the Southwesterly line of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, the following five (5) courses and distances:

- (1) North 59°05'39" West, passing at a distance of 103.35 feet the Southeast corner of Lot 7 of COTTONWOOD COMMERCIAL SOUTH SECTION ONE, a subdivision of a portion of said 58.5239 acres recorded in Volume 94, Page 393, TCRPR, and continuing a total distance of 457.00 feet to an iron rod set for angle point and corner;
- (2) North 59°00'00" West-359.92 feet to an iron rod set for angle point and corner;
- (3) North 59°05'00" West-243.47 feet to an iron rod found for angle point and corner;
-) North 58°42'33" West, passing at a distance of 81.40 feet an iron rod found marking the common North corner of Lot 1 and Lot 2, Block 11, A. E. LANE'S ADDITION, passing at a distance of 133.75 feet an iron rod found marking the common North corner of Lot 2 and Lot 3, passing at a distance of 186.33 feet an iron rod found marking the common North corner of Lot 3 and Lot 4, and continuing a total distance of 314.95 feet to an iron rod found for angle point and corner; and
- (5) North 58°51'13" West-112.14 feet to an iron rod set marking the Southwest corner of said 58.1610 acre tract, the Southeast corner of said 0.3629 acre tract and the common West corner of said T. M. RECTOR ESTATE Tract 3 and Tract 4;

THENCE, continue with the Southwest line of the herein described tract and of the said 0.3629 acre tract and the said Northeast line of A. E. LANE'S ADDITION the following two (2) courses and distances:

- (1) North 58°51'13" West-81.45 feet to an iron rod found marking the West 1/2 of Lot 8, Block 10; and
- (2) North 58°26'34" West-149.08 feet to an iron rod set for the most Westerly corner of the herein described tract and of said 0.3629 acre tract, same being located in the said South right-of-way line of U.S. 290 East (variable width), same being the most Westerly apex corner of said 58.5239 acre tract, and of said COTTONWOOD COMMERCIAL SOUTH SECTION ONE;

THENCE, crossing said U.S. Highway 290 North $59^{\circ}13'54''$ West, a distance of 0.32 feet an iron rod set for angle point and corner, same being in the original Northeast line of A. E. LANE'S ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 223, Travis County Plat Records (TCPR);

THENCE, North $59^{\circ}17'58''$ West, with the Southwesterly line of said 203.39 acre tract and the Northeast line of said A. E. LANE'S ADDITION, passing at a distance of 1.98 feet an iron rod found and continuing a total distance of 295.07 feet to an iron rod found marking the Northeast corner of said 3.0418 acre tract, same being the common North corner of Lot 7 and Lot 8, Block 3, said A. E. LANE'S ADDITION, same being further located South $59^{\circ}07'23''$ East, a distance of 100.33 feet from an iron pipe found marking the Northwest corner of Lot 6, Block 3, and the original Northwest corner of said A. E. LANE'S ADDITION;

THENCE, South $13^{\circ}42'48''$ West, with the East line of said 3.0418 acre tract and the East line of said Lot 7, Block 3, a distance of 178.33 feet to an iron rod set for the Southeast corner of said 3.0418 acre tract, same being located in the curving North right-of-way line of U.S. 290 East;

THENCE, in a Southwesterly direction along the arc of a curve to the left and with the said North right-of-way line of U.S. 290 East, said curve having a radius of 3836.62 feet, a chord bearing and distance of South $87^{\circ}01'47''$ West-42.27 feet to an iron rod found for angle point and corner;

THENCE, North $64^{\circ}14'41''$ West, with a Southwest line of the said 3.0418 acre tract and the Northeasterly right-of-way of Gregg-Manor Road, a distance of 347.67 feet to a SDHPT brass monument found for angle point and corner;

THENCE, with the Easterly right-of-way line of Gregg-Manor Road and the West line of said 3.0418 acre tract and said 203.39 acre tract, and the herein described tract, the following eleven (11) courses and distances:

- (1) North $34^{\circ}16'29''$ West-220.71 feet to an iron rod found for angle point and corner;
- (2) North $35^{\circ}24'43''$ West-200.14 feet to an iron rod found for angle point and corner;
- (3) North $34^{\circ}33'22''$ West-141.01 feet to an iron pipe found marking the most Westerly corner of said 3.0418 acre tract, same being in the Westerly line of said 203.39 acre tract;
- (4) North $58^{\circ}35'33''$ West-2.78 feet with the said Westerly line of the 203.39 acre tract to an iron rod set for corner and the point of curvature of a curve to the right;
- (5) In a Northwesterly direction along an arc of a curve to the right, said curve having a radius of 532.96 feet, an arc length of 322.71 feet, a chord bearing and distance of North $09^{\circ}10'09''$ West-317.80 feet to an iron rod found for point of tangency,

same being further located South $82^{\circ}01'45''$ East-79.83 feet from an iron rod found on the West right-of-way line of said Gregg-Manor Road;

- (6) North $08^{\circ}09'25''$ East-625.30 feet to a point for corner;
- (7) North $08^{\circ}09'25''$ East-207.80 feet to a point of curvature;
- (8) In a Northeasterly direction along the arc of a curve to the left, said curve having a radius of 2905.45 feet, an arc length of 451.27 feet, a chord bearing and distance of North $03^{\circ}43'55''$ East-450.81 feet;
- (9) North $00^{\circ}47'03''$ West-282.72 feet to a point of curvature;
- (10) In a Northwesterly direction along the arc of a curve to the left, said curve having a radius of 1469.50 feet, an arc length of 599.72 feet, a chord bearing and distance of North $12^{\circ}24'45''$ West-595.57 feet; and
- (11) North $24^{\circ}05'00''$ West, a distance of 275.25 feet to an iron rod set for the Northwest corner of the herein described tract, same being located in the curving said City of Manor City Limits Line;

THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to a right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South 65° 02'05" East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South 59°05'36" East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 292.7963 acres of land, not including the area encompassed by existing U.S. Highway 290 right-of-way.

Compiled From Office and Field Information By:

Robert M. Sherrrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759

RMS:Ks
May 28, 1996
Revised: July 22, 1996
GEO Job No. 966467



Exhibit A-2

AREA OUTSIDE MANOR CITY LIMITS FOR "P.U.D. GENERAL LAND USE PLAN"

METES AND BOUNDS DESCRIPTION

Being all that certain 956.2034 acre tract or parcel of land out of and part of that certain 1020.318 acre tract as described in Deed to Cottonwood General Partner, L.C., recorded in Volume 12251, Page 1531, Travis County Real Property Records (TCRPR) and out of that certain 97.212 acre tract (called Tract 2) in Deed to Cottonwood Holdings, Ltd. and as described in Deed recorded in Volume 9658, Page 366, TCRPR, all being situated in the SUMNER BACON SURVEY NO. 62 and the WILLIAM STANDERFORD SURVEY NO. 69 AND NO. 70, Travis County, Texas, all being originally out of Tracts 2, 4, 5, 6, 7, 8, and 9, of the T. M. RECTOR ESTATE, according to the map or plat thereof as described in Volume 52, Page 323, Cause No. 6096, Travis County Probate Records; said 956.2034 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point marking the Southeast corner of the herein described tract, same being located at the intersection with the existing City of Manor City Limits Line, same being located in the East line of said 1020.318 acre tract and being further located North $31^{\circ}25'$ East-654.09 feet from a concrete monument found marking the intersection of the Northerly right-of-way line of U.S. Highway 290, with the said East line of the 1020.318 acre tract, same being in the West line of that certain tract to R. A. Butler as recorded in Volume 4968, Page 2223, TCDR;

THENCE, North $31^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 502.95 feet to an internal "L" corner, same being the Northwest corner of said Butler tract;

THENCE, South $58^{\circ}59'$ East, a distance of 4.21 feet to a point for external "L" corner, same being the Southwest corner of a tract to R. C. Sneed as recorded in Volume 4678, Page 1843, TCDR;

THENCE, North $31^{\circ}04'$ East, with the said East line of 1020.318 acre tract, a distance of 1128.36 feet to an angle point for corner;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 1079.18 feet to a point for corner, same being the Southeast corner of that certain 150.00 acre tract to Russell Eppright;

THENCE, North $30^{\circ}25'$ East, with the said East line of 1020.318 acre tract, a distance of 436.19 feet to an angle point for corner, same being the Northwest corner of said Sneed tract and the Southwest corner of that certain tract to G. J. Eppright as recorded in Volume 4036, Page 513, TCDR;

THENCE, North $30^{\circ}57'$ East, with the said East line of 1020.318 acre tract, a distance of 1714.11 feet to a point marking the Northeast corner of said 1020.318 acre tract, same being the common East corner of Tracts 7 and 8, said T. M. RECTOR ESTATE;

THENCE, North $30^{\circ}57'$ East, with the East line of said 150.00 acre tract, a distance of 1523.35 feet to an iron rod found for the Northeast corner of the herein described tract, same being located in the West line of that certain tract to D. S. Daniel as recorded in Volume 6759, Page 2272, TCDR, same being the Southeast corner of that certain tract to E. Gonzenback as recorded in Volume 3188, Page 1047, TCDR;

THENCE, North $58^{\circ}56'$ West, with the North line of said 150.00 acre tract, a distance of 1857.88 feet to angle point, same being the most Northerly Northwest corner of said 150.00 acre tract and the Northeast corner of said 97.212 acre tract;

THENCE, North $58^{\circ}56'$ West, with the North line of said 97.212 acre tract, a distance of 3185.81 feet to an iron rod found for the Northwest corner of said 97.212 acre tract, same being an internal corner of that certain tract to E. Weiss as recorded in Volume 681, Page 216, TCDR;

THENCE, South $34^{\circ}17'$ West, with the West line of said 97.212 acre tract, a distance of 337.78 feet to an angle point;

THENCE, South $32^{\circ}35'$ West, with the said West line of the 97.212 acre tract, a distance of 1185.56 feet to a point for the Southwest corner of said 97.212 acre tract, same being the most Northerly corner of said 1020.318 acre tract, same being in the common line of said Tracts 7 and 8, T. M. RECTOR ESTATE;

THENCE, South $32^{\circ}35'$ West, with a West line of said 1020.318 acre tract, a distance of 210.79 feet to an iron rod found for internal "L" corner;

THENCE, with the North line of said 1020.318 acre tract, the following five (5) courses and distances:

- (1) North $59^{\circ}42'$ West-437.88 feet, to an iron pipe found for angle point;
- (2) North $60^{\circ}15'$ West-247.97 feet, to an angle point;
- (3) North $59^{\circ}31'$ West-367.73 feet, to an angle point;
- (4) North $58^{\circ}55'$ West-356.59 feet, to an angle point; and
- (5) North $60^{\circ}16'$ West-552.57 feet, to an iron rod found for the Northeast corner of said 1020.318 acre tract, same being in the Southeasterly right-of-way line of Fuchs Grove Road (60 feet in width);

THENCE, South $30^{\circ}49'$ West, with the said Southeasterly right-of-way line of Fuchs Grove Road and the West line of said 1020.318 acre tract, a distance of 3706.11 feet to an iron rod found marking the Southwest corner of said 1020.318 acre tract, same being located in the Northeasterly right-of-way line of Gregg-Manor Road (80 feet in width);

THENCE, with the said Northeasterly right-of-way line of Gregg-Manor Road and the Southwest line of said 1020.318 acre tract, the following seven (7) courses and distances:

- (1) South $18^{\circ}01'$ East-263.64 feet to a point of curvature;
- (2) In a Southeasterly direction along the arc of a curve to the right, having a radius of 613.20 feet, a chord bearing and distance of South $05^{\circ}28'$ East-266.49 feet to a point of tangency;
- (3) South $07^{\circ}05'$ West-342.26 feet to a point of curvature;
- (4) In a Southeasterly direction along the arc of a curve to the left, having a radius of 532.82 feet, a chord bearing and distance of South $05^{\circ}05'$ East-224.59 feet to a point of tangency;
- (5) South $17^{\circ}15'$ East-416.20 feet to a point of curvature;
- (6) In a Southeasterly direction along the arc of a curve to the left, having a radius of 1392.09 feet, a chord bearing and distance of South $20^{\circ}40'$ East-165.93 feet to a point of tangency; and
- (7) South $24^{\circ}05'$ East-118.95 feet to an iron found marking the Southwest corner of the herein described tract of land, same being at the intersection of the existing City of Manor City Limits Line;

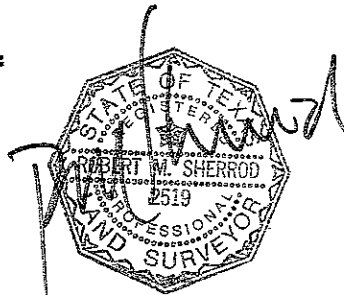
THENCE, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $78^{\circ}20'55''$ East-1029.14 feet to a point of compound curvature for a corner of the herein described tract;

THENCE, continue, in a Southeasterly direction along the arc of a curve to the right and with the said City of Manor City Limits Line, said curve having a radius of 2640.00 feet, a chord bearing and distance of South $65^{\circ}02'05''$ East-545.91 feet to a point of tangency of the herein described tract;

THENCE, South $59^{\circ}05'36''$ East, with the said City of Manor City Limits Line, a distance of 4380.39 feet to the POINT OF BEGINNING and containing 956.2034 acres of land.

Compiled From Office and Field Information By:

Robert M. Sherrod, R.P.L.S.
 GEO, A Geographical Land Services Co.
 4412 Spicewood Springs Road, #1002
 Austin, Texas 78759
 RMS:ks
 May 28, 1996
 Revised: July 22, 1996
 GEO Job No. 966467



(Enlargement of notes from approved PUD plan.)

Planned Unit Developm General Land Use Plan



GREGG LN.

NOTES

Boundaries and Areas. The interior boundaries and areas shown in this plan have not been surveyed. They are approximations. An approved subdivision plat may change a boundary or area as a non-substantial amendment, but only if the PUD remains within the maximum densities and yields stated in the Land Account Table.

Non-Substantial Amendments. Non-substantial amendments to this plan may be approved by the Zoning & Planning & Planning Commission (when acting on a plat), by the City Engineer or other designated City plan reviewer, without Council action. Approval of an amendment shall be expeditiously granted if: (1) the amendment is applied for as prescribed by this plan and (2) the amendment is not a "substantial amendment" as defined. Non-substantial amendments are deemed to be in compliance with this plan, the zoning ordinance and the comprehensive plan.

Intensity of Uses; Conversion. An amendment that increases a land use intensity of an area shown in this plan is deemed to be substantial, unless there is a corresponding and equivalent decrease in the intensity in another area or areas. Intensity is measured in dwelling units (or DU's) for purely residential uses and square feet of gross building floor space (SF's) for other uses. See the Land Account Table. DU's can be converted to SF's, and vice versa, at the rate of 2,000 SF's per DU.

All Plans Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Po
MF	Multi Family	30.69	20 / Ac.	614 DU

Pe
Ordin

entail uses and square feet of gross building floor space. See the Land Account Table. DU's can be converted to SF's, and versa, at the rate of 2,000 SF's per DU.

Platts Incorporated, Etc. This plan incorporates the Land Use Plan and all other plans required by the zoning ordinance.

Non-Residential Use. The maximum amount of non-residential uses which may be contained in a residential tract designated in this plan is 10%.

(Enlargement of notes from approved PUD pl.

LAND ACCOUNT TABLE

Land Use	Area (Acres)	Density	Yield	Req. Parking	Min Lot size	Setbacks			Max. Height
						Front	Rear	Side	
MF	30.69	20 / Ac.	614 DU	Per Ordinance	8,000 SF 50' width	15'	10'	10'	3 Stories
SF	531.35	4 / Ac.	2125 DU	Per Ordinance	4,500 SF 40' width	10'	10'	5'	2 Stories
PS	440.92	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2 Stories
PF	48.58	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5 Stories
C	44.06	1.0 FAR	1,919,108 SF	Per Ordinance	5,750 SF 50' width	25'	0'	10'	5 Stories
I	171.40	1.0 FAR	7,466,032 SF	Per Ordinance	5,750 SF 50' width	0'	0'	0'	5 Stories
Total			1267.00						

Slopes greater than 15%

(Enlargement of notes from approved PUD plan.

