



JULIE LEONARD, PLACE 1
JACOB HAMMERSMITH, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
LARRY WALLACE, PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, MARCH 14, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following items will be denied as submitted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 1. Consideration, discussion, and possible action on the February 14, 2018 Planning and Zoning Commission meeting minutes. | Scott Dunlop Planning Coordinator |
| 2. Consideration, discussion, and possible action on a rezoning request for Abstract 546 Survey 40 Manor J, 0.69 acres more or less, locally known as 10905 US Hwy 290 E, from Light Commercial (C-1) district zoning to Medium Commercial (C-2) district zoning. Applicant: Jeff Urbanovsky. Owner: Jeff Urbanovsky. | Scott Dunlop Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Phase 1, two (2) lots on 22.62 acres more or less, located near the intersection of US Hwy 290 and FM 973/Loop 212. Applicant: Matt Mitchell, ALM Engineering. Owner: Barth Timmermann | Scott Dunlop Planning Coordinator |

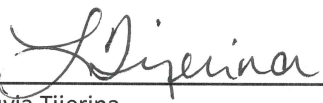
4. Consideration, discussion, and possible action on a Final Plat for Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near the intersection of Old Hwy 20 and Bella Parkway. Applicant: Matt Mitchell, ALM Engineering. Owner: Barth Timmermann. Scott Dunlop
Planning Coordinator

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).

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, March 9, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


Lluvia Tijerina
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



JULIE LEONARD, PLACE 1
JACOB HAMMERSMITH, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
DR. LARRY WALLACE JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, FEBRUARY 14, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS:

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Raul Hernandez, Vice-Chair
Place 4: Dr. Larry Wallace, Jr.
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 5: Lian Stutsman

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:42 PM

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following items will be denied as submitted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

1. Consideration, discussion, and possible action on the January 10, 2018 Planning and Zoning Commission meeting minutes. Scott Dunlop
Planning Coordinator

Motion to approve the January 10, 2018 Planning Commission minutes by Commissioner Leonard, Seconded by Commissioner Wallace. 6 – 0 to approve.
2. Consideration, discussion and possible action on a Concept Plan for 14870 Bois D’Arc Road, twenty (20) lots on 20.02 acres more or less located at 14870 Bois D’Arc Road. Owner: L4S, LLC. Applicant: Southwest Engineers, Inc. Scott Dunlop
Planning Coordinator

David Oman, a notified property owner, spoke in opposition to item #2. He spoke about flooding onto adjacent properties, septic being an issue, problems with runoff detention, road maintenance, and the types of housing that would be allowed to be constructed.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Leonard. Seconded by Commissioner Wallace. 5 – 1 to recommend denial.
3. Consideration, discussion, and possible action upon a rezoning request for Abstract 260 Survey 22 Elison T, 33.89 acres more or less, locally known as 12700 Sparks Road, from Interim Single Family Residential (R-1) district zoning to Manufactured Home (M-1) district zoning. Scott Dunlop
Planning Coordinator

City staff Scott Dunlop spoke that the rezoning application was verbally requested to be pulled from consideration so the item should be recommended for denial as a formal written request was not presented.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Wallace, Seconded by Commissioner Miller. 6 – 0 to recommend denial.
4. Consideration, discussion, and possible action upon a rezoning request for Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning. Scott Dunlop
Planning Coordinator

Kay Forsythe, a notified property owner, spoke in opposition to item #4. She spoke about worsening the existing traffic on Lexington Street, higher traffic would bring pollution and noise and create unsafe conditions, and she did not want Lexington to become a commercial corridor.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Leonard, Seconded by Vice-Chair Hernandez. 4 – 2 to recommend denial.
5. Consideration, discussion, and possible action upon a Preliminary Plan for Manor Heights Phases 1-2, two hundred sixty-four (264) single-family lots on 127.22 acres more or less, located Bois D’Arc Road and Tower Road. Scott Dunlop,
Planning Coordinator

Kent Jones, a notified property owner, spoke in opposition to item #5. He spoke of already existing problems with drainage on and along Bois D’Arc that could be

worsened by this development, Bois D’Arc is not well maintained for the current traffic, and traffic on Bois D’Arc cannot support additional houses.

Terrie Duffy, a notified property owner, spoke in opposition to item #5. She addressed poor road maintenance on Bois D’Arc and adding more vehicles would only worsen it and increased development would worsen the flooding and poor drainage.

Tim Jackson, a notified property owner, spoke in support of item #5. He supported the project because of the potential for utility providers to access his property.

Brett Burke, project engineer, addressed flooding concerns stating this project is downstream of Presidential Heights and affected property owners so would not worsen the drainage issues along Bois D’Arc and the project has met the regulations set by the City and the County.

Motion to approve by Commissioner Wallace, Seconded by Commissioner Leonard. 6 – 0 to approve.

6. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Chapter 14 Zoning to amend Definitions; Amendments; Handicapped Parking Requirements; C-1 Light Commercial permitted uses and conditions and limitations; C-2 Medium Commercial permitted uses and conditions and limitations; C-3 Heavy Commercial permitted uses and conditions and limitations; Construction Plan application requirements; Open Space lot coverage requirements; R-1 Single Family permitted and conditional uses; R-2 Single Family permitted and conditional uses; and Downtown Business District permitted and conditional uses.

Scott Dunlop
Planning Coordinator

Motion to recommend approval at the February 21st City Council meeting by Commissioner Leonard, Seconded by Commissioner Miller. 6 – 0 to recommend approval.

7. Consideration, discussion, and possible action on a setback waiver for Lot 10, Block 13 Town of Manor, locally known as 301 East Burton Street, for a 20 foot front setback and a 10 foot rear setback.

Scott Dunlop
Planning Coordinator

Motion to approve by Chairperson Myers, Seconded by Commissioner Leonard. 6 – 0 to approve

ADJOURNMENT

Motion to adjourn by Commissioner Miller, Seconded by Commissioner Wallace. 6 – 0 to adjourn at 7:48 PM

| |
|---|
| 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 <u>Texas Government Code</u> 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). |
|---|

POSTING CERTIFICATION

Bill Myers
Chairperson

Scott Dunlop
Planning Coordinator

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

REQUEST TO APPEAR BEFORE THE P&Z COMMISSION

PLEASE PRINT

NAME David Oman DATE 2-14-18

ADDRESS 14859 Boies D Arc PHONE NO. 512 845-8678

CITY MANOR ZIP CODE 78653

Agenda Item No.: 2 Description: _____

A. I do wish to speak on this item. I will speak in: _____ Support ☒ Opposition

B. I do not wish to speak on this item; however I am available for any questions _____

Please indicate if you are a group of organization spokesperson:

MA

Name of group or organization

I wish to speak during the Public Comments Agenda Item on an issue not on the agenda. No action can be taken on this item at this time. Speaker limit: 3 minutes. Please write the topic below:

discussion of 20 lots in 14870 Boies D Arc

REQUEST TO APPEAR BEFORE THE P&Z COMMISSION

PLEASE PRINT

NAME KAY FORSYTHE DATE 02/14/18

ADDRESS 710 LEXINGTON PHONE NO. 512 272-4235

CITY MANOR, TX ZIP CODE 78653

Agenda Item No.: 2 Description: REZONE REQUEST ARE
HAVE

A. I do wish to speak on this item. I will speak in: _____ Support ☒ Opposition

B. I do not wish to speak on this item; however I am available for any questions _____

Please indicate if you are a group of organization spokesperson:

Name of group or organization

I wish to speak during the Public Comments Agenda Item on an issue not on the agenda. No action can be taken on this item at this time. Speaker limit: 3 minutes. Please write the topic below:

REQUEST TO APPEAR BEFORE THE P&Z COMMISSION

PLEASE PRINT

NAME KENT JONES DATE 2/14/18
ADDRESS 14409 BOIS D ARC PHONE NO. 512-412-5728
CITY MANOR ZIP CODE 78653

Agenda Item No.: _____ Description: _____

A. I do wish to speak on this item. I will speak in: _____ Support _____ Opposition

☒ B. I do not wish to speak on this item; however I am available for any questions ☒

Please indicate if you are a group of organization spokesperson:

Name of group or organization

I wish to speak during the Public Comments Agenda Item on an issue not on the agenda. No action can be taken on this item at this time. Speaker limit: 3 minutes. Please write the topic below:

REQUEST TO APPEAR BEFORE THE P&Z COMMISSION

PLEASE PRINT

NAME Terric Duffy DATE 8-14-18
ADDRESS 14215 BOIS D'Arc Ln PHONE NO. 512-796-0786
CITY Manor ZIP CODE 78653

Agenda Item No.: 25 Description: expanding Manor Heights

A. I do wish to speak on this item. I will speak in: _____ Support ☒ Opposition

B. I do not wish to speak on this item; however I am available for any questions _____

Please indicate if you are a group of organization spokesperson:

Name of group or organization

Homeowner affected

I wish to speak during the Public Comments Agenda Item on an issue not on the agenda. No action can be taken on this item at this time. Speaker limit: 3 minutes. Please write the topic below:

REQUEST TO APPEAR BEFORE THE P&Z COMMISSION

PLEASE PRINT

NAME Tim & Diane Jackson DATE 2-14-18

ADDRESS 14627 Bois D'Arc Lane PHONE NO. (512) 585-8048

CITY MANOR, TX ZIP CODE 78653

Agenda Item No.: 5 Description: PRESIDENTIAL HEIGHTS

A. I do wish to speak on this item. I will speak in: ☒ Support ☐ Opposition

B. I do not wish to speak on this item; however I am available for any questions _____

Please indicate if you are a group or organization spokesperson:

Name of group or organization

I wish to speak during the Public Comments Agenda Item on an issue not on the agenda. No action can be taken on this item at this time. **Speaker limit: 3 minutes.** Please write the topic below:



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 14, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for Abstract 546 Survey 40 Manor J, 0.69 acres more or less, locally known as 10905 US Hwy 290 E, from Light Commercial (C-1) district zoning to Medium Commercial (C-2) district zoning. Applicant: Jeff Urbanovsky. Owner: Jeff Urbanovsky.

BACKGROUND/SUMMARY:

This property is the Shell station and auto repair shop at 290 and Murray. Their existing auto repair is a grandfathered use from before the city had zoning. They would like to use a portion of the property to sell a couple used cars. Under current C-1 zoning auto sales is not allowed. They have request C-2 to allow for auto sales.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Subject property zoning map

Area Image

Notified property owners

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission recommend approval of a rezoning request for Abstract 546 Survey 40 Manor J, 0.69 acres more or less, locally known as 10905 US Hwy 290 E, from Light Commercial (C-1) district zoning to Medium Commercial (C-2) district zoning.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