ADDITIONAL CONDITIONS

Because of the numerous in-depth reviews this plan has received, not only by the City Council and by the Zoning & Planning Commission, but also by the City's consultants and committees and various other engineers and land planners, and also because of the overlapping utility district jurisdiction and the associated mandatory planning for water, sewer and drainage, the following items are waived (or modified) for this plan: (i) locations and dimensions of setback areas are defined by use district and shall be specified when individual plats are approved, (ii) no fees have been established at the time this plan is submitted, so none is applicable to this plan, (iii) any necessary agreements, provisions and covenants governing use, maintenance, etc. shall be provided with each plat, (iv) additional development plans or reports are not required for this PUD, but any application for amendment must include a clear description and explanation of the proposed amendment, (v) no expiration dates are required for site plans, (vi) street patterns may be designed to encourage multiple routes through neighborhoods, so long as they do not unduly encourage through traffic, (vii) setbacks are prescribed, by land use, in the Land Account Table, (viii) curb cuts will be identified at time of building permits.

PHASING APPROACH

PHASE I SF#1, SF#2, SF#3, PF#1, PF#2, MF#1, C#3, C#4, C#5, C#6, C#7 and part of PS#1. Shall commence by Dec. 31, 1999.

PHASE II SF#5, SF#6, PF#4, MF#2, C#1, C#2, I#2 and part of PS#1.

PHASE III SF#4, SF#7, SF#8, PF#3, PF#5, PF#6, PF#7, I#1 and part of PS#1. Shall conclude by Dec. 31, 2026.

July 11, 1996

The Honorable Mayor and
City Council of Manor

RE: Cottonwood Planned Unit Development

land planning

landscape architecture

urban design

environmental graphics

At the request of your consulting city engineer, we offer the following explanation of several points in our Planned Unit Development (P.U.D.) application. It is important to keep in mind the philosophy behind the P.U.D. classification expressed in the zoning ordinance. For your convenience, we have paraphrased it as follows:

"The purpose and intent of a Planned Unit Development District is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property..." and further, "When considering a P.U.D., the unique nature of each proposal for a P.U.D. may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, e.g., without limitation, the width of surfacing of streets and highways, lot size, set backs, alleyways for public utilities, curbs, gutters, sidewalks, and street lights, public parks and playgrounds, school sites... Final approval of a P.U.D. by the city council shall constitute authority for such flexible planning to the extent that the P.U.D. as approved departs from the existing codes and ordinances."

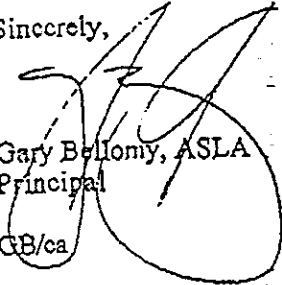
The table below attempts to clarify "departures" from the ordinances and states the benefits of each.

<u>Departure Item</u>	<u>Benefit</u>	
1. Width of minor street @ 24'-26' rather than 30'.	Slower vehicle speeds, more room for street trees to shade street area, less paving and impervious cover.	
2. Single family lot size at 4,500 sf likely rather than 7,500 (R-1) or 7,200 (R-2).	Allows ample room for smaller houses to be built; allows many small neighborhood parks to be included in plan.	8711 burnet road
3. Minimum lot width of 40' rather than 60'.	Makes more efficient use of land and allows large greenbelt areas to be incorporated in plan; works in harmony with curving street layouts to vary front and rear lot widths along curvature.	suite 170 austin, texas 78757 512.467.7767 phone
4. Single family setbacks of 10' front, 10' rear and 5' side yard. Multi-family setbacks of 15' front, 10' side and 10' rear.	Allows buildings to be closer to street, thus encouraging a more lively street atmosphere, allows garages to be near alleys for proper access.	512 452 2375 fax a clean cut affiliate

5. Dwelling unit density for multi-family of 20 dwelling unites/acre vs. 36 dwelling units/acre in ordinance. Provides for a more probable suburban density of development.

We hope this summary aids in your review of the Cottonwood P.U.D., and we look forward to discussing the project next week.

Sincerely,



Gary Bellomy, ASLA
Principal

GB/ca

cc: Jim Koehn
Dick Lilly
Jim Carpenter



7/26/2023

City of Manor Development Services

Notification for a PUD Amendment

Project Name: Shadowglen 4th PUD amendment
 Case Number: 2023-P-1551-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Shadowglen PUD and being located at the intersections of Lexington Street and US Hwy 290 as well as Shadowglen Boulevard and US Hwy 290, Manor, TX.

Applicant: Marcus Equity

Owner: COTTONWOOD HOLDINGS LIMITED LLC

The Planning and Zoning Commission will meet at 6:30PM on August 9, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on August 16, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this PUD Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

Yajat LLC
 1204 S Saddle Lakes Dr
 Abilene, TX 79602-5472
 Property ID: 247968

Moellenberg Jerry A & Marilyn
 PO Box 156
 Manor, TX 78653-0156
 Property ID: 248000

Ninh Lilian Doan Etal
 1411 Dexford Dr
 Austin, TX 78753-160
 Property ID: 240883

Shadowglen Development Corporation
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 841241

POkorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240895

Mcdonald's Real Estate Company
 PO Box 182571
 Columbus, OH 43218-2571
 Property ID: 783982

Phillips Meredith Ashley & Michael James
 16904 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942294

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377653

Leavitt Lumber Company Inc
 PO Box 96 395 South 300 East
 Kamas, UT 84036-0096
 Property ID: 784605

POHanka Timothy And Cindy Living Trust
 16904 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760463

Young Alan E & Veronica L
 16904 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760509

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 526067

Smith Tyler Cearley
 16920 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760467

Jimenez Jaime Gallardo & Uiber Gallardo GUTierrez
 16908 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760510

City Of Manor
 PO Box 387
 Manor, TX 78653-0387
 Property ID: 526070

Phairr Damian
 11312 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568213

POLLARD Jeannie
 13305 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760514

Gonzales Alejandro & Alisha
 13313 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760546

Curry George Melvin & Marilyn Taylor Curry
 111 Comal Cv
 Elgin, TX 78621-5824
 Property ID: 526042

Nguyen Hoang & Hieu
 11309 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568209

Markert Rodney B & Sherry L
 11324 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 568199

Dharmarajan Mayilvahanan & Karthikeyan
 9916 Paulines Way
 Austin, TX 78717-4062
 Property ID: 940250

Tamayo Henry Cabra & Paula Andrea Lezama Romero
 14313 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940249

Leo Vera W
 11401 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568236

Camarena Ernest Jr & Lindsey J Thomas
 11405 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568235

Gautam Bishal
 14309 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940248

Jones Shannon Wm Iii
 14313 McArthur
 Manor, TX 78653-2359
 Property ID: 940229

ASC Medical 8 Holdings LLC
 885 Woodstock Rd Ste 430-330
 Roswell, GA 30075-2277
 Property ID: 710219

King Zachary & Adrienne
 13812 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568252

Lacey Marion & Brenda
 13604 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696933

MK Revocable Trust
 15215 Calaveras Dr
 Austin, TX 78717-4636
 Property ID: 696944

Rodriguez Gabriel Elias
 11205 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696909

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961983

Sybille Fabian & NIDa Haqqi-Sybille
 17309 Howdy Way
 Manor, TX 78653-2730
 Property ID: 962007

Rhodes Nefertitti
 17404 Howdy Way
 Manor, TX 78653
 Property ID: 962002

Lee Byeongju & Catalina Herrera
 17800 Claress Ln
 Manor, TX 78653-2491
 Property ID: 961963

Travis County Mud #2
 100 Congress Ave Ste 1300
 Austin, TX 78701-2744
 Property ID: 724199

**Vennam Saikrishna & POonam
 Reena Bhikha**
 4509 Night Owl Ln
 Austin, TX 78723-6076
 Property ID: 962327

Baez Family Living Trust
 14612 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962329

Huang Yizhi
 14613 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962336

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962598

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962677

Manor Independent School Distr
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 236804

Las Entradas Development
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 864848

**Protestant Episcopal Church Of
 Diocese TX**
 9900 US Highway 290 E
 Manor, TX 78653-9720
 Property ID: 845116

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 547346

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240828

Avv Foundation Inc
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568067

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 460807

Cottonwood Holdings Ltd
 54 Rainey St Apt 509
 Austin, TX 78701-4391
 Property ID: 725391

Patel Harshad & Rajeshree
 16912 Christina Garza Dr
 Manor, TX 78653
 Property ID: 942296

**Domenico AstrID Elisabeth & Nathan
 A Donham**
 16900 Christina Garza Dr
 Manor, TX 78653-2337
 Property ID: 942293

Tucker Debra C & Elvis L
 13112 Craven Ln
 Manor, TX 78653
 Property ID: 760484

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX 78653-2336
 Property ID: 942263

Coulter Adam David & Megan Ann
 16808 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942269

Hoang Trung H & Thuy L Cao
 16817 Christine Garza Dr
 Manor, TX Us 78653-2336
 Property ID: 942263

**Blanco Krista M & Mauricio A
 Blanco Leguizamo**
 16809 Christina Garza Dr
 Manor, TX 78653-2336
 Property ID: 942264

Gonzalez Hipolito LII
 1600 Cheristina Garza Dr
 Manor, TX 78653
 Property ID: 942283

Diaz Eric Salvador
16705 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942254

Schoonmaker Daniel & Crystal
Turnbull
16812 John Michael Dr
Manor, TX 78653-3392
Property ID: 760528

Brilliott Glenda Carlene &
Paul Brilliott
13201 Craven Ln
Manor, TX 78653-3390
Property ID: 760503

Diekow Bruce Brian & Miran Peak
16705 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910207

Bennett Marva A
16516 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910243

Campbell Willie Edward Jr & Mary
Elizabeth Campbell
16504 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910240

Freeman Crystal
16500 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910239

Marshall Craig Brian & Shari Dee
16428 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910238

Fields Willie & Evelyn
16900 John Michael Dr
Manor, TX 78653-3394
Property ID: 760462

Gomez Alexander Daniel
16501 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910212

Garza Daniel C & Laura R
16413 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910216

Hessel Torvald T V & Ryan Elizabeth
G Fleming
16408 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910232

Cabrera Everardo & Elizabeth
Gamez
16405 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910218

Flair Richard John & Jessica Diana
Flair
16401 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910219

CamPOs Juan Carlos
11300 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 821544

GIAZe Gordon & Patricia Michelle
Glaze
17016 John Michael Dr
Manor, TX 78653-3393
Property ID: 760535

Anderson Eric Todd & Brivery O
Miles
17017 John Michael Dr
Manor, TX 78653-3393
Property ID: 760548

Smith Audrey B Sr
10304 Ivy Jade
Schertz, TX 78154-6255
Property ID: 526041

Mcvade Cleora Estate
PO Box 288
Manor, TX 78653-0288
Property ID: 526046

Dwyer Peter A Dwyer Realty
Companies
9900 US Highway 290 E
Manor, TX 78653-9720
Property ID: 547112

Howard Russell T & Michael T
Mckee
11320 Runnel Ridge Rd
Manor, TX 78653-3873

Wallace Larimen T & Sabrena
11313 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568208

Wolfe Josefina Ortiz
17020 John Michael Dr
Manor, TX 78653-3393
Property ID: 760536

Griffin Melissa &
Christopher H
17028 Jon Michael Dr
Manor, TX 78653-3393
Property ID: 760538

Shadowglen Residential Property
Owners
Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760545

Luevano Sylvia M & Jacobo A
14321 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940251

Vierra Bella Salvador
11401 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568226

Vu Kathy
11413 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568224

Farkas Tibor W
13600 Sun Dapple Ct
Manor, TX 78653-3869
Property ID: 696922

Norton Kyle & Lisa
13436 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568625

Cong Ruby Monica
 13440 Holly Crest Ter
 Manor, TX 78653-3749
 Property ID: 568626

**Banda Felipe Dejesus & Jose
 Eduardo Tobias**
 14300 Mc Arthur Dr
 Manor, TX 78653-2359
 Property ID: 940234

ROH Jason
 14212 MacArthur Dr
 Manor, TX 78653-2358
 Property ID: 940235

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568253

Broughton John M & Glenda V
 11217 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696948

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961977

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 961979

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961990

Purcell Thad & Misty
 11521 Pillion Pl
 Manor, TX 78653
 Property ID: 568266

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961986

LGI Homes-Texas LLC
 5345 Towne Square Dr Ste 145
 Plano, TX 75024-2448
 Property ID: 962005

**Colmenero Eduardo & Michelle
 Marquez**
 17212 Howdy Way
 Manor, TX 78653-2729
 Property ID: 961969

LGI Homes-Texas LLC
 1450 Lake Robbins Dr Ste 430
 The Woodlands, TX 77380-3294
 Property ID: 961960

Purram Malla Reddy
 17816 Claress Ln
 Manor, TX 78653-2491
 Property ID: 962077

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962321

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962425

Kim Jinhwan & Heesoon Park
 14716 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962322

Guajardo Kathy Ann
 14708 Kira Ln
 Manor, TX 78653
 Property ID: 962324

Thummala Venkata Reddy & Sailaja
 14704 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962325

Ortego Craig
 14717 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962341

**Shadowglen Residential Property
 Ownership Association Inc**
 11525 Shadowglen Trace
 Manor, TX 78653
 Property ID: 962607

Yoo Young Eun
 14608 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962330

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962335

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962681

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 962678

Manor Independent School District
 PO Box 359
 Manor, TX 78653-0359
 Property ID: 500910

Cottonwood Holdings Ltd
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 725401

Llano Las Entradas I LLC
 1537 Singleton Blvd
 Dallas, TX 75212-5239
 Property ID: 240888

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 568065

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 815596

K-N Corporation
 1717 W 6th St Ste 330
 Austin, TX 78703-4791
 Property ID: 240882

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240893

**Shadowglen Development
 Corporation**
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 860829

Coupland State Bank
 PO Box 616
 Mckinney, TX 75070-8141
 Property ID: 377657

Rivera Margarito & Janie
 13109 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760516

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 942266

Cho Hwa & Jung J Cho
 16804 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942268

Yang Julie O
 16701 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942255

Buitink Nickolas & Joseph
 16604 Christna Garza Dr
 Manor, TX 78653-2164
 Property ID: 910246

**Silva David Mark Jr & Natalia Nicole
 Longway**
 16600 Christina Garza Dr
 Manor, TX 78653-2164
 Property ID: 910245

Loveland Tim James & Rosa Elena
 16520 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910244

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377653

**King Donald Keith & Cynthia Lee
 Flores**
 16808 John Michael Dr
 Manor, TX 78653-3392
 Property ID: 760527

Wagner James Andrew
 16701 Edwin Reinhardt Dr
 Manor, TX 78653-2159
 Property ID: 910208

Sekhar Sathish Kumar M
 16421 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910214

Schneider Harold
 7709 Palacios Dr
 Austin, TX 78749-3126
 Property ID: 526065

Hearne Rayfield Jr & Riette S
 16908 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760464

**Johnson Marlon Anton & Melanie
 Wilkes**
 16912 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760465

Grant Lester Lee Jr & Robyn Dean
 11308 Runnel Ridge Rd
 Manor, TX Usa 78653-3873
 Property ID: 568212

Sanchez Alvaro & Monica
 17004 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760532

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568629

**Curry George M Sr & Marilyn T
 Marilyn Taylor Curry**
 111 Comal Cv
 Elgin, TX 78621-5824
 Property ID: 526043

Kylberg Lanny M & Lee
 11321 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 568206

Yancey Brandon Drew & Leticia
 11404 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568204

**Lapeyra-Gutierrez Adriana O & Juan
 Gutierrez**
 11332 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 568201

Crump Gerald R
 11312 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696914

**Kelley Scott Charles & Nancy
 Elizabeth**
 17024 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760537

Vazquez Edgar I & Laura M
 11420 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568229

Ramos Kathleen Ann
 13604 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696923

Alexander Franchetta Evon
 13601 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696931

Lang Nikkolette C
 14304 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940255

Pinedo Juan & Rosie
 14305 Sage Blossom Dr
 Manor, TX 78653-2355
 Property ID: 940247

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961975

**Shadowglen Residential Property
 Owners
 Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568230

Lee Sun Gorn
 13804 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568250

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568685

Park Chan Woong
 12026 Reichling Ln
 Whittier, CA 90606
 Property ID: 940226

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961982

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961991

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961984

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 961972

Scott Fennis G & Mae K Scott
 11525 Pillion Pl
 Manor, TX 78653-3690
 Property ID: 568267

Cobb Thomas David & Marcelina
 13721 Shadowlawn Trce
 Manor, TX 78653-3693
 Property ID: 568259

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830450

**DiAZ Ramon & Maria
 Revocable Trust**
 17517 Canyonwood Dr
 Riverside, CA 92504-8810
 Property ID: 568271

Lange Peter
 11616 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 697017

Egbuonye Victor C & Sheila D
 11613 Pillion Pl
 Manor, TX 78653-3691
 Property ID: 568273

**Murphy Tara Louis Revocable Living
 Trust**
 3029 Market St
 San Francisco, CA 94114-1824
 Property ID: 697018

Smith George & Karen Smith
 13712 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697012

Wilson Dejuane & Teena Dozier
 17312 Howdy Way
 Manor, TX 78653
 Property ID: 962004

Rodriguez Jesse & Alma Pioquinto
 17716 Claress Ln
 Manor, TX 78653-2727
 Property ID: 961965

White Sherman Jr & Sylvia M
 13720 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697020

Molad Mickey Jonathan & Rachel
 13724 Shadowglade Pl
 Manor, TX 78653-3768
 Property ID: 697021

**Pizzatti Luis Rafael Rodriguez &
 Greiby Marleny Guillen Morales**
 17801 Claress Ln
 Manor, TX 78653
 Property ID: 961997

Hayes Ronald W & Roxanne Selene
 14804 Kira Ln
 Manor, TX 78653
 Property ID: 962319

**Hollenbeck Shannon Renee & Milad
 Davoodi**
 14701 Kira Ln
 Manor, TX 78653-2692
 Property ID: 962338

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962334

Shippen Family Trust
 PO Box 9167
 Springfield, MO 65801-9167
 Property ID: 841238

**Shadowglen Development
 Corporation**
 9900 Hwy 290 E
 Manor, TX 78653-9720
 Property ID: 783981

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377654

Lawson Erica
 13104 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760519

Rohm Timothy Mark & Bonnie Jean
 22295 Mission Hills Ln
 Yorba Linda, CA 92887-2708
 Property ID: 942289

Brower Ashley Hamilton & Philip
 16716 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942287

Ayala Jonathan Carl
 16708 Christina Graza Dr
 Manor, TX Usa 78653-2335
 Property ID: 942285

Chadda Vikash
 13101 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760460

Crosby Melody Lynette
 16713 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942252

Junction Development LLC
 14747 N Northsight Blvd Ste 111-431
 Scottsdale, AZ 85260-2631
 Property ID: 377651

Lopez Nereida Sofia & Christian Lopez
 16508 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910241

Nolton Allison Elizabeth & Sean
 16420 Christina Garza Drive
 Manor, TX 78653
 Property ID: 910236

City Of Manor
 PO Box 387
 Manor, TX 78653-0387
 Property ID: 526036

Moales Eric & Cicely
 16901 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760498

Herrera Villaverde Sergio & Isabel Sanchez Tello
 16509 Christina Garza Dr
 Manor, TX 78653-2163
 Property ID: 910210

Perez Armando & Paula P Rabago
 16417 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910215

Duran Fernando & Noemi Duran
 16404 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910231

Quin Gerald & Chanphen
 17001 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760494

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 526069

Garza Adam Anthony Jr
 11306 Runnel Ridge Rd
 Manor, TX 78653-3873
 Property ID: 821546

Moales Demetrius Roshawn
 16924 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760529

Brennick Adam & Amelia
 17005 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760493

Brannen Russell Frederic Iii & Jennifer Leigh Brannen
 17009 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760550

Anspaugh Robert John & Elinor Pisano
 17008 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760533

Lemere Curt & Janis Sapperstein
 17012 John Michael Dr
 Manor, TX 78653-3393
 Property ID: 760534

Shadowglen Residential Property Owners Association Inc
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 940281

Timmermann Geraldine
 PO Box 4784
 Austin, TX 78765-4784
 Property ID: 824766

Avra Alex & Nuzhat
 11408 Runnel Ridge Rd
 Manor, TX 78653-3874
 Property ID: 568218

Montemayor Michael
 11408 Terrace Meadow Way
 Manor, TX 78653-3872
 Property ID: 568205

Skiles Erik D & Melissa Pink-Skiles
 13328 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760540

Reed Ricky
 3668 Grand Point Ln
 Elk Grove, CA 95758-4638
 Property ID: 568219

Johnson D Kirk Sr & Sondra D
 11228 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696918

Yamashiro Maria & Robert T
 13448 Holly Crest Ter
 Manor, TX 78653-3749
 Property ID: 568628

Wright Nathan Thomas
14308 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940254

Saylor Jacob Harrison
14312 McArthur Dr
Manor, TX 78653-2359
Property ID: 940231

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 568260

Hurst Jasmine E
11509 Pillion Pl
Manor, TX 78653-3690
Property ID: 568263

Villalobos Fay Rosenberg & Louis
11533 Pillion Pl
Manor, TX 78653-3690
Property ID: 568269

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961985

Lawrence Kenneth R & Mary E
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 962003

Gonzalez Hector Jr
17817 Claress Ln
Manor, TX 78653-2491
Property ID: 962000

Ayala Mario & Sandy
17804 Claress Ln
Manor, TX 78653-2491
Property ID: 961962

Flamer Paul Douglas
14808 Kira Ln
Manor, TX 78653-2691
Property ID: 962318

Braden Family Trust
14812 Kira Ln
Manor, TX 78653
Property ID: 962317

Blea Vanessa Darene
14700 Kira Ln
Manor, TX 78653-2692
Property ID: 962326

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962680

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962597

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962613

Manor Lodging Development LLC
29711 S Legends Village Ct
Spring, TX 77386-2036
Property ID: 725803

Ninh Lilian Doan Etal
1411 Dexford Dr
Austin, TX 78753
Property ID: 240884

Cottonwood Holdings Ltd
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 834308

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 877922

Metro H2o Ltd
P.O. Box 1119
Dripping Springs, TX 78620
Property ID: 526013

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 248029

8700 North Lamar Ltd
3267 Bee Caves Rd Ste 107
Austin, TX 78746-6773
Property ID: 240824

Lind Ella L
10011 Taylor Ln
Manor, TX 78653-4712
Property ID: 240827

290 Manor LLC
7-Eleven, Inc. P.O. Box 711
Dallas, TX 75221
Property ID: 377648

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 726008

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377654

Norton Vickie Renee
16908 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942295

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377651

Herman Ian & Lauren
13105 Craven Ln
Manor, TX 78653-3389
Property ID: 760515

Liefschultz Jake Randall
13116 Craven Ln
Manor, TX 78653-3389
Property ID: 760483

Perry Homes LLC
 9000 Gulf Fwy
 Houston, TX 77017-7018
 Property ID: 942261

Fernandez Richard Angue
 16812 Rakesh Way
 Manor, TX 78653-2327
 Property ID: 942270

Winterroth Edmund And E
 Revocable Trust
 2020 Denton Dr
 Austin,
 TX 78758-4504

**Leber Glen J & Cindy L Handwerk-
 Leb**
 16704 Christina Garza Dr
 Manor, TX 78653-2335
 Property ID: 942284

City Of Manor
 105 E Eggleston St
 Manor, TX 78653-3463
 Property ID: 816134

Williams Joyce B
 13113 Craven Ln
 Manor, TX 78653-3389
 Property ID: 760526

**Betancourt-Banda Beatriz M & Martin
 Banda**
 16700 Edwin Reinhardt Dr
 Manor, TX 78653-2159
 Property ID: 910247

Francisco Glen & Nedra
 16512 Christina Garza
 Manor, TX 78653-2163
 Property ID: 910242

Moore Lena & Eugene Jr
 16513 Christine Garza Dr
 Manor, TX 78653-2163
 Property ID: 910209

Hernandez Juan
 16813 John Michael Dr
 Manor, TX 78653-3392
 Property ID: 760500

Lee Donnie R & Ronda D
 13209 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760505

Deleon Guadalupe & Diana Gamboa
 13213 Craven Ln
 Manor, TX 78653-3390
 Property ID: 760506

**Pruitt Jonathan Daniel & Meghan
 Elizabeth Laurin**
 16409 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910217

**Tiger Audrey E M & Anthony Wayne
 Tiger**
 16412 Christina Garza Dr
 Manor, TX 78653-2162
 Property ID: 910233

Meritage Homes Of Texas LLC
 17013 Bridgefarmer Boulevard
 Pflugerville, TX 78660
 Property ID: 804535

Russell Merrill W Iii & Linda M Russell
 16913 John Michael Dr
 Manor, TX 78653-3394
 Property ID: 760496

Larson Bryan & Ashley
 16905 Jonse Ct
 Manor, TX 78653-3391
 Property ID: 760511

Mcvade Connie E
 PO Box 2175
 Hammond, IN 46323-0175
 Property ID: 526039

Black Albert L & Kathy N
 11304 Runnel Ridge Rd
 Manor TX 78653-3873
 Property ID: 821545

Villalobos Gisela & Artemio
 11301 Runnel Ridge Rd
 Manor TX Usa 78653-3873
 Property ID: 568211

Mcvade Connie E
 PO Box 2175
 Hammond In 46323-0175
 Property ID: 526040

**Youngblood Saintjovite & Gloria
 Teresa Yee**
 11404 Runnel Ridge Rd
 Manor, TX 78653-3874
 Property ID: 568217

Wood Lori C
 11336 Terrace Way
 Manor, TX 78653
 Property ID: 568202

De La Pena Yvonne
 11300 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696912

**Jankowiak Jon L & Shauna R Life
 Estate**
 13320 Craven Ln
 Manor, TX 78653-3387
 Property ID: 760542

Hfs Brothers Investments LLC
 107 Ranch Road 620 S Ste 350
 Lakeway, TX 78734-3980
 Property ID: 707692

Spitzengel Bruce
 1711 Oak Shade Dr
 Sugar Land, TX 77479-6480
 Property ID: 568227

Small Lakesha
 13605 Sun Dapple Ct
 Manor, TX 78653-3869
 Property ID: 696930

Cervantes Julie & Able
 11304 Terrace Meadow Way
 Manor, TX 78653-3871
 Property ID: 696916

**Shadowglen Residential Property
 Owners Association Inc**
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 568684

Yakubek Ronald
 14213 Sage Blossom Dr
 Manor, TX 78653-2343
 Property ID: 940244

Turnquist Anthony John & Hannah
 Kathleen Keating
 14317 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940230

Lank Alexandra Noelle
 14308 Mcarthur Dr
 Manor, TX Usa 78653-2359
 Property ID: 940232

Montgomery Cara Rae & Michael
 Lawre
 147 Kellogg Ln
 Bastrop, TX 78602-3214
 Property ID: 568262

Kelly Diana
 13808 Calera Cv
 Manor, TX 78653-3692
 Property ID: 568251

Sneed Karlton John & Brenda Kay
 Sneed
 13601 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696942

Donnelly Lisa G
 13605 Amber Dawn Ct
 Manor, TX 78653-3868
 Property ID: 696941

Saleh Sam F & Gaukhar
 Kanlybayeva
 11209 Terrace Meadow Way
 Manor, TX 78653-3870
 Property ID: 696910

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961973

Scf Rc Funding Iv LLC
 902 Carnegie Center Blvd Ste 520
 Princeton, NJ 08540-6531
 Property ID: 830449

Chavarria Jeremy
 11513 Pillion PI
 Manor, TX 78653-3690
 Property ID: 568264

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961989

SG Land Holdings LLC
 2646 Dupont Dr Ste 60 Pmb 520
 Irvine, CA 92612-7651
 Property ID: 961987

Wal-Mart Real Estate Business Trust
 PO Box 8050
 Bentonville, AR 72712-8055
 Property ID: 830451

13100 Fm 973 Inc
 10095 Us Highway 290 E
 Manor, TX 78653-0539
 Property ID: 568070

Gonzales Kristen & Jacob
 11608 Pillion PI
 Manor, TX 78653-3691
 Property ID: 568255

Lick Dustin S & Heather L
 17701 Claress Ln
 Manor, TX 78653
 Property ID: 961994

Mura Raymond C & Linda S
 11700 Pillion PI
 Manor, TX 78653-3767
 Property ID: 697052

Sanchez Arturo & Sanjuana Perez
 Sanchez
 13717 Shadowglade PI
 Manor, TX 78653-3768
 Property ID: 697025

Shadowglen Residential Property
 Owners Association Inc
 11525 Shadowglen Trce
 Manor, TX 78653-3878
 Property ID: 962362

Randle Lamont & Sharla M
 11709 Pillow PI
 Manor, TX 78653
 Property ID: 697026

Bichugatti Kiran & Shivani V
 Thanalapati
 14616 Kira Ln
 Manor, TX 78653-2693
 Property ID: 962328

Jackson Adrian Jerome & Carol
 Michelle Jackson
 14209 Kira Ln
 Manor, TX 78653
 Property ID: 962339

Perry Homes LLC
 PO Box 34306
 Houston, TX 77234-4306
 Property ID: 962345

Dwyer Peter A
 9900 Us Highway 290 E
 Manor, TX 78653-9720
 Property ID: 240887

Shadowglen Golf L P
 12801 Lexington St
 Manor, TX 78653-3333
 Property ID: 888159

Manor Independent School Distr
 PO Box 359
 Manor,, TX 78653-0359
 Property ID: 240891

290 East Not West LLC
 421d Congress Ave
 Austin, TX 78701
 Property ID: 240825

Reta Realty LLC
 5301 Heather Ct
 Flower Mound, TX 75022-5684
 Property ID: 240892

Pokorney Daniel & Sherri Lynne
 169 Pleasant Grove Rd
 Elgin, TX 78621-5011
 Property ID: 240896

Rector Cemetery
12801 Lexington St
Manor, TX 78653-3333
Property ID: 822534

Mkr Properties LLC Series 11211 Us Hwy 290
5905 York Bridge Cir
Austin, TX 78749-2211
Property ID: 377649

Sonic Development Of Central Texas
PO Box 17788
Austin, TX 78760-7788
Property ID: 377650

Kusum Hospitality LLC
11301 Us Hwy 290 E
Manor, TX 78653-9714
Property ID: 377658

Ghulam Jeelani & Vikash Chadda
13100 Craven Ln
Manor, TX 78653-3389
Property ID: 760458

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 942298

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942297

Camara Ivan D & Evelyn G Zirena
16800 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942288

Thurman Jeff Lynn Jr & Kristeen Ann
16901 Christina Garza Dr
Manor, TX 78653-2337
Property ID: 942262

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942260

Perry Homes LLC
9000 Gulf Fwy
Houston, TX 77017-7018
Property ID: 942259

Brew Darrell Gurome
16616 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942282

Brown Brandy Nichole
16612 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942281

Ibarra Roanda Lopez Etal
16613 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942257

Lee Junhee
16704 Edwin Reinhardt Dr
Manor, TX 78653-2159
Property ID: 910248

Needles Kay Elaine
16816 John Michael Dr
Manor, TX 78653-3392
Property ID: 760461

Hauflaire Jordan & Drake Hauflaire
13205 Craven Ln
Manor, TX 78653-3390
Property ID: 760504

Harrison Chandler Court & Kathryn Paige Bouldin
16425 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910213

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 804541

Shadowglen Residential Property Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 910220

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526066

Eckman James P & Cynthia Edmondson
16916 John Michael Dr
Manor, TX 78653-3394
Property ID: 760466

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 526064

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 804537

Spence Carnelia
PO Box 518
Manor, TX 78653-0518
Property ID: 526044

Curry-Ikner Dallas
1112 Autumn Sage Way
Pflugerville, TX 78660-5864
Property ID: 526045

Habte-Ab Fess & MeAZa Demissie
11400 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568216

Marino Vincent D
11305 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568210

Ruth Mark W
11400 Terrace Meadow Way
Manor, TX 78653-3872
Property ID: 568203

Scott Trust
11328 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 568200

**De La Pena Yvonne & Luz Maria
Oranday**
11300 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696917

**Arellano Sonya & Nicolas Tejada
Valdez**
13600 Amber Dawn Ct
Manor, TX 78653-3868
Property ID: 696932

Anwar Shadab & Shaista Perween
11220 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696920

Joann M Hansen
11204 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696906

Wang Xiaomeng
12516 78th Ln Ne
Kirkland, WA 98034-7518
Property ID: 940246

Carreon Siggly J
14309 Mc Arthur Dr
Manor, TX 78653-2359
Property ID: 940228

City Of Manor
105 E Eggleston St
Manor, TX 78653-3463
Property ID: 862598

Larson Jessica
11213 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696911

Hudson Melissa A & Marc Jordan
11200 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696907

Masi Cheri & John
11201 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696908