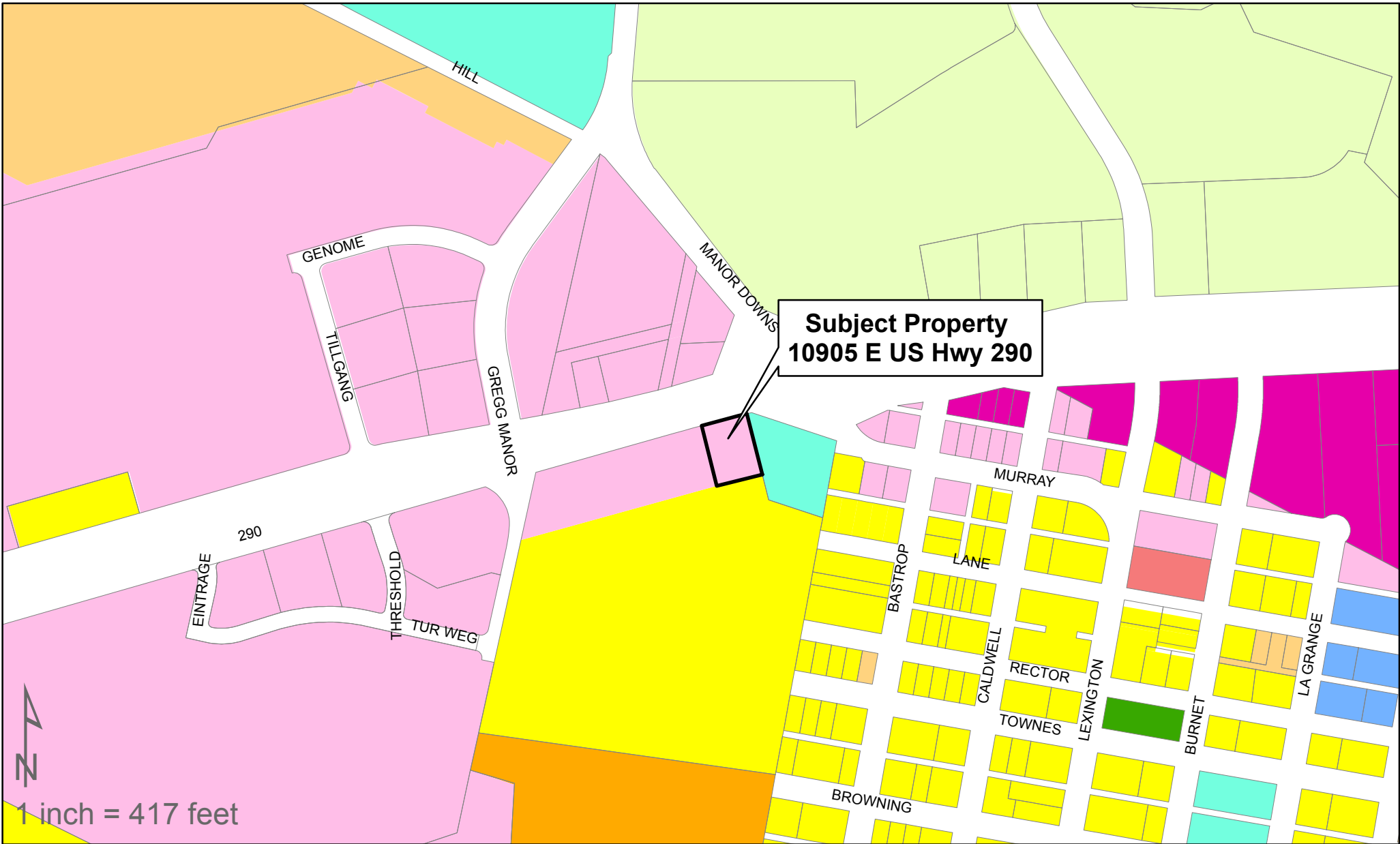
February 9, 2018

To the Zoning Board,

We have owned the property at 10905 E Highway 290, Manor, TX 78653 since the early 80's. There has been a convenience store, gas pumps, feed store and auto repair on the property. We also own a used car lot and would like to be able to put 5-7 cars for sale on the property. We have recently closed the convenience store and will use that as office space and park the cars in front of the previous convenience store that used to be customer parking. We are not making any changes to the property except putting the office inside where the convenience store used to be. It should not affect any neighbors or businesses. We are aware the Riata Ford is also zoned C-1 and they are allowed car sales.

Thank you in advance for your consideration.

Jeff Urbanovsky



Proposed Zoning **C-2 Medium Commercial**

Current Zoning - C-1 Light Commercial

| Zone | | |
|---|---------------------------------|---|
| | R-1 - Single Family | DB - Downtown Business District |
| | R-2 - Single Family | NB - Neighborhood Business |
| | R-3 - Multi Family | IN-1 - Light Industrial |
| | R-4 - Multi Family Special | IN-2 - Heavy Industrial |
| | M-1 - Manufactured Housing | I - Institutional |
| | M-2 - Manufactured Housing Park | PUD - Planned Unit Development |
| | C-1 - Light Commercial | A - Agricultural |
| | C-2 - Medium Commercial | Manor ETJ |



WARREN HENRY ESTATE & HENRY P
HENRY P WARREN TRUST
10209A RIVER PLANTATION DR
AUSTIN, TX 78747-1120

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN , TX 78759-5641

DOAN XUAN ETAL
409 BURNET ST N
MANOR, TX 78653-3422

K-N CORPORATION
1717 W 6TH ST STE 330
AUSTIN , TX 78703-4791

JOHNSON ROBERT J & CURT D JOHN
501 W KOENIG LN
AUSTIN , TX 78751

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

BALAGIA JAMIE
PO BOX 360
MANOR , TX 78653-0360

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

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



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 14, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Phase 1, two (2) lots on 22.62 acres more or less, located near the intersection of US Hwy 290 and FM 973/Loop 212. Applicant: Matt Mitchell, ALM Engineering. Owner: Barth Timmermann

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This is a portion of the Ring Road extension and the 22 acres park.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve Final Plat for Manor Commons SE Commercial Phase 1, two (2) lots on 22.62 acres more or less, located near the intersection of US Hwy 290 and FM 973/Loop 212.