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961976

Burrell Elliott Charles & Brenda J
13805 Calera Cv
Manor, TX 78653-3692
Property ID: 568247

Molla Syfuddin Md & Jahanara Pervin
13808 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568244

**Brazauski Adam Joseph Charles &
Bethan Grace Castle**
17700 Claress Ln
Manor, TX 78653-2727
Property ID: 961968

Vandeliwala Ismail
17708 Claress Ln
Manor, TX 78653-2727
Property ID: 961966

**Swartz Robert Walter & Joan Ruska
Benedetti**
11609 Pillion Pl
Manor, TX 78653-3691
Property ID: 568272

**Stubbs Michael Reyes & Catalina
Burgos**
17305 Howdy Way
Manor, TX 78653-2730
Property ID: 962006

Gagarin Ako & Gabriella Georgedes
17713 Claress Ln
Manor, TX 78653
Property ID: 961995

House Sharon D & Wadine Miles
11704 Pillion Pl
Manor, TX 78653-3767
Property ID: 697053

McClure Thomas Trent
14816 Kira Ln
Manor, TX 78653-2691
Property ID: 962316

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 962426

Butler Family Partnership Ltd
PO Box 9190
Austin, TX 78766-9190
Property ID: 568069

**Kirksy Mylon Jamar & Diego Israel
Rodriguez Camacho**
14813 Kira Ln
Manor, TX 78653
Property ID: 962344

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962683

Paredes Joanne & Danny Tran
14621 Kira Ln
Manor, TX 78653-2693
Property ID: 962337

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX Us 78660
Property ID: 962682

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240826

**Shadowglen Development
Corporation**
9900 Hwy 290 E
Manor, TX 78653-9720
Property ID: 860828

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725396

Alexander Darrell & Veronica
16808 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942290

11311 East Hwy 290 LLC
11311 Us Highway 290 E
Manor, TX 78653-9714
Property ID: 377659

Shadowglen Residential Property
Owners Association Inc
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 760459

Johnson Chelsea Ann
16709 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942253

Ladd Wendell Nelson Iii
16617 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942256

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 725370

SchnelDer Luiza H & Andrew Walt
16505 Christina Garza Dr
Manor, TX 78653-2163
Property ID: 910211

Monje Pablo Hernandez
16905 John Michael Dr
Manor, TX 78653-3394
Property ID: 760497

Banks Michael D & Rachel Banks
16921 John Michael Dr
Manor, TX 78653-3394
Property ID: 760495

Morales Jose D Aguilar
13301 Craven Ln
Manor, TX 78653-3387
Property ID: 760513

Fry Elizabeth L & Briana S
17000 John Michael Dr
Manor, TX 78653-3393
Property ID: 760531

Mitri Nicolas & Catherine Chedrawi
11317 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568207

Willis William & Tia Kenyon
13324 Craven Ln
Manor, TX 78653-3387
Property ID: 760541

Klock Lauren Nicole & Charles
Sumter Belote Iv
14316 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940252

Haisler Dustin & Amanda
11216 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696921

Jaganathan Shiva And Sudha
14300 Sage Blossom Dr
Manor, TX 78653-2355
Property ID: 940256

Hooper Mikisha & Bryce R Davis
14217 Sage Blossom Dr
Manor, TX 78653-2343
Property ID: 940245

Kazmi Sajjad & Jamie Lynn
PettyJohn
13801 Calera Cv
Manor, TX 78653-3692
Property ID: 568248

Francis-Scott Angelene & Donald
Scott
13600 Branch Light Ln
Manor, TX 78653-3867
Property ID: 696943

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961993

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961992

Taylor Charles E & Jaimie Michelle
Murga
13809 Calera Cv
Manor, TX 78653-3692
Property ID: 568246

Warren Suzanne
13812 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568245

Vasquez Jose Jr
13813 Shadowlawn Trace
Manor, TX 78653-3694
Property ID: 568256

Sierra Jesus & Veronica Luna
17204 Howdy Way
Manor, TX 78653-2729
Property ID: 961971

Insignares Eliana B & Shawn
Dileonardo
11601 Pillion PI
Manor, TX 78653-3691
Property ID: 568270

Kattengell Mario
11612 Pillion PI
Manor, TX 78653-3691
Property ID: 697016

Willis Sonny & April Ann
13728 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697022

Realtron Inc
13276 Research Blvd Ste 105
Austin, TX 78750-3225
Property ID: 697023

Ewing Phillip P & Irma
13721 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697024

Lawrence Kenneth Robert & Mary
Ellen Lawrence
225 Oxbow Cv
Georgetown, TX 78628-7088
Property ID: 961999

**Talley Angel E Perez & Ashley M
Perez Talley**
17808 Claress Ln
Manor, TX 78653-2491
Property ID: 961961

Murphy Nicholas & Tess Rebecca
14800 Kira Ln
Manor, TX 78653
Property ID: 962320

Sanchez Glen & Sydnie J Saechow
17820 Claress Ln
Manor, TX 78653-2491
Property ID: 962076

**Taylor Derek Maurice & Alejandra
Aldana Del**
14712 Kira Ln
Manor, TX 78653-2692
Property ID: 962323

**Sangam Purnachandra Rao &
Prashant**
14809 Kira Ln
Manor, TX 78653-2691
Property ID: 962343

Guan Ping
14604 Kira Ln
Manor, TX 78653-2693
Property ID: 962331

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962679

Meritage Homes Of Texas LLC
17013 Bridgefarmer Boulevard
Pflugerville, TX 78660
Property ID: 962612

Zeulka Theresa C Life Estate
13245 Gregg Manor Rd
Manor, TX 78653-3312
Property ID: 248003

Dwyer Peter A
9900 Us Highway 290 E
Manor, TX 78653-9720
Property ID: 240885

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240832

290 East Not West LLC
421d Congress Ave
Austin, TX 78701
Property ID: 240831

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 725399

**Flake Michael Raymond & Linda
Marie**
16816 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942292

Allen Daniel Carl & Miguel
16812 Christina Garza Dr
Manor, TX 78653-2336
Property ID: 942291

**Gadberry Kelly Lee & Audrey Jean
Nicholson**
16712 Christina Garza Dr
Manor, TX 78653-2335
Property ID: 942286

**Greater Texas Federal Credit U
Federal Credit Union**
12544 Riata Vista Circle
Austin, TX 78727
Property ID: 773172

Cebol Leonard G & Marlene G
13108 Craven Ln
Manor, TX 78653-3389
Property ID: 760518

Forbes Christina & Tabitha A Croft
16608 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942280

Junction Development LLC
14747 N Northsight Blvd Ste 111-431
Scottsdale, AZ 85260-2631
Property ID: 377652

Chong Lyndsey Juliane Etal
16609 Christina Garza Dr
Manor, TX 78653-2164
Property ID: 942258

**VelAZquez Roberto & Monica
Rodriguez**
16424 Christina Garza Dr
Manor, TX Usa 78653-2162
Property ID: 910237

Stevenson Timothy & Harriet
16416 Christina Garza Dr
Manor, TX 78653-2162
Property ID: 910235

Elengold Mitchell E & Tresa L
16817 John Michael
Manor, TX 78653-3392
Property ID: 760499

**Perez Carlos & Iris CamPOs
Rodriguez**
17013 John Michael Dr
Manor, TX 78653-3393
Property ID: 760549

Ogsby Raymond Lee & Lou Ann
13412 Holly Crest Ter
Manor, TX 78653-3749
Property ID: 568619

Villarreal Miguel & Edith
11316 Runnel Ridge Rd
Manor, TX 78653-3873
Property ID: 568214

**Shadowglen Residential Property
Owners Association Inc**
11525 Shadowglen Trce
Manor, TX 78653-3878
Property ID: 940253

Thompson Peyton
11416 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568220

**Copeland Joseph Jr & Paulette
Chatman-Copeland**
11421 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568222

Llew Keltner
PO Box 1688
Portland, OR 97207-1688
Property ID: 568221

Wall James E
11409 Runnel Ridge Rd
Manor, TX 78653-3874
Property ID: 568225

Howard David & Leah
PO Box 722
Manor, TX 78653-0722
Property ID: 568223

Love Nathan & Kristina Achuff
11308 Terrace Meadow Way
Manor, TX 78653-3871
Property ID: 696915

Carter Richard E & RUTHie
11224 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696919

Snow Troy
11212 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696904

Henton Nettie S & Lonnie M
11208 Terrace Meadow Way
Manor, TX 78653-3870
Property ID: 696905

Shadowglen Residential
11525 Shadowglen Trace
Manor, TX 78653-3878
Property ID: 568630

Winkler Howard
13444 Holy Crest Ter
Manor, TX 78653-3749
Property ID: 568627

Benavides Erin
14304 Mcarthur Dr
Manor, TX Usa 78653-2359
Property ID: 940233

Weaver Warren B
14305 Mcarthur Dr
Manor, TX 78653-2359
Property ID: 940227

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961974

Calderon Fecita Naomi
11501 Pillion PI
Manor, TX 78653-3690
Property ID: 568261

Ortiz Noel
14217 Mcarthur Dr
Manor, TX Usa 78653-2358
Property ID: 940225

SG Land Holdings LLC
2646 Dupont Dr Ste 60 Pmb 520
Irvine, CA 92612-7651
Property ID: 961978

De La Rosa Gabriel & Patricia
11517 Pillion PI
Manor, TX 78653-3690
Property ID: 568265

Riedl David A & Kristy L
11529 Pillion PI
Manor, TX 78653-3690
Property ID: 568268

Vanbuskirk Jr John C & Sherri L
Vanbuskirk
13809 Shadowlawn Trce
Manor, TX 78653-3694
Property ID: 568257

Law Jonathan & Christine Law
17208 Howdy Way
Manor, TX 78653-2729
Property ID: 961970

Saini Sameer & Summer SIDdiqui
17704 Claress Ln
Manor, TX 78653-2727
Property ID: 961967

Jackson Travis & Tameika
13717 Shadowlawn Trce
Manor TX 78653-3693
Property ID: 697011

Sethuraman Priya
13708 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697013

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 962008

Berlin Tyler Andrew & Lauren Nicole
17720 Claress Ln
Manor, TX 78653-2727
Property ID: 961964

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961996

Keller James li & Danielle M Newlin
13716 Shadowglade PI
Manor, TX 78653-3768
Property ID: 697019

LGI Homes-Texas LLC
1450 Lake Robbins Dr Ste 430
The Woodlands, TX 77380-3294
Property ID: 961998

Pettis Clarizet Rene & Jermaine
Marquest
14801 Kira Ln
Manor, TX 78653-2691
Property ID: 962342

Thompson Nicholas & Cherise
14713 Kira Ln
Manor, TX 78653-2692
Property ID: 962340



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: James Allen, Lieutenant
DEPARTMENT: Police

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Resolution to authorize the Manor Police Department to apply for grant funds for the purpose of purchasing two police patrol canines.

BACKGROUND/SUMMARY:

The Police Department is seeking authorization to apply for a grant through K9’s 4 Cops. The K9s 4 cops is a 501(c)3 non-profit organization that provides funding, resources, and support to law enforcement agencies for canine unit needs. The Manor Police Department is seeking funds to purchase two police patrol canines. If the city is awarded a grant, the department will place an item on a future City Council Meeting agenda to accept the grant.

LEGAL REVIEW: Yes

FISCAL IMPACT:

PRESENTATION: No

ATTACHMENTS: No

- Resolution No. 2023-34

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve Resolution No. 2023-34 and authorize the City Manager to execute all documentation.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

RESOLUTION NO. 2023-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS AUTHORIZING THE FILING OF A GRANT APPLICATION TO K9S 4 COPS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, as the City of Manor, Texas (the “City”) continues to grow, the City’s Police Department (“Manor Police Department”) finds that it in the best interest of the citizens of the City for the Manor Police Department to purchase two patrol canines; and

WHEREAS, the K9s 4 Cops is a 501(c)3 non-profit organization that provides funding, resources, and support to law enforcement agencies for canine unit needs; and

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) has determined that it is in the best interest of the City to have the Manor Police Department file a grant application to the K9 4 Cops to fund the purchase of two patrol canines; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS THAT;

Section 1. The City Council hereby approves the recitals contained in the preamble of this Resolution and finds that all the recitals are true and correct and incorporate the same in the body of this Resolution as findings of fact.

Section 2. The City Council hereby approves the submission and filing of the grant application to K9s 4 Cops for the Manor Police Department Project for funding the purchase of two police patrol canines.

Section 3. The City Council hereby authorizes the City Manager to execute all necessary documentation regarding this grant and hereby designates the City Manager as the authorized official giving the City Manager the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

Section 4. The City Council hereby agrees that in the event of loss or misuse of any grant funds granted to the City by K9s 4 Cops, the grant funds will be returned to K9s 4 Cops in full.

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

PASSED AND APPROVED by the City Council of Manor, Texas, at a regular meeting on the 18th day of October 2023, at which a quorum was present, and for which due notice was given pursuant to Texas Government Code, Chapter 551.

CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the first reading of an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the neighborhood designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25' buffer yard would be required between the existing single-family and townhomes. A buffer yard requires a minimum 6' opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

P&Z voted 4-0 to deny due to traffic on Old Hwy 20 and in Bell Farms. Also due to there being no plan or funding for County improvements to Old Hwy 20.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the city Council approve the first reading of an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO TOWNHOME (TH); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of the property described in Exhibit "A" (the "Property"), from Agricultural (A) to zoning district Townhome (TH). The Property is accordingly hereby rezoned to Townhome (TH).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of October 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the ___ day of November 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

ORDINANCE NO.

Page 3

EXHIBIT “A”

Property Address:

12920 Old Highway 20, Manor, TX 78653

Property Legal Description – Townhome (TH):

BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron set, in the easterly line of Lot 1, Block C, Bell Farms, Phase One-A, a subdivision in Travis County, Texas, recorded in Document Number 200500049, Official Public Records, Travis County, Texas, same being in the westerly line of said 10.00 Acre Tract; for the southwest corner hereof;

THENCE North 29 degrees 03 minutes 40 seconds East, along the easterly line of Lot 1, Block C, said subdivision, along the westerly line of said 10.00 Acre Tract, 640.18 feet to an iron rod found, at an angle point in the easterly line of said Lot 1, Block C, same being the northwest corner of said 10.00 Acre Tract, for the northwest corner hereof;

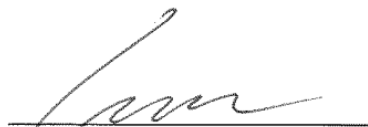
THENCE South 60 degrees 51 minutes 41 seconds East, continuing along the easterly line of said Lot 1, Block C, along the northerly line of said 10.00 Acre Tract, 412.19 feet to an iron rod found, in said line, in the westerly line of Lot 78, Block C, Bell Farms, Phase Three, a subdivision in Travis County, Texas, recorded in Document Number 201400093, Official Public Records, Travis County, Texas, same being the northeast corner of said 10.00 Acre Tract, for the northeast corner hereof;

THENCE South 29 degrees 03 minutes 40 seconds West, along the westerly line of said Lot 78, Block C & Lot 1, Block L, said subdivision, along the westerly right-of-way line of Tinker Street, along the easterly line of said 10.00 Acre Tract, 680.29 feet to an iron rod set, in said line, for the southeast corner hereof, from which an iron rod found, at the southeast corner of said 10.00 Acre Tract bears, South 29 degrees 03 minutes 40 seconds West, 341.43 feet;

THENCE through said 10.00 Acre Tract, the following 3 calls:

- 1: North 60 degrees 56 minutes 20 seconds West, 126.00 feet to an iron rod set;
- 2: North 29 degrees 03 minutes 40 seconds East, 40.67 feet to an iron rod set;
- 3: North 60 degrees 56 minutes 20 seconds West, 286.19 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