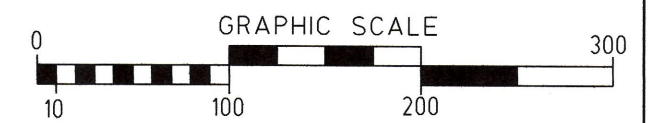
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

FINAL PLAT ESTABLISHING MANOR COMMONS SE COMMERCIAL PHASE 1

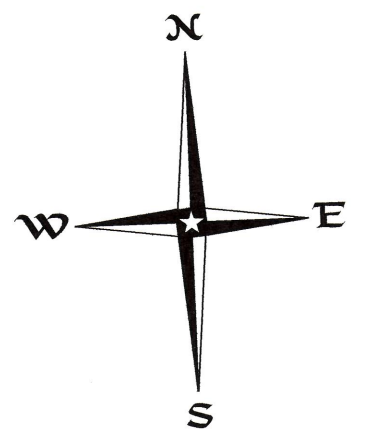
PREPARED: JANUARY 25, 2018

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

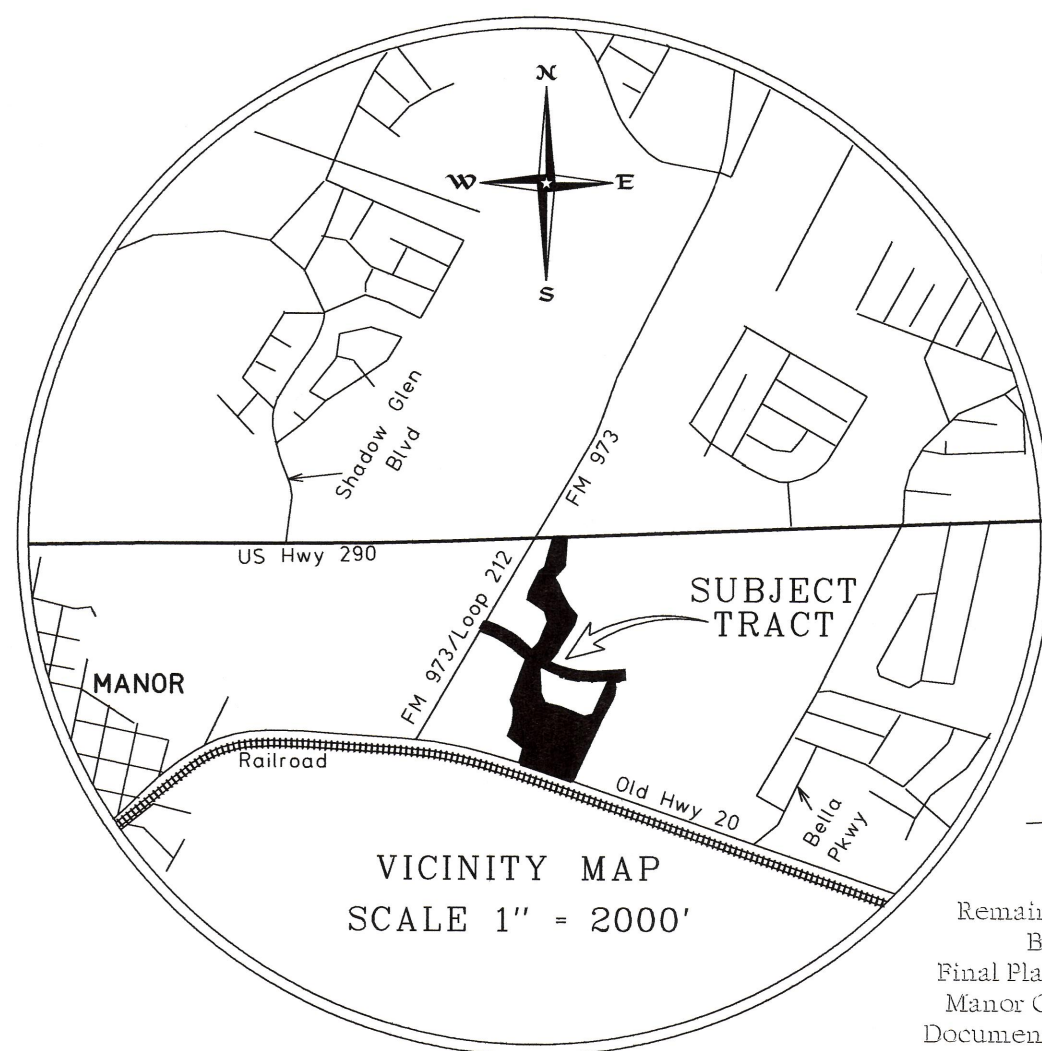


SCALE: 1" = 100'



Legend

- ▲ 60D Nail Found in fence post
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- ◇ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- Calculated Point
(Record Bearing and Distance)



VICINITY MAP
SCALE 1" = 2000'

LOT SUMMARY

Total Number of Lots = 2
Lot 7 = 5.996 Acres = 261,176 Square Feet
Lot 8 = 13.400 acre = 583,734 Square Feet
New R.O.W. = 3.222 Acres = 140,348 Square Feet
Total Area = 985,258 Square Feet = 22.618 Acres
Lots 7 and 8 Park and Drainage Easement

1,551 LINEAR FEET OF NEW STREET

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.
NAVD1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark No. 1 (BM#1) Chiseled square on top of concrete headwall near Northwest corner of Lot 7, Block A: North: 10101780.9'
East: 3178333.3'
NAVD 1988 Elevation: 512.78 ft.

Site Benchmark No. 2 (BM#2) Cut triangle on top of concrete headwall near Southwest corner of Lot 8, Block B: North: 10099397.8'
East: 3178069.3'
Elevation: 499.11 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP
Greenview Development Greenbury, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC.
2525 Wallingwood Dr., Ste. 600
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

(82.254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824

LOOP 212 A.K.A. F.M. HIGHWAY 973
(R.O.W. VARIES)

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

Remainder of Tract D
(0.76 Acre)
Atmos Gas Line Easement
Document No. 2017023573

15' Wastewater Easement
per Document No. _____

(Remainder of 3.017 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

LOT 7
BLOCK A
5.996 ACRES
Parkland,
Public Utility and Drainage Easement

Approximate Limits of
100 Year Flood Plain

(Remainder of 3.017 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

(2.50 Acres)
Greenview Development 973, L.P.
Document No. 2005187926

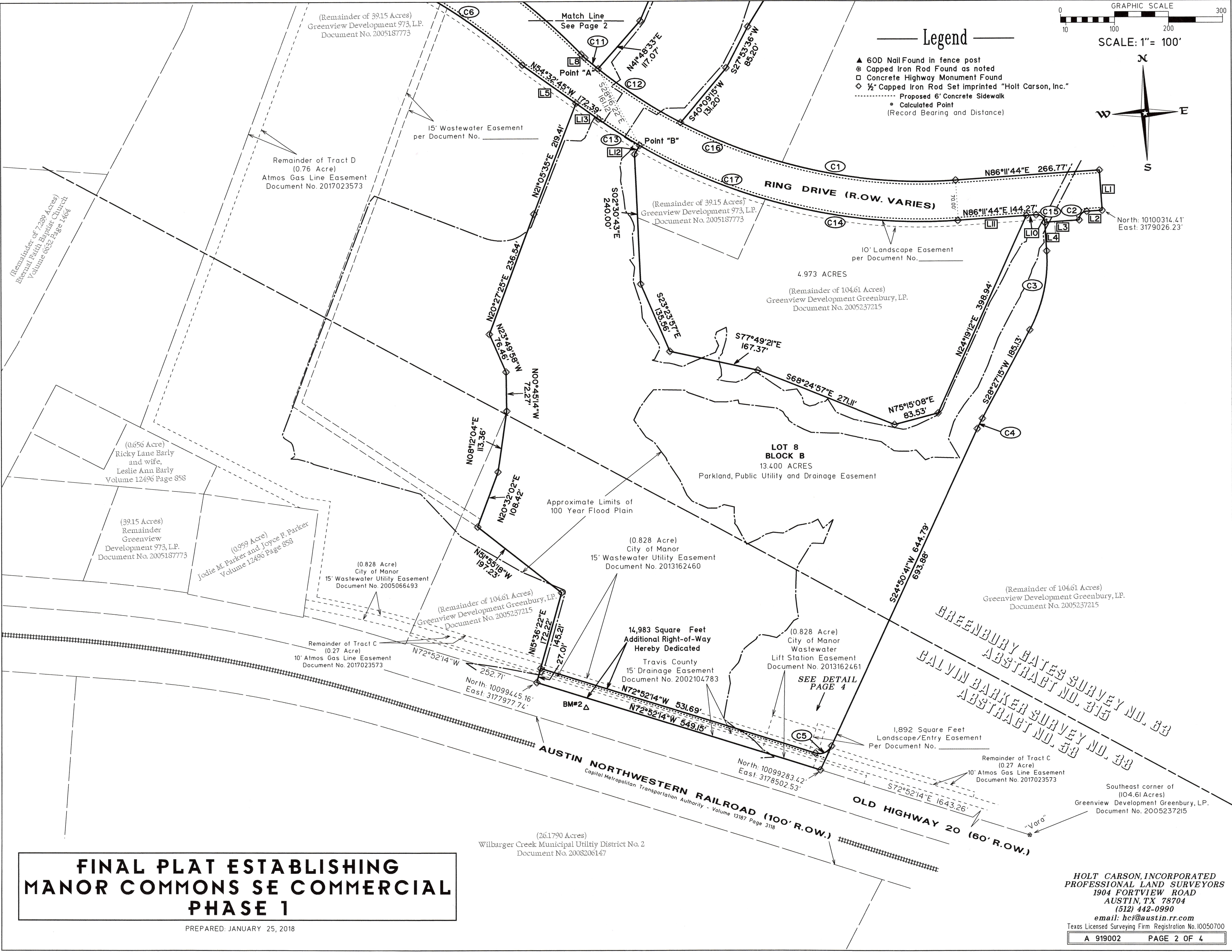
(10.000 Acres)
Odeen Hibbs
Document No. 2002010174

GREENBURY GATES SURVEY NO. 83
ABSTRACT NO. 315

(Remainder of 104.61 Acres)
Greenview Development Greenbury, LP.
Document No. 2005237215

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com

Texas Licensed Surveying Firm Registration No. 10050700



**FINAL PLAT ESTABLISHING
MANOR COMMONS SE COMMERCIAL
PHASE 1**

PREPARED: JANUARY 25, 2018

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com
Texas Licensed Surveying Firm. Registration No. 10050700
A 919002 PAGE 2 OF 4

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS * KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Development Greenbury, LP and Greenview Development 973, LP, acting by and through their presidents, Barth Timmermann, owners of 22.618 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315 and out of the Calvin Barker Survey No. 38, Abstract No. 58, in the City of Manor, Travis County, Texas, and being a portion of that certain (104.61 acre) tract of land as conveyed to Greenburt Development Greenbury, LP by deed recorded in Document No. 2005237215 of the Official Public Records of Travis County, Texas, together with a portion of that certain (39.15 acre) tract of land as conveyed to Greenbury Development 973, LP by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, also together with a portion of that certain (3.62 acre) tract of land as conveyed to Greenbuty Development 973, LP by deed recorded in Document No. 2006207224 of the Official Public Records of Travis County, Texas and also together with a portion of that certain (3.017 acre) tract of land as conveyed to Greenview Development 973, LP by deed recorded in Document No. 2009176562 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 22.618 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

FINAL PLAT ESTABLISHING
MANOR COMMONS SE COMMERCIAL PHASE 1

and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 2018.

Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2018, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized by the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the Survey related portions of the City of Manor, Texas Subdivision Ordinance, is true and correct and was prepared from an actual survey of the property on the ground under my direct supervision.

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



2-20-2018
Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

A portion of this property is located in Zone "AE", areas determined to be within the 100-year floodplain, as shown on FIRM Panel No. 48453C0485J, Travis County, Texas, dated, August 18, 2014, and as affected by LOMR 15-06-2824P dated, April 11, 2016.