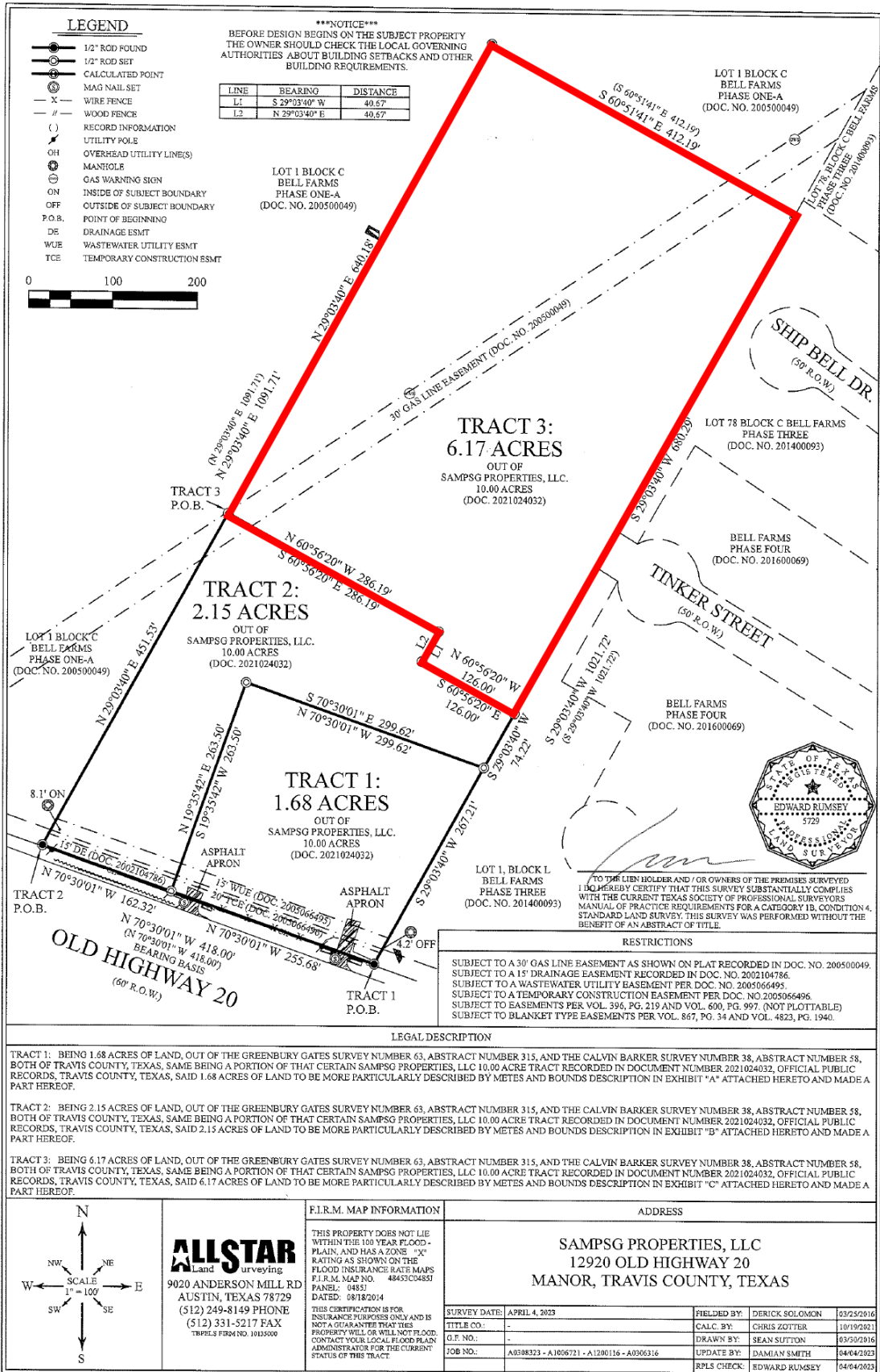


 EDWARD RUMSEY
 TX R.P.L.S. No. 5729
 Job No. A0308323

04-07-2023

 Date





July 28, 2023

City of Manor
Development Services
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

Ref: TH Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.17 acres out of the 10.0 acre property located along Old Highway 20. The proposed use is compatible with the future land use planning desired Neighborhood classification. The Neighborhoods classification in the draft Comprehensive Plan Destination 2050 is selected to provide missing middle housing neighborhoods and encourage connectivity and walkable components for the newly proposed townhomes to the existing established neighborhoods. Our intent for this development will propose quality finishes in character with the surrounding neighborhoods.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City by proposing a use that is compatible and congruent with the adjacent established single family subdivisions and is consistent with the City's desired long range plans for this area.

Future Land Use Designation

The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

Current Site Information

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)

Proposed zoning district: TH 6.17 Acres

Acreage of property to be rezoned: 6.17 ACR

Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to the existing zoned Neighborhood Business (NB) uses. TH zoning will act as a desired transition between allowable commercial development and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) to non-residential uses; access to quality, safe pedestrian facilities

- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by Manville WSC under CCN 11144.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, provides zoning for a portion of the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

Additionally, a recent rezoning for the entire 8.32 acres was held before Planning and Zoning April 2023 meeting, but was shelved until a process was determined for alteration to the City's Future Land Use designation for the proposed zoning of NB along the frontage. In an effort to move forward, the property owner would like to submit this request for the portion that follows the City's future land use designation.

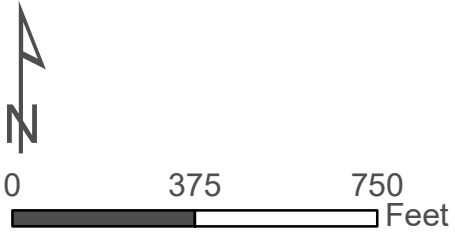
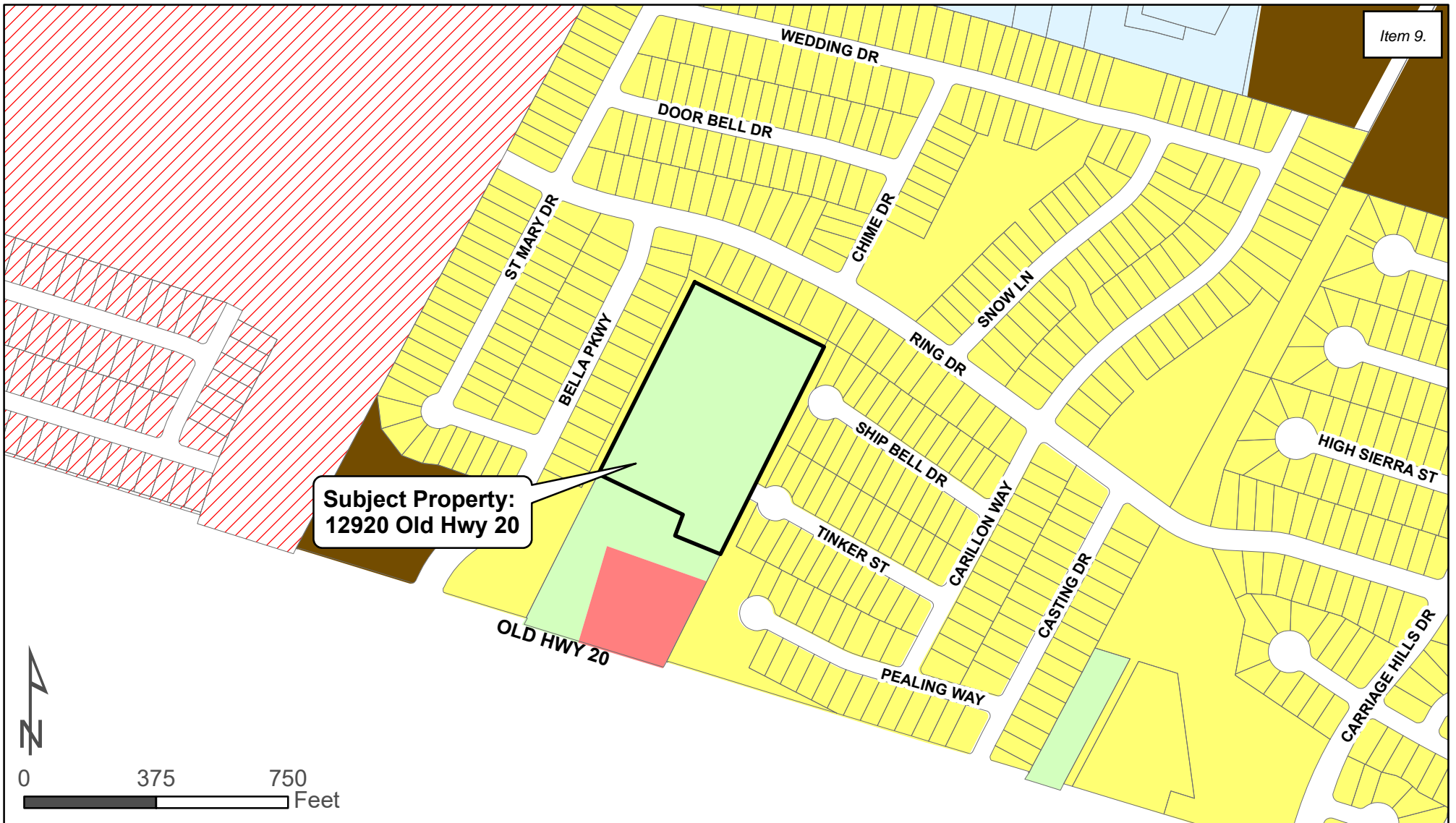
In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at dianejbernal@gmail.com, should you require additional information.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433 | dianejbernal@gmail.com



Current:
Agricultural (A)

Proposed:
Townhome (TH)

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

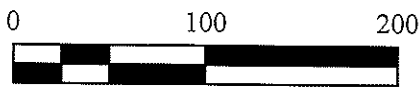


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊙ CALCULATED POINT
- ⊙ MAG NAIL SET
- X - WIRE FENCE
- // - WOOD FENCE
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ⊙ MANHOLE
- ⊙ GAS WARNING SIGN
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE ESMT
- WUE WASTEWATER UTILITY ESMT
- TCE TEMPORARY CONSTRUCTION ESMT

*****NOTICE*****
 BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
 THE OWNER SHOULD CHECK THE LOCAL GOVERNING
 AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
 BUILDING REQUIREMENTS.

LINE	BEARING	DISTANCE
L1	S 29°03'40" W	40.67'
L2	N 29°03'40" E	40.67'



LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

**TRACT 3:
 6.17 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 78 BLOCK C BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)

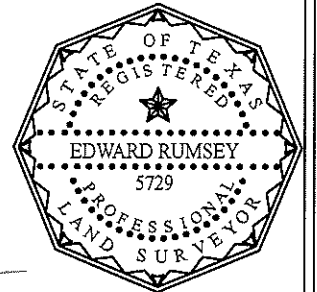
**TRACT 2:
 2.15 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1 BLOCK C
 BELL FARMS
 PHASE ONE-A
 (DOC. NO. 200500049)

**TRACT 1:
 1.68 ACRES**
 OUT OF
 SAMPSG PROPERTIES, LLC.
 10.00 ACRES
 (DOC. NO. 2021024032)

LOT 1, BLOCK L
 BELL FARMS
 PHASE THREE
 (DOC. NO. 201400093)

BELL FARMS
 PHASE FOUR
 (DOC. NO. 201600069)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
 I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
 WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
 MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4,
 STANDARD LAND SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
 BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

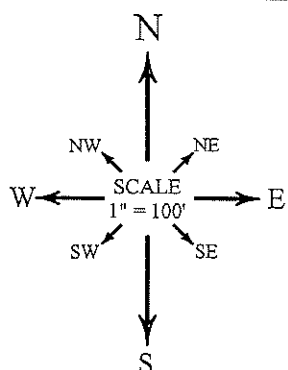
- SUBJECT TO A 30' GAS LINE EASEMENT AS SHOWN ON PLAT RECORDED IN DOC. NO. 200500049.
- SUBJECT TO A 15' DRAINAGE EASEMENT RECORDED IN DOC. NO. 2002104786.
- SUBJECT TO A WASTEWATER UTILITY EASEMENT PER DOC. NO. 2005066495.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO. 2005066496.
- SUBJECT TO EASEMENTS PER VOL. 396, PG. 219 AND VOL. 600, PG. 997. (NOT PLOTTABLE)
- SUBJECT TO BLANKET TYPE EASEMENTS PER VOL. 867, PG. 34 AND VOL. 4823, PG. 1940.

LEGAL DESCRIPTION

TRACT 1: BEING 1.68 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.68 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.



ALLSTAR
 Land Surveying
 9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TBPELS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0485J PANEL: 0485J DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

SAMPSG PROPERTIES, LLC
 12920 OLD HIGHWAY 20
 MANOR, TRAVIS COUNTY, TEXAS

SURVEY DATE:	APRIL 4, 2023	FILED BY:	DERICK SOLOMON	03/25/2016
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/19/2021
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	03/30/2016
JOB NO.:	A0308323 - A1006721 - A1200116 - A0306316	UPDATE BY:	DAMIAN SMITH	04/04/2023
		RPLS CHECK:	EDWARD RUMSEY	04/04/2023

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE: EXP. DATE:

1718 ARCHITECTURE, LLC
POST OFFICE BOX 23438
SAN ANTONIO, TEXAS 78223
INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

1718 ARCHITECTURE, LLC IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. 1718 ARCHITECTURE, LLC & MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Manor Development

12920 Old Hwy 20
Manor, Texas 78653

OWNER

Giby Parackal

giby.psginvestments@gmail.com

PROJECT NUMBER

22SV - 22Manor

SCHEMATIC DESIGN

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

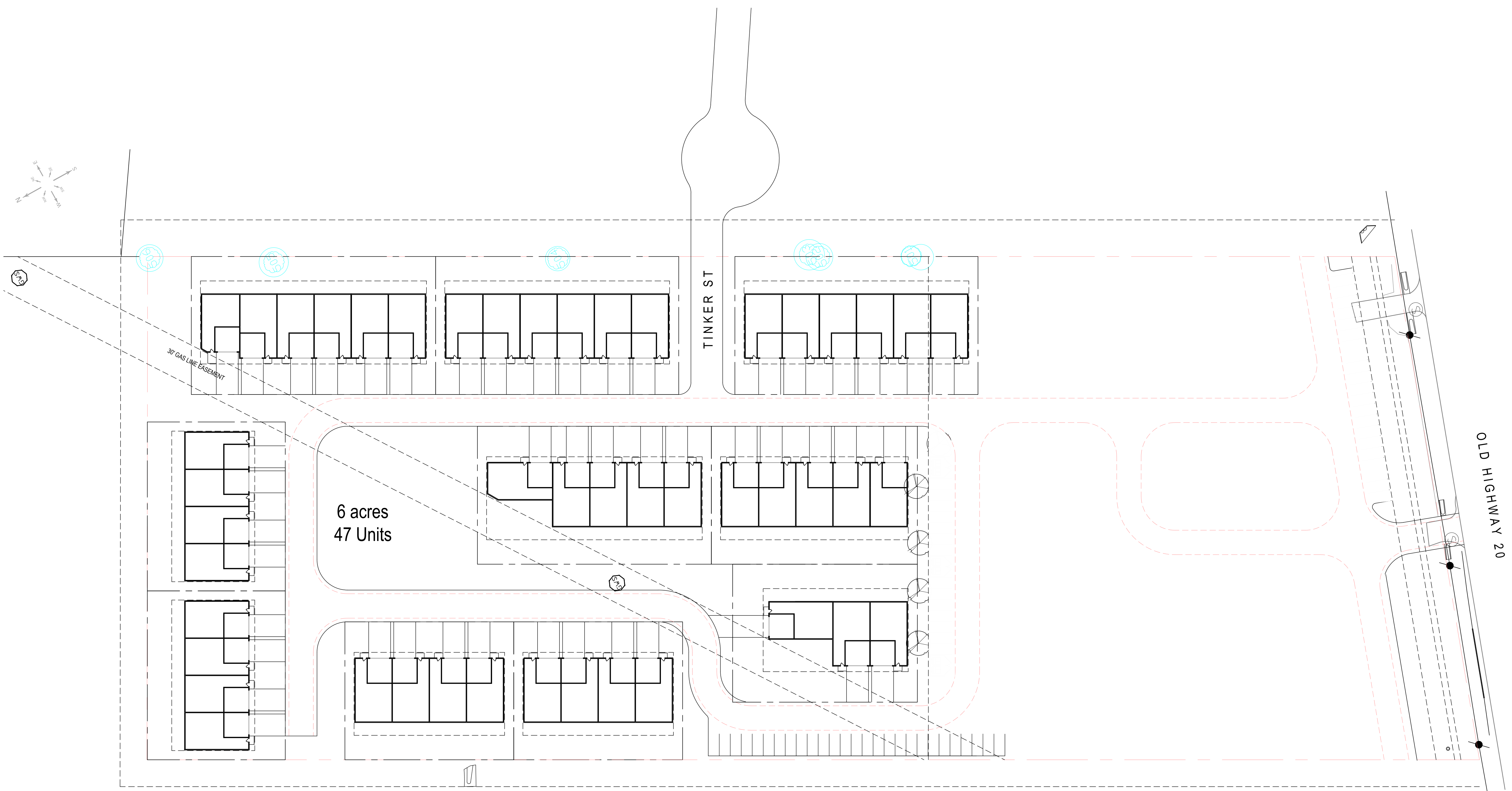
Site Plan

DATE
8 March 2023

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01



1 SITE PLAN
1" = 40'-0"
NORTH

NEIGHBORHOODS

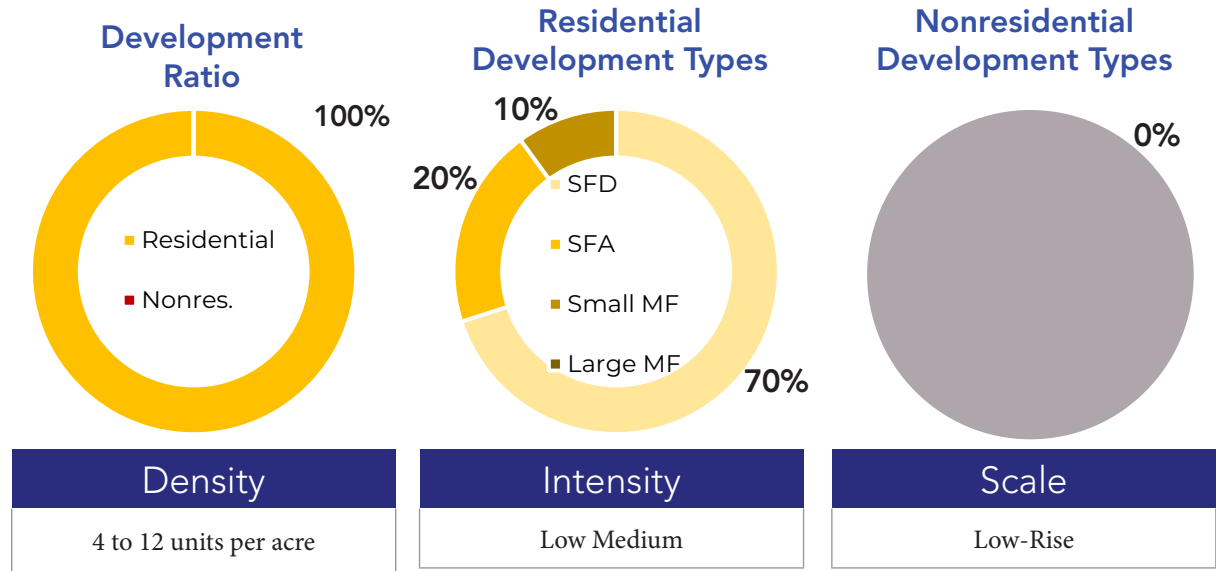
Residential one- and two-family/duplex homes make up the majority of this land use category. Some townhomes and lower density missing middle housing should be included to create diversity and housing choice and are good options to create transitions between neighborhoods and other land use areas. A mixture of housing types allows people to stay in the neighborhood even as their housing needs change, promoting long-term stability.

These housing types typically fall under the International Residential Code for one- and two-family dwellings, and can be financed via conventional Federally-backed mortgages.

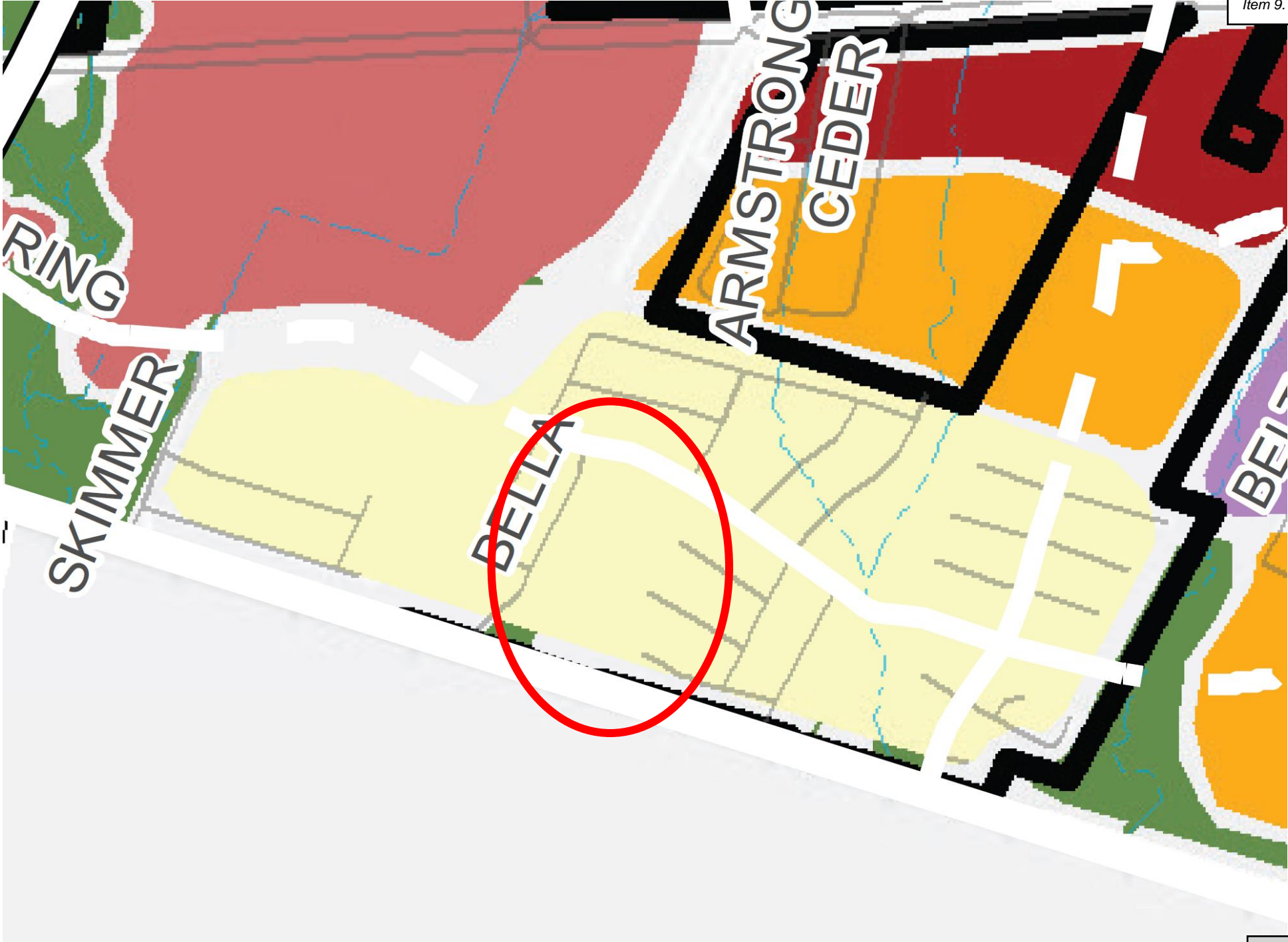
While some neighborhood areas are currently adjacent to commercial centers, a more appropriate transition between the two would be the Mixed-Density Neighborhood land use categories.

Neighborhood lots are typically 5,000 square feet to 15,000 square feet for one- and two-family homes, with townhome lots being between 2,000 square feet and 3,000 square feet. Given the density expectations, smaller lot sizes should be offset by open space with an emphasis on creating interconnected greenways that connect neighborhoods to one another and to jobs, services, and parks.

Figure 3.4. Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●●○	Appropriate overall, but with this housing type being so prominent in the City currently, seek to integrate with other forms of housing to create diversity and housing choice. Encourage diversity of lot sizes. Encourage joint driveways, alley access and rear parking.
SFD + ADU	●●●●●	Lot and site design should accommodate an ADU to the side or rear; ADU should be clearly secondary to the primary residence.
SFA, Duplex	●●●●●	Similar in character and lot standards to single-family detached; Joint/shared driveways encouraged, as well as alleys and rear parking; ADUs can be included consistent with the above.
SFA, Townhomes and Detached Missing Middle	●●●●●	Townhouses and Bungalow Courts should include at least 4 units, Pocket Neighborhoods 8-12 units. Functions best at corner properties (excluding townhomes). Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking. ADUs consistent with above.
Apartment House (3-4 units)	●●●●○	Can be part of a diverse housing type palette within the Neighborhood category. Similar in character and lot standards to SFD; functions best at corner properties. Encouraged especially when retail/services are nearby. Encourage joint driveways, alley access and rear parking.
Small Multifamily (8-12 units)	●●●○○	Scale is not typically appropriate with neighborhood-scale, unless adjacent to Neighborhood Mixed Use. May be appropriate as a transitional use from land use categories containing nonresidential uses.
Large Multifamily (12+ units)	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Not considered appropriate.
Shopping Center, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Neighborhoods.
Shopping Center, Community Scale	●○○○○	Not considered appropriate.
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





9/27/2023

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12920 Old Hwy 20 - Rezoning from A to TH
 Case Number: 2023-P-1560-ZO
 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 Rezoning Application for 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC
Owner: SAMPSG PROPERTIES LLC

The Planning and Zoning Commission will meet at 6:30PM on October 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on October 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

WASHINGTON-WOOLEY SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

SATHYAN PRATHEESH & NEENA
SREELAYA
18607 W THOMAS SHORE DR
CYPRESS TX 77433

HERNANDEZ MAYRA A &
CIRO L MEDINA
17700 BOARDTREE DR
ELGIN TX 78621-2175

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

LUNA RAMIRO VASQUEZ
1205 SHAGBARK RD
NEW LENOX IL 60451-2412

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953

SANCHEZ JOSE D ESPARZA &
PATRICIA FLORES
12912 SHIP BELL DR
MANOR, TX 78653-4953

SMITH JEREMY W &
CANDICE MARIE AREL SMITH
12916 SHIP BELL DR
MANOR, TX 78653-4953

ORTUNO PALOMA HERNANDEZ &
DOUGLAS R RODRIGUEZ FLORES
12920 SHIP BELL DR
MANOR, TX 78653-4953

SIMMONS JASMINE & TIMOTHY
7940 SHOAL CREEK BLVD STE 200
AUSTIN, TX 78757-7587

HILL DEJA G
12901 SHIP BELL DR
MANOR, TX 78653-4953

FORD JOEL S & ALICIA E ESPINOZA
12924 SHIP BELL DR
MANOR, TX 78653-4953

SEPHUS LATANIA NICOLE
12917 SHIP BELL DR
MANOR, TX 78653-4953

DIAZ KARINA P TORRES & PEDRO L
HERNANDEZ ZEPEDA
12913 SHIP BELL DR
MANOR, TX 78653-4953

HORTON JANET
12909 SHIP BELL
MANOR, TX 78653-4953

SVANDA STACIE
12900 TINKER ST
MANOR, TX 78653-2022

RAMIREZ WILLIAM OMAR
12925 SHIP BELL DR
MANOR, TX 78653-4953

JONES MARVIN L & POLLY M
12921 SHIP BELL
MANOR, TX 78653-4953

YEE VINCENT & ANA M
12904 TINKER ST
MANOR, TX 78653-2022

RANDORF KRISTINA & JASON
12908 TINKER ST
MANOR, TX 78653-2022

HEREDIA ERWIN G
12912 TINKER ST
MANOR, TX 78653-2022

RICHEY DENISE
12916 TINKER ST
MANOR, TX 78653-2022

1919 MAGRODA LLC
15301 SISTERS CIR
AUSTIN, TX 78717-5099

LOPEZ JAZMIN TELLEZ &
SEVERINO M
12924 TINKER ST
MANOR, TX 78653-2022

TULLOS NATASHA & ALEX TULLOS
12901 TINKER ST
MANOR, TX 78653-2022

MCMILLAN BRITTANY MARI
12905 TINKER ST
MANOR, TX 78653-2022

SOSA JESUS RUIZ & YOLANDA
AGUILAR & YENIS HERNANDEZ
SALVADOR
12909 TINKER ST
MANOR, TX 78653-2022

GUERRERO LAWRENCE &
ROSE MARIE VEGA
12913 TINKER ST
MANOR, TX 78653-2022

MACAREZ KARINE ELISABETH &
JULIEN BERNARD MESENGE
12917 TINKER ST
MANOR, TX 78653-2022

WRIGHT BRANDY
12921 TINKER ST
MANOR, TX 78653-2022

VACLAVICK CAROL & ELLEN WRIGHT
12925 TINKER ST
MANOR, TX 78653-2022

SANTIKOS DEMETRIOS JOHN
12904 PEALING WAY
MANOR, TX 78653-2019

VITAL MARIA DEL PATROSINIO &
WALTER ANTONIO CASTRO
12908 PEALING WY
MANOR, TX 78653-2019

RUIZ-MONDRAGON GERARDO
1218 BONNIE BREA ST
AUSTIN, TX 78753-4503

KURNOW MARK & CARRIE LANCE
5308 CORAL REEF WAY
LAKEWOOD FL 34211

BELL FARMS MASTER COMMUNITY INC
% PS PROPERTY MANAGEMENT
PO BOX 7079
ROUND ROCK, TX 78683-7079

ESCOBBAR VERANDA A &
JESSE ESCOBAR SR
12600 SAINT MARYS DR
MANOR, TX 78653-4598

CADENA MANUELA
12604 SAINT MARYS DR
MANOR, TX 78653-4598

MORAN MONICA & RYAN S.
VISSOTZKY
12608 ST MARYS DR
MANOR, TX 78653-4598

WALLACE H DALTON
PO BOX 1119
DRIPPING SPRINGS TX 78620

CRUZ MELISSA A &
DAMARCUS L DASHER
12700 BELLA PKWY
MANOR, TX 78653-4597

URQUIZA ANA ANTUNEZ
12744 BELLA PKWY
MANOR, TX 78653-4597

LEE NELSON
12740 BELLA PKWY
MANOR, TX 78653-4597

CZERNY JOSE A
12736 BELLA PKWY
MANOR, TX 78653-4597

PENA LETICIA & ERNESTO
12732 BELLA PARKWAY
MANOR, TX 78653-4597

SMITH VANESSA D &
MIKEL E SATTERWHITE
12728 BELLA PKWY
MANOR, TX 78653-4597

JACKSON LAKILIA N
12724 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ MONIQUE N
1904 RALPH C CRAIG LN
AUSTIN, TX 78748-4002

ALVARADO ALEJANDRO & DOLORES
12716 BELLA PKWY
MANOR, TX 78653-4597

VAZQUEZ EUTIQUIA
12712 BELLA PKWY
MANOR, TX 78653-4597

JONES THERESA A
12708 BELLA PKWY
MANOR, TX 78653-4597

MARTINEZ CHRISTOPHER S &
CHRISTIAN N
12704 BELLA PKWY
MANOR, TX 78653-4597

LEVARIO ELSA L
12753 BELLA PKWY
MANOR, TX 78653-4597

MIRANDA CONSEPCION A & STEVEN J
12749 BELLA PKWY
MANOR, TX 78653-4597

GUZMAN SANTOS & LETICIA JAIMES
12754 BELLA PKWY
MANOR, TX 78653

THOMAN MARYANN & MARK P
12741 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ DIANE & BENJAMIN
12737 BELLA PKWY
MANOR, TX 78653-4597

LIU CHANGFU
1109 WILLIAMS WAY
CEDAR PARK TX 78613-4344

VILLAREAL RUTH PAJARILLO
REVOCABLE TRUST
UNIT 315
838 PINE AVE
LONG BEACH, CA 90813-5828

OLLINGER KENNETH J
9115 LOCKWOOD SPRINGS RD
MANOR, TX 78653-4815

GOMEZ MARIA & LUIS HERNANDEZ
12721 BELLA PKWY
MANOR, TX 78653-4597

MANUEL MILDRED A
7241 FAIR OAK DR
HANOVER, MD 21076-1482

NORRIS DARIAN KELLEY &
SHELBY NICOLE DAVIS
12713 BELLA PKWY
MANOR, TX 78653-4597

VEGA ADRIAN SANCHEZ
12709 BELLA PKWY
MANOR, TX 78653-4597

JUSTICE EVANGULA R
12705 BELLA PKWY
MANOR, TX 78653-4597

MENDOZA ROLANDO FRANCISCO
MORENO & ZULMA CRISTINA HERREJON
ORTIZ
12701 BELLA PKWY
MANOR, TX 78653-4597

GERMAN MARIA
12832 RING DR
MANOR TX 78653

JIMENEZ GABRIEL
12909 PEALING WAY
MANOR TX 78653-2019

GREENVIEW DEVELOPMENT 157 LP
501 VALE ST
AUSTIN TX 78746



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #4).