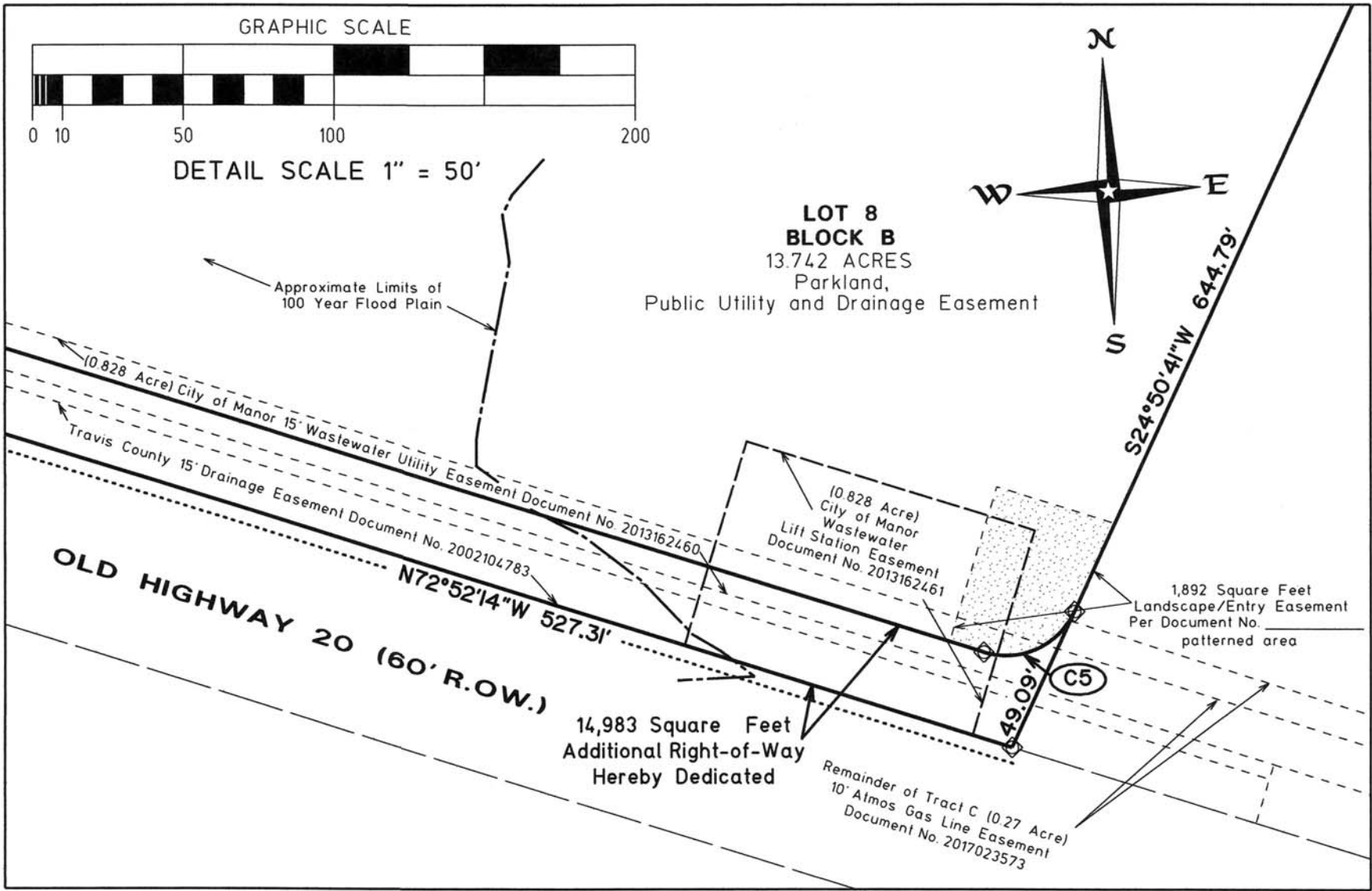
Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC.
2525 Wallingwood Drive, Suite 600
Austin, Texas 78756
(512) 457-0344



2-21-2018
Date

FINAL PLAT ESTABLISHING
MANOR COMMONS SE COMMERCIAL
PHASE 1

PREPARED: JANUARY 25, 2018



GENERAL NOTES:

- 1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.

ZONING NOTE:

PUD - Planned Unit Development

Maintenance Note:

The Maintenance of all drainage and PUE lots contained within Manor Commons SE Commercial, Phase 1, shall be the responsibility of the Village at Manor Commons HOA or Lot Owners and, or their successors and assigns.
Lots are noted below:

Lot 7, Block A, is hereby dedicated to the City (on behalf of Developer) for use as open space, parks or public recreational facilities in accordance with that certain Manor Commons Revised and Restated Project and Incentive Agreement dated May 5, 2011 (xAgreementx) and shall be maintained in accordance with the terms of that Agreement, as maybe amended.

Lot 8, Block B, is hereby dedicated to the City (on behalf of Developer) for use as open space, parks or public recreational facilities in accordance with that certain Manor Commons Revised and Restated Project and Incentive Agreement dated May 5, 2011 (xAgreementx) and shall be maintained in accordance with the terms of that Agreement, as maybe amended.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 2018, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the ____ day of _____, 2018, A.D.

Approved:

Attest:

William Myers, Chairperson

Lluvia Tijerina, City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the ____ day of _____, 2018, A.D.

Approved:

Attest:

Rita Jonse, Mayor

Lluvia Tijerina, City Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2018, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700
A 919002 PAGE 4 OF 4



Date: Friday, September 8, 2017

Matthew Mitchell
ALM Engineering, Inc.
1705 S Cap of TX, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1070-FP
Job Address: , Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons SE Comm, PH 1 Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on February 22, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The new City Secretary is Lluvia Tijerina.
2. A description should be added for the railroad right-of-way that is shown on the plat. (Owner, document number, etc.)
3. It is hard to distinguish between the easements shown on the south portion of the development on Sheet 2 of plat.
4. There is a wastewater easement shown on the plat without a document number.
5. Lot 8 Block B and Lot 7 Block A are listed as a Park and Drainage Easements. Verify that the classification is correct.
6. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
7. Per Section 24(c)(4)(i) of Subdivision Ordinance 263B the right-of-way widths should be shown on the plat. For Ring Road the different widths of the right-of-way should be shown on the plat.
8. On Sheet 1 there is a 10' PUE shown that appears to be shown in the same spot as the Atmos Gas Line Easement.
9. Section 24(c)(4)(viii) of Subdivision Ordinance 263B requires that the proposed locations of sidewalks for each street be shown as a dotted line inside the proposed right-of-way.

10. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.
11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.
12. Per Section 2(a)(2) the final plat shall conform to the approved Construction Plans. The construction plans for the project have not been approved, therefore, the final plat cannot be approved.
13. Matchlines should be added to Sheets 1 and 2.
14. The following note should be added to the plat: This subdivision is located within the City Limits of the City of Manor.
15. A note should be added as to will own and maintain the proposed Park and Drainage Lots.
16. General note 1 servint should be corrected to say serving.

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

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

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



October 3, 2017

Re: Permit Number 2017-P-1070
Job Address: , Manor, TX. 78653
Manor Commons SE Commercial, Phase 1 Final Plat
Response #1

To Whom It May Concern,

1. The new City Secretary is Lluvia Tijerina.

UPDATED CITY SECRETARY NAME (TWO LOCATIONS)

2. A description should be added for the railroad right-of-way that is shown on the plat. (Owner, document number, etc.)

ADDED RAILROAD RIGHT-OF-WAY DEED REFERENCE INFORMATION

3. It is hard to distinguish between the easements shown on the south portion of the development on Sheet 2 of plat.

ADDED DETAIL AREA ON PAGE 4

4. There is a wastewater easement shown on the plat without a document number.

TO BE RECORDED BY SEPARATE INSTRUMENT AT A LATER DATE

5. Lot 8 Block B and Lot 7 Block A are listed as a Park and Drainage Easements. Verify that the classification is correct.

THEY ARE LISTED AS PARK, DRAINAGE AND PUE'S.

6. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

ADDED FOURTH COORDINATE PAIR AT SOUTHEAST TERMINUS OF RING ROAD

7. Per Section 24(c)(4)(i) of Subdivision Ordinance 263B the right-of-way widths should be shown on the plat. For Ring Road the different widths of the right-of-way should be shown on the plat.

ADDED RIGHT-OF-WAY WIDTH TIES AT 90' AND 70' LOCATIONS

8. On Sheet 1 there is a 10' PUE shown that appears to be shown in the same spot as the Atmos Gas Line Easement.

REMOVED REFERENCE TO ATMOS EASEMENT WITHIN THE NEW RING ROAD R.O.W. AND PLATTED AREA OF LOT 8 BLOCK B. THE ATMOS ENERGY EASEMENT HAS PROVISION TO MAKE AREA OF EASEMENT WITHIN PLATTED AREA "NULL AND VOID"

9. Section 24(c)(4)(viii) of Subdivision Ordinance 263B requires that the proposed locations of sidewalks for each street be shown as a dotted line inside the proposed right-of-way.

ADDED GRAPHIC FOR PROPOSED SIDEWALK

10. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in

accordance with Subdivision Ordinance 263B.

WE WILL BE CONSTRUCTION SUBDIVISION IMPROVEMENTS PRIOR TO RECORDATION

11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.

TAX CERTIFICATES WILL BE PROVIDED PRIOR TO RECORDATION.

12. Per Section 2(a)(2) the final plat shall conform to the approved Construction Plans. The construction plans for the project have not been approved, therefore, the final plat cannot be approved.

THE CONSTRUCTION PLAN COMMENTS HAVE BEEN ADDRESSED AND RESUBMITTED.

13. Matchlines should be added to Sheets 1 and 2.

MATCH LINES ALREADY ON PLAT

14. The following note should be added to the plat: This subdivision is located within the City Limits of the City of Manor.

CITY LIMIT NOTE ALREADY EXISTS WITHIN CITY OF MANOR ACKNOWLEDGMENTS

15. A note should be added as to will own and maintain the proposed Park and Drainage Lots.

DRAINAGE EASEMENT MAINTENANCE NOTE ALREADY EXISTS AS GENERAL NOTE NO. 6

16. General note 1 servint should be corrected to say serving.

MISSPELLING OF THE WORD SERVING CORRECTED

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

Sincerely,


Matt Mitchell, P.E.





Date: Tuesday, October 24, 2017

Matthew Mitchell
ALM Engineering, Inc.
1705 S Cap of TX, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1070-FP
Job Address: , Manor 78653

Dear Matthew Mitchell,

The subsequent submittal of the Manor Commons SE Comm, PH 1 Final Plat submitted by ALM Engineering, Inc. and received on February 22, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. The new City Secretary is Lluvia Tijerina.~~
- ~~2. A description should be added for the railroad right-of-way that is shown on the plat. (Owner, document number, etc.)~~
- ~~3. It is hard to distinguish between the easements shown on the south portion of the development on Sheet 2 of plat.~~
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- ~~5. Lot 8 Block B and Lot 7 Block A are listed as a Park and Drainage Easements. Verify that the classification is correct.~~
- ~~6. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~7. Per Section 24(c)(4)(i) of Subdivision Ordinance 263B the right-of-way widths should be shown on the plat. For Ring Road the different widths of the right-of-way should be shown on the plat.~~
- ~~8. On Sheet 1 there is a 10' PUE shown that appears to be shown in the same spot as the Atmos Gas Line Easement.~~
- ~~9. Section 24(c)(4)(viii) of Subdivision Ordinance 263B requires that the proposed locations of sidewalks for each street be shown as a dotted line inside the proposed right-of-way.~~

~~10. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~

11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.

12. Per Section 2(a)(2) the final plat shall conform to the approved Construction Plans. The construction plans for the project have not been approved, therefore, the final plat cannot be approved.

~~13. Matchlines should be added to Sheets 1 and 2.~~

~~14. The following note should be added to the plat: This subdivision is located within the City Limits of the City of Manor.~~

15. A note should be added as to will own and maintain the proposed Park and Drainage Lots. The note referenced in the comment response letter is not acceptable. Examples of previously allowed notes will be provided.

~~16. General note 1 servint should be corrected to say serving.~~

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

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

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

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



ALM Engineering, Inc. • F-3565

November 10, 2017

Re: Permit Number 2017-P-1070
Job Address: , Manor, TX. 78653
Manor Commons SE Commercial, Phase 1 Final Plat
Response #2

To Whom It May Concern,

11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.

RESPONSE: Tax certificates have been ordered and will be downloaded on Tuesday.

12. Per Section 2(a)(2) the final plat shall conform to the approved Construction Plans. The construction plans for the project have not been approved, therefore, the final plat cannot be approved.

RESPONSE: Construction plan comments have been addressed and uploaded. Only waiting on response for bore permit from TxDOT.

15. A note should be added as to will own and maintain the proposed Park and Drainage Lots. The note referenced in the comment response letter is not acceptable. Examples of previously allowed notes will be provided.

RESPONSE: Note has been added.

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

Sincerely,


Matt Mitchell, P.E.





Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Thursday, November 30, 2017

Matthew Mitchell
ALM Engineering, Inc.
1705 S Cap of TX, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1070-FP
Job Address: , Manor 78653

Dear Matthew Mitchell,

The subsequent submittal of the Manor Commons SE Comm, PH 1 Final Plat submitted by ALM Engineering, Inc. and received on February 22, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. The new City Secretary is Lluvia Tijerina.~~
- ~~2. A description should be added for the railroad right-of-way that is shown on the plat. (Owner, document number, etc.)~~
- ~~3. It is hard to distinguish between the easements shown on the south portion of the development on Sheet 2 of plat.~~
- ~~4. There is a wastewater easement shown on the plat without a document number.~~
- ~~5. Lot 8 Block B and Lot 7 Block A are listed as a Park and Drainage Easements. Verify that the classification is correct.~~
- ~~6. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
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- ~~9. Section 24(c)(4)(viii) of Subdivision Ordinance 263B requires that the proposed locations of sidewalks for each street be shown as a dotted line inside the proposed right-of-way.~~

~~10. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~

11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid. The tax certificates submitted showed balances due.

~~12. Per Section 2(a)(2) the final plat shall conform to the approved Construction Plans. The construction plans for the project have not been approved, therefore, the final plat cannot be approved.~~

~~13. Matchlines should be added to Sheets 1 and 2.~~

~~14. The following note should be added to the plat: This subdivision is located within the City Limits of the City of Manor.~~

15. A note should be added as to will own and maintain the proposed Park and Drainage Lots. The note referenced in the comment response letter is not acceptable. Examples of previously allowed notes will be provided. The maintenance note provided is not acceptable. The City Attorney's office plat note revisions will be included with this review letter.

~~16. General note 1 servint should be corrected to say serving.~~

17. In accordance with the parkland dedication section of the City's code of ordinances, Lot 7 Block A and Lot 8 Block B need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. I will be reissuing the review comments shortly to add this additional comment.

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

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

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Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



ALM Engineering, Inc. F-3565

December 13, 2017

Re: Permit Number 2017-P-1070
Job Address: , Manor, TX. 78653
Manor Commons SE Commercial, Phase 1 Final Plat
Response #1

To Whom It May Concern,

11. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid. The tax certificates submitted showed balances due.

RESPONSE: Certificates have been provided by the owner.

15. A note should be added as to will own and maintain the proposed Park and Drainage Lots. The note referenced in the comment response letter is not acceptable. Examples of previously allowed notes will be provided. The maintenance note provided is not acceptable. The City Attorney's office plat note revisions will be included with this review letter.

RESPONSE: See the note on page 4 of the plat provided.

17. In accordance with the parkland dedication section of the City's code of ordinances, Lot 7 Block A, and Lot 8 Block B need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. I will be reissuing the review comments shortly to add this additional comment.

RESPONSE: The owner intends to dedicate the lots at the time of recordation. He requests that the plat and deed be recorded at the same time with the deed following to plat so that lot and block can be used for descriptions.

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

Sincerely,

Matt Mitchell, P.E.



12-4-2017



Date: Thursday, January 4, 2018

Matthew Mitchell
ALM Engineering, Inc.
1705 S Cap of TX, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1070-FP
Job Address: , Manor 78653

Dear Matthew Mitchell,

The subsequent submittal of the Manor Commons SE Comm, PH 1 Final Plat submitted by ALM Engineering, Inc. and received on February 22, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. The new City Secretary is Lluvia Tijerina.~~
- ~~2. A description should be added for the railroad right-of-way that is shown on the plat. (Owner, document number, etc.)~~
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~~16. General note 1 servint should be corrected to say serving.~~

~~17. In accordance with the parkland dedication section of the City's code of ordinances, Lot 7 Block A and Lot 8 Block B need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. I will be reissuing the review comments shortly to add this additional comment.~~

18. Per Section 42(f) of Subdivision Ordinance 263B, a developer is responsible for dedicating additional right-of-way that is required for the streets and roads adjacent to and abutting the boundaries of the Subdivision. The required right-of-way dedication is twenty-seven (27) feet along Old Highway 20.

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

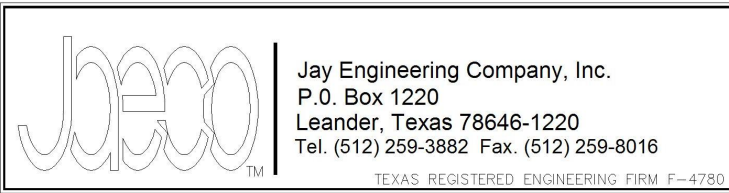
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

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

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



Date: Monday, February 26, 2018

Matthew Mitchell
ALM Engineering, Inc.
1705 S Cap of TX, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1070-FP
Job Address: , Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on February 22, 2018, for conformance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

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

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 14, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near the intersection of Old Hwy 20 and Bella Parkway. Applicant: Matt Mitchell, ALM Engineering. Owner: Barth Timmermann.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This is another portion of Ring Road and phase 1 of the single family residential.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