BACKGROUND/SUMMARY:

The City, in 2021, approved a Financing and Reimbursement Agreement (“PFA”) between the City and the owners of the Manor Heights development to establish terms for the City’s payment of certain public improvements constructed for the benefit of the Manor Heights Public Improvement District (“PID”). The PFA specified that the PID would be developed in phases and that assessments would be levied against the properties located in each phase, or “Improvement Area.” The assessments are used to reimburse the developer for the costs of the public improvements either through regular payments of collected assessments or through a “lump sum” payment from bonds issued by the City and payable from the assessments. The developer has requested, pursuant to the PFA, that the City enter into the attached Acquisition and Reimbursement Agreement (“ARA”), which is similar to previous ARAs for the PID, specifically for Improvement Area #4. As with the previous ARAs, the ARA that is the subject of this resolution states the terms of reimbursement for the developer’s completion of public improvements. Moreover, the attached ARA states the City will reimburse the developer for the costs of constructing improvements that benefit Improvement Area #4 of the Manor Heights PID. Such reimbursements will come from assessments levied against Improvement Area #4 properties, or from bonds secured by and paid from assessments against Improvement Area #4 properties.

LEGAL REVIEW: YES Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: The amounts to be paid under this agreement will be funded from assessment revenues and not from the City’s general or operating fund.
PRESENTATION: No
ATTACHMENTS: Yes

- Resolution and Reimbursement Agreement

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No 2023-35 of the City of Manor, Texas approving and authorizing the Manor Heights Public Improvement District Improvement Area #4 Reimbursement Agreement.

PLANNING & ZONING COMMISSION: **X Recommend Approval** **Disapproval** **None**

RESOLUTION NO. 2023-35

A RESOLUTION OF THE CITY OF MANOR, TEXAS APPROVING AND AUTHORIZING THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #4)

WHEREAS, the City of Manor, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), authorized the creation of the "Manor Heights Public Improvement District" (the "District") pursuant to Resolution No. 2018-10 adopted by the Manor City Council (the "City Council") on November 7, 2018; and

WHEREAS, on October 7, 2020, the City authorized additional land be included within the District pursuant to Resolution No. 2020-11; and

WHEREAS, the City entered into a Development Agreement with Sky Village Kimbro Estates LLC ("Sky Village") and RHOF, LLC ("RHOF") that stated the intent and expectation of the parties that the City would reimburse Sky Village and RHOF, or their successors in interest, for the costs of the construction of certain public improvements constructed for the benefit of the District; and

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation ("Forestar") is, for the purposes of the Development Agreement, the successor in interest to the obligations and interests of Sky Village and RHOF (save and except the RHOF Commercial Parcels) under the Development Agreement; and

WHEREAS, in connection with the development of the property within the District and the planned issuance of City of Manor, Texas Special Assessment Revenue Bonds for the Manor Heights Public Improvement District Improvement Area #4 Project (the "Bonds"), the City Council intends to approve the forms, terms, and/or provisions of a Reimbursement Agreement to be by and between the City and Forestar; and

WHEREAS, this Resolution and the Reimbursement Agreement approved by it, are in furtherance of the intentions of the parties to the Development Agreement; and

WHEREAS, the meeting at which this Resolution is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

Section 1. Findings. The findings and determinations set forth in the preamble hereof are hereby incorporated by reference for all purposes as if set forth in full herein. Capitalized terms used in this Resolution and not otherwise defined herein shall have the meanings assigned to them in the Service and Assessment Plan.

Section 2. Approval of Reimbursement Agreement. The Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #4) (the "Reimbursement Agreement"), between the City of Manor, Texas and Forestar, is hereby approved in substantially

the form attached hereto as Exhibit A, and the Mayor of the City (the “Mayor”) is hereby authorized and directed to execute and deliver the Reimbursement Agreement, with such changes as may be required by the Mayor to carry out the purposes of this Resolution, such approval to be evidenced by the execution thereof. The Mayor's signature on the Reimbursement Agreement may be attested to by the City Secretary.

Section 3. Additional Actions. The Mayor, Finance Director, City Manager, and City Secretary of the City are hereby authorized and directed to take all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Resolution. The Mayor, Finance Director, City Manager, and City Secretary of the City, or any designee serving in the absence of the aforementioned officials, are hereby directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in the carrying out of the purposes and intent of this Resolution.

Section 4. Governing Law. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. Effect of Headings. The section headings herein are for convenience only and shall not affect the construction hereof.

Section 6. Severability. If any provision of this Resolution or the application thereof to any circumstance shall be held to be invalid, the remainder of this Resolution or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Resolution would have been enacted without such invalid provision.

Section 7. Construction of Terms. If appropriate in the context of this Resolution, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

[Execution page follows]

PASSED AND APPROVED on the 18th day of October 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey
Mayor, City of Manor, Texas

ATTEST:

Lluvia T. Almaraz
City Secretary

EXHIBIT A

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #4)**

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT
(IMPROVEMENT AREA #4)**

This Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #4) (this “Reimbursement Agreement”) is executed between the City of Manor, Texas (“City”) and Forestar (USA) Real Estate Group, Inc., a Delaware corporation (the “Owner”) (each individually referred to as a “Party” and collectively as the “Parties”) effective as of the ___ day of _____, 2023. Capitalized terms not otherwise herein defined shall be given the meaning assigned to such term in the PID Financing Agreement (defined below) and/or Indenture, as applicable, and such definition shall govern in the event of a conflict with a definition herein.

RECITALS

WHEREAS, on November 7, 2018, the City Council of the City (the “City Council”) authorized the formation of the Manor Heights Public Improvement District (the “District” or “PID”) pursuant to Resolution No. 2018-10 (the “Creation Resolution”) in accordance with the PID Act, covering approximately 599.2 acres of land described in the Creation Resolution (the “District Property”); and

WHEREAS, the City Council authorized additional land to be added to the boundaries of the District pursuant to Resolution No. 2020-11 adopted by the City Council on October 7, 2020; and

WHEREAS, the purpose of the District is to finance certain improvements authorized by Chapter 372, Texas Local Government Code (as may be amended, the “PID Act”) that promote the interests of the City and confer a special benefit on the assessed property within the District; and

WHEREAS, the District Property was originally contemplated to be developed in phases (“Improvement Areas”) beginning with Improvement Area #1, Improvement Area #2, and the Major Improvement Area; and

WHEREAS, pursuant to the Manor Heights Public Improvement District Financing and Reimbursement Agreement (the “PID Financing Agreement”), the Owner divided the Major Improvement Area into two or more Improvement Areas including Improvement Area #3 and Improvement Area #4, a map of which is attached hereto as **Exhibit A**, and began construction on certain Authorized Improvements (defined below) to serve District Property (or portions thereof); and

WHEREAS, it is intended that the City Council shall pass and approve an Assessment Ordinance determining, among other things, the estimated costs of the Authorized Improvements allocable to Improvement Area #4 (the “Improvement Area #4 Improvements”) and to be further

defined in a Service and Assessment Plan (defined below)) and levy assessments against certain District Property within Improvement Area #4 (the “Improvement Area #4 Assessments” or the “Assessments”) in accordance with the Assessment Roll (defined below) attached to a Service and Assessment Plan for the District (as the same may be amended or updated from time to time, the “Service and Assessment Plan”); and

WHEREAS, it is intended that bonds secured by the Improvement Area #4 Assessments (the “PID Bonds”) will be issued to finance a portion of the Actual Costs of, among other things, the Improvement Area #4 Improvements (the Actual Costs of the Improvement Area #4 Improvements being the “Improvement Area #4 Improvements Cost”); and

WHEREAS, the proceeds of the PID Bonds shall be used to reimburse the Owner for the Improvement Area #4 Improvements Cost; and

WHEREAS, it is anticipated that one or more series of PID Bonds will be issued pursuant to an Indenture of Trust (the “Indenture”) by and between the City and a legally qualified trustee selected by the City (the “Bond Trustee”); and

WHEREAS, it is anticipated that the City shall deposit the revenues received and collected by the City from the Improvement Area #4 Assessments, including foreclosure sale proceeds, first into segregated funds held by the City for Improvement Area #4’s revenues (an “Operating Account”), and then further transferred pursuant to the Indenture when executed; and

WHEREAS, the Parties intend that all or a portion of the Improvement Area #4 Improvements Cost shall be paid for with the hereinafter-defined Improvement Area #4 Reimbursement Obligation pursuant to the terms of this Reimbursement Agreement, and as further described in the PID Financing Agreement; and

WHEREAS, following the issuance of a series of PID Bonds, the Pledged Revenues, as defined herein, will secure the PID Bonds, and then, on a subordinate basis, the Improvement Area #4 Reimbursement Obligation; and

NOW THEREFORE, FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. Recitals. The recitals to this Reimbursement Agreement are true and correct, and are incorporated as part of this Reimbursement Agreement for all purposes.
2. Definitions.
 - a. Actual Costs – shall mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings;

(3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

- b. Assessment Roll – shall mean one or more assessment rolls for the assessed property within the District, as updated, modified or amended from time to time in accordance with the Service and Assessment Plan.
 - c. Authorized Improvements – shall mean any authorized improvement listed in the PID Act.
 - d. Improvement Area #4 Reimbursement Obligation – shall mean the Improvement Area #4 Reimbursement Obligation.
 - e. Pledged Revenues – shall mean the sum of (i) revenues generated by the Improvement Area #4 Assessments less delinquent collection costs; (ii) the moneys held by the City in the Operating Account; and (iii) any additional revenues that the City may pledge to the payment of the PID Bonds.
3. City Deposit of Revenue. Until a series of PID Bonds are issued, the City shall cause the revenue generated by the Improvement Area #4 Assessments to be deposited into the Operating Account. After a series of PID Bonds secured by the Pledged Revenues are issued, the City shall cause those Pledged Revenues to be deposited pursuant to the Indenture once executed.
4. Payment of Improvements Cost. The City shall pay the Improvement Area #4 Improvements Cost pursuant to executed and approved Payment Requests (defined herein) in the manner provided for in the PID Financing Agreement from the applicable Operating Account. Following the execution of the Indenture, the Bond Trustee shall pay the Improvement Area #4 Improvements Cost pursuant to executed and approved certifications for payment in the manner provided for in the PID Financing Agreement and the Indenture for PID Bonds.

5. Improvement Area #4 Reimbursement Obligation. Subject to the terms, conditions, and requirements contained herein, the City agrees to reimburse the Owner, and the Owner shall be entitled to receive from the City in an amount not to exceed [\$9,800,000] for the Improvement Area #4 Improvements Cost (the “Improvement Area #4 Reimbursement Obligation”) in accordance with the terms of this Reimbursement Agreement, and subject to any further limitations as may be contained in the PID Financing Agreement, until [December 31, 2053] (the “Maturity Date”). It is hereby acknowledged that the City is not responsible hereunder for any amount of the Improvement Area #4 Improvements Cost in excess of the amount of the Improvement Area #4 Assessments collected. The Improvement Area #4 Reimbursement Obligation, including accrued and unpaid interest, shall be payable to the Owner, solely from the Pledged Revenues deposited in the Operating Account or, if PID Bonds are issued, the Project Fund or the reimbursement fund, as applicable, created by the Indenture. The Improvement Area #4 Reimbursement Obligation is authorized by the PID Act, is hereby approved by the City Council, and represents the total allowable costs to be assessed against Improvement Area #4 for the Improvement Area #4 Improvements. The interest rate paid to the Owner on the Improvement Area #4 Reimbursement Obligation shall be of [6.00%]. The interest rate is hereby approved by the City Council and complies with the PID Act. Interest will accrue on the Improvement Area #4 Reimbursement Obligation at the interest rate stated above from the later to occur of: (i) the date that the Improvement Area #4 Assessment is levied by the City or (ii) the date a certificate for payment for the Improvement Area #4 Improvements Cost is approved by the City. Following the issuance of PID Bonds, interest on the Improvement Area #4 Reimbursement Obligation will accrue from the date of delivery of the PID Bonds at the interest rate of the PID Bonds. Interest shall be calculated on the basis of a 360-day year, comprised of twelve 30-day months.
6. Obligated Payment Sources. The Improvement Area #4 Reimbursement Obligation, plus accrued and unpaid interest as described above, is payable to the Owner and secured under this Reimbursement Agreement solely as described herein. No other City funds, revenue, taxes, income, or property shall be used even if the Improvement Area #4 Reimbursement Obligation is not paid in full at the Maturity Date, and the Improvement Area #4 Reimbursement Obligation is not a debt of the City, within the meaning of Article XI, Section 5, of the Constitution of the State of Texas. The City acknowledges and agrees that until the Improvement Area #4 Reimbursement Obligation and accrued and unpaid interest is paid in full, the obligation of the City to use amounts on deposit in the Operating Account or if PID Bonds are issued, in the Project Fund or the reimbursement fund, as applicable, created by the Indenture to pay the Improvement Area #4 Reimbursement Obligation and accrued and unpaid interest to the Owner is absolute and unconditional and the City does not have, and will not assert, any defenses to such obligation.

7. City Collection Efforts. The City will use all reasonable efforts to receive and collect, or cause to be received and collected by the Travis County Tax Assessor-Collector, Assessments (including the foreclosure of liens resulting from the nonpayment of the Assessments or other charges due and owing under the Service and Assessment Plan) and shall not permit a reduction, abatement, or exemption in the Assessments due on any portion of the District Property until the earlier of (i) the PID Bonds related to that particular portion of the District Property are no longer outstanding, whether as a result of payment in full, defeasance, or otherwise, or (ii) the Owner has been reimbursed for the unreimbursed Actual Costs in accordance with this Reimbursement Agreement. The City shall use best efforts to collect the Assessments consistent with the City's policies and standard practices applicable to the collection of City taxes and assessments.
8. Process for Payment for the Improvement Area #4 Reimbursement Obligation. The Owner may submit to the City a written request for payment in the form and manner provided for in the PID Financing Agreement (a "Payment Request") of any funds then available in the Operating Account or, after the issuance of PID Bonds, the Project Fund created by the Indenture, following February 1st of each year. Upon receipt of the Payment Request for the Improvement Area #4 Improvements described in the Service and Assessment Plan with all required documentation attached, the City shall cause available funds within the appropriate account under the Indenture or the Operating Account to be disbursed to the Owner within thirty (30) days. This process will continue until the Improvement Area #4 Reimbursement Obligation and accrued and unpaid interest is paid in full, or until PID Bonds are issued in an amount sufficient to pay the unpaid Improvement Area #4 Reimbursement Obligation in full, less any amounts required for reserves and any other costs or expenses associated with issuing the PID Bonds.
9. Termination. Upon either (i) all payments paid to the Owner under this Reimbursement Agreement equal to the Improvement Area #4 Reimbursement Obligation plus any accrued and unpaid interest, (ii) the PID Bonds being issued for Improvement Area #4 that is equal to the Improvement Area #4 Reimbursement Obligation, less any amounts required for reserves and any other costs or expenses associated with issuing the PID Bonds, less any payments made from the Bond Trustee pursuant to this Agreement, (iii) a combination of (i) and (ii) above that, collectively, is equal to the Improvement Area #4 Reimbursement Obligation, or (iv) the Maturity Date is reached, this Reimbursement Agreement shall terminate; provided, however that if on the Maturity Date, any portion of the Improvement Area #4 Reimbursement Obligation or accrued and unpaid interest remains unpaid, the Improvement Area #4 Reimbursement Obligation shall be canceled and for all purposes of this Reimbursement Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL; provided

further however that if any Assessments remain due and payable and are uncollected on the Maturity Date for Improvement Area #4, such Assessment, when, as, and if collected after the Maturity Date, shall be applied, first, to any amounts due in connection with Improvement Area #4 for any outstanding PID Bonds, and then paid to the Owner and applied to the Improvement Area #4 Reimbursement Obligation. Under no circumstances will either payments made under this Agreement or the PID Bonds equal more than the Improvement Area #4 Reimbursement Obligation.

10. Non-Recourse Obligation. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from Pledged Revenues and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. Neither the City nor any of its elected or appointed officials nor any of its employees shall incur any liability hereunder to the Owner or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omission under this Reimbursement Agreement. Owner acknowledges that no appropriation of City funds has been or will be made to provide payments due under this Agreement. Further, Owner acknowledges that the only source of funds for payment under this Agreement is from the Operating Account or if PID Bonds are issued, from the Project Fund or the reimbursement fund, as applicable, created by the Indenture to pay the Improvement Area #4 Reimbursement Obligation.
11. Mandatory Prepayments. Notwithstanding any provision of this Reimbursement Agreement to the contrary, the Parties hereby acknowledge and agree that to the extent a prepayment of an Assessment is due and owing pursuant to the provisions of a Service and Assessment Plan (including any requirement to provide notice to Owner pursuant to the provisions thereof) in effect as of the date of this Agreement and remains unpaid for ninety (90) days after such notice, the City, upon providing written notice to the Owner, may reduce the amount of the Improvement Area #4 Reimbursement Obligation associated with that Assessment by a corresponding amount; provided, however, any reduction shall never result in a reduction in the amount of the Improvement Area #4 Reimbursement Obligation to be less than zero.
12. No Waiver. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against any person or entity involved in the design, construction, or installation of the Improvement Area #4 Improvements.
13. Governing Law, Venue. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving

this Reimbursement Agreement, venue for such dispute shall lie in any court of competent jurisdiction in Travis County, Texas.

14. Notice. Any notice required or contemplated by this Reimbursement Agreement shall be deemed given at the addresses shown below: (i) one (1) business day after deposit with a reputable overnight courier service for overnight delivery such as FedEx or UPS; or (ii) one (1) business day after deposit with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section.

If to City: City of Manor
Attn: City Manager
105 East Eggleston Street
Manor, Texas 78653

With a copy to: The Knight Law Firm, LLP
Attn: Paige Saenz/Veronica Rivera
223 West Anderson Lane, Suite A-105
Austin, Texas 78752

If to Owner: Forestar (USA) Real Estate Group, Inc.
Attn: Elliot Condos
10700 Pecan Park Blvd. Suite 150
Austin, Texas 78750

With a copy to: Metcalfe Wolff Stuart & Williams, LLP
Attn: Talley J. Williams
221 W. 6th, Suite 1300
Austin, Texas 78701
Facsimile: (512) 404-2234

15. Invalid Provisions; Severability. If any provision of this Reimbursement Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions, and the remainder of this Reimbursement Agreement shall remain in full force and effect. If any provision of this Reimbursement Agreement directly conflicts with the terms of the Indenture, then the Indenture shall control.
16. Exclusive Rights of Owner. Owner's right, title and interest into the payments of the Improvement Area #4 Reimbursement Obligation (including any accrued and unpaid interest thereon), as described herein, shall be the sole and exclusive property of Owner (or its Transferee (defined herein)) and no other third party shall have any claim or right to such funds unless Owner transfers its rights to its Improvement Area #4 Reimbursement Obligation (including any accrued and unpaid interest thereon) to a Transferee in writing and otherwise in accordance with the requirements set forth herein. Owner has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part, all or any portion of Owner's right, title, or interest under this Reimbursement Agreement including, but not limited to, any right, title or interest

of Owner in and to payment of its Improvement Area #4 Reimbursement Obligation plus any accrued and unpaid interest thereon (a “Transfer,” and the person or entity to whom the transfer is made, a “Transferee”). Provided, however, that no such conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made without the prior written approval of the City Council if such conveyance, transfer, assignment, mortgage, pledge or other encumbrance would result in the payments hereunder being pledged to the payment of debt service on public securities issued by any other state of the United States or political subdivision thereof. Notwithstanding the foregoing, no Transfer shall be effective until written notice of the Transfer, including (A) the name and address of the Transferee and (B) a representation by the Owner that the Transfer does not and will not result in the issuance of municipal securities by any other state of the United States or political subdivision thereof is provided to the City. The Owner agrees that the City may rely conclusively on any written notice of a Transfer provided by Owner without any obligation to investigate or confirm the Transfer.

17. Assignment.

- a. Subject to subparagraph (b) below, Owner may, in its sole and absolute discretion, assign this Reimbursement Agreement with respect to all or part of the District Property from time to time to any party in connection with the sale of the Project or any portion thereof and in connection with a corresponding assignment of the rights and obligations in the PID Financing Agreement, if then existing, to any party, so long as the assignee has demonstrated to the City’s satisfaction that the assignee has the financial, technical, and managerial capacity, the experience, and expertise to perform any duties or obligations so assigned and so long as the assigned rights and obligations are assumed without modifications to this Reimbursement Agreement or the PID Financing Agreement. Owner shall provide the City thirty (30) days prior written notice of any such assignment. Upon such assignment or partial assignment, Owner shall be fully released from any and all obligations under this Reimbursement Agreement and shall have no further liability with respect to this Reimbursement Agreement for the part of the Project so assigned.
- b. Any sale of a portion of the Property or assignment of any right hereunder shall not be deemed a sale or assignment to a Designated Successor or Assign unless the conveyance or transfer instrument effecting such sale or assignment expressly states that the sale or assignment is to a Designated Successor or Assign.
- c. Any sale of a portion of the Property or assignment of any right hereunder shall not be deemed a Transfer unless the conveyance or transfer instrument effecting such sale or assignment expressly states that the sale or assignment is deemed to be a Transfer.
- d. Provided, however, that no such conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made without the prior written approval

of the City Council if such conveyance, transfer, assignment, mortgage, pledge or other encumbrance would result in the payments hereunder being pledged to the payment of debt service on public securities issued by any other state of the United States or political subdivision thereof.

- e. Notwithstanding anything to the contrary contained herein, this Section 17 shall not apply to Transfers which shall be governed by Section 16 above.
- f. It is hereby acknowledged that the limitations on the ability to make a Transfer as described in Section 16 above shall also apply to the Designated Successors and Assigns.

18. Failure; Default; Remedies.

- a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a “Failure”) and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a “Default.” Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least 30 days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within 30 days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional period (not to exceed 90 days) so long as the non-performing Party is diligently pursuing a cure.
- b. If the Owner is in Default, the City’s sole and exclusive remedy shall be to seek specific enforcement of this Reimbursement Agreement. No Default by the Owner, however, shall: (1) affect the obligations of the City to use the Pledged Revenues on deposit in the reimbursement fund as provided in Section 6 of this Reimbursement Agreement; or (2) entitle the City to terminate this Reimbursement Agreement. In addition to specific enforcement, the City shall be entitled to attorney’s fees, court costs, and other costs of the City to obtain specific enforcement.
- c. If the City is in Default, the Owner’s sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.

19. Estoppel Certificate. Within thirty (30) days after the receipt of a written request by Owner or any Transferee, the City will certify in a written instrument duly executed and acknowledged to any person, firm or corporation specified in such request as to (i) the validity and force and effect of this Reimbursement Agreement in accordance with its terms, (ii) modifications or amendments to this Reimbursement Agreement and the substance of such modification or amendments; (iii) the existence of any default to the

best of the City's knowledge; and (iv) such other factual matters that may be reasonably requested.

20. Anti-Boycott Verification, No business with Sanctioned Countries. The Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Owner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Owner and exists to make a profit.

The Owner represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Owner and any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Owner understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Owner and exists to make a profit.

21. No Discrimination Against Firearm Entities and Firearm Trade Associations. To the extent this Reimbursement Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Reimbursement Agreement. The foregoing

verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions:

i. ‘discriminate against a firearm entity or firearm trade association,’ a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity’s or association’s status as a firearm entity or firearm trade association;

ii. ‘firearm entity,’ a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

iii. ‘firearm trade association,’ a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section

501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

22. No Discrimination Against Fossil Fuel Companies. To the extent this Reimbursement Agreement constitutes a contract for goods or services for which a written verification is required under Section 2276.002 (as added by Senate Bill 13 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies,” a term defined in Section 2276.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. The Owner understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with the Owner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit.
23. Form 1295. If required, Owner shall complete Form 1295 in connection with the Owner’s participation in the execution of this Reimbursement Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). If required, the City shall confirm receipt of the Form 1295 once received from the Owner, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Owner and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 shall be provided solely by the Owner; and, neither the City nor its consultants shall have verified such information.
24. Miscellaneous.
- a. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Owner to enforce its remedies under this Reimbursement Agreement.
 - b. Nothing in this Reimbursement Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Owner any rights, remedies, or claims under or by reason

of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Owner.

- c. This Reimbursement Agreement may be amended only by written agreement of the Parties.
- d. This Reimbursement Agreement may be executed in counterparts, each of which shall be deemed an original.

[Signature pages to follow]

IN WITNESS WHEREOF, the Parties have executed this Reimbursement Agreement to be effective as of the date written on the first page of this Reimbursement Agreement.

CITY OF MANOR, TEXAS

By: _____
Name: Dr. Christopher Harvey
Title: Mayor

ATTEST:

By: _____
Lluvia T. Almaraz, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, a Notary Public, on this day personally appeared, Dr. Christopher Harvey, Mayor of the City of Manor, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of that municipal corporation.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2023.

(SEAL)

Notary Public, State of Texas

[Signatures Continue on Next Page]

FORESTAR (USA) REAL ESTATE GROUP, INC., a Delaware corporation

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

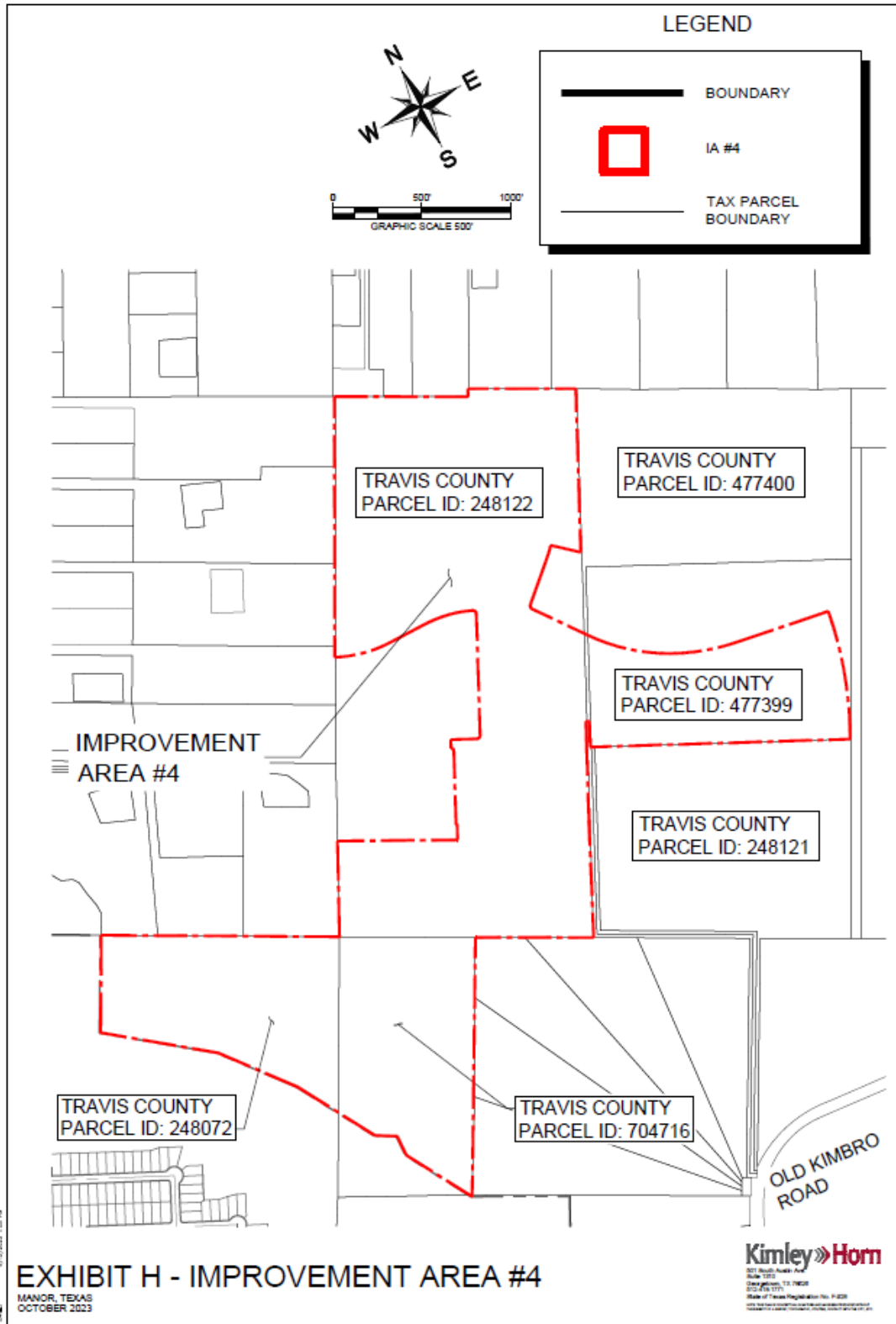
This instrument was acknowledged before me on the ____ day of _____, 2023 by _____, _____, of FORESTAR (USA) REAL ESTATE GROUP, INC., a Delaware corporation, on behalf of said corporation.

Notary Public, State of Texas

(SEAL)

Name printed or typed
Commission Expires: _____

Exhibit "A" Improvement Area #4





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance amending Chapter 1, General Provisions, of the Manor Code of Ordinances to modify Planning and Zoning Commission membership and terms of its members.

BACKGROUND/SUMMARY:

Due to a couple of no quorum meetings by the Planning and Zoning Commission, staff was directed by the City Council to propose an ordinance amendment that allows for the appointment of two (2) P&Z alternate positions that can fill in when a regular P&Z commission is vacant to help reduce the number of no quorum meetings. This ordinance adds language to authorize the City Council to appoint two (2) P&Z alternates, how those alternate positions are filled and held, and when the terms of those positions expire.

LEGAL REVIEW: Yes, Paige Saenz, City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. 723

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve Ordinance No. 723 amending Chapter 1, General Provisions, of the Manor Code of Ordinances to modify the Planning and Zoning Commission membership and terms of its members.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 723

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 1, GENERAL PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, TO MODIFY THE PLANNING AND ZONING COMMISSION MEMBERSHIP; TERMS OF ITS MEMBERS; PROVIDING AN EFFECTIVE DATE, SAVINGS, SEVERABILITY, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Manor City Council (the “City Council”) passed and approved Ordinances 449 and 508, amending the City of Manor (“City”) Code of Ordinances to create the Planning and Zoning Commission and its members;

Whereas, after several regularly scheduled Planning and Zoning Commission meetings failed to meet due to a lack of a quorum, the City Council has determined that alternate members should be appointed to the Planning and Zoning Commission in the event a regular Commission member is unable or does not attend;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

Section 2. Amendment of Section 1.05.031 Membership. Section 1.05.031 of the City of Manor Code of Ordinances is hereby amended in its entirety to read as follows:

Section 1.05.031 – Membership.

The planning and zoning commission shall be composed of seven regular and two alternate members. Of the regular members, at least five shall be qualified electors of the city, and two may be residents in the extraterritorial jurisdiction. The alternate members will serve in the absence of one or more regular members. Alternate members shall be qualified electors of the city. Alternate members shall be appointed in the same manner as regular members; shall serve for the same period as a regular member; and are subject to removal in the same manner as a regular member. Vacancies among the alternate members shall be filled in the same manner as vacancies among the regular members. The city council will consider for appointment to the commission only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, interest in planning and zoning, and availability to prepare for and attend meetings. It is the intent of the city council that members shall, by reason of diversity of their individual occupations, constitute a commission which is broadly representative of the community. A minimum of two-thirds of the members shall be citizens not directly or indirectly connected with real estate or land development.

Section 3. Amendment of Section 1.05.033 Terms of Members; Vacancies; Removal of Members. Section 1.05.033 of the City of Manor Code of Ordinances is hereby amended in its entirety to read as follows:

Sec. 1.05.033 - Terms of members; vacancies; removal of members.

The terms of four of the members and one alternate shall expire on January 1 of each odd-numbered year and the terms of three of the members and one alternate shall expire on January 1 of each even-numbered year. The members of the commission shall be identified by place numbers one through seven and alternates one and two. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered years. Commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment. A majority vote of the city council may remove members at any time, with or without cause.

Section 4. Effective Date. This Ordinance shall take effect immediately from and after its passage.

Section 5. Amendment of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this Ordinance are hereby amended to the extent of a conflict herewith. In the event of a conflict between another ordinance of the City and this Ordinance, this Ordinance shall control.

Section 6. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Tex. Gov't. Code.

PASSED AND APPROVED on this 18th day of October 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary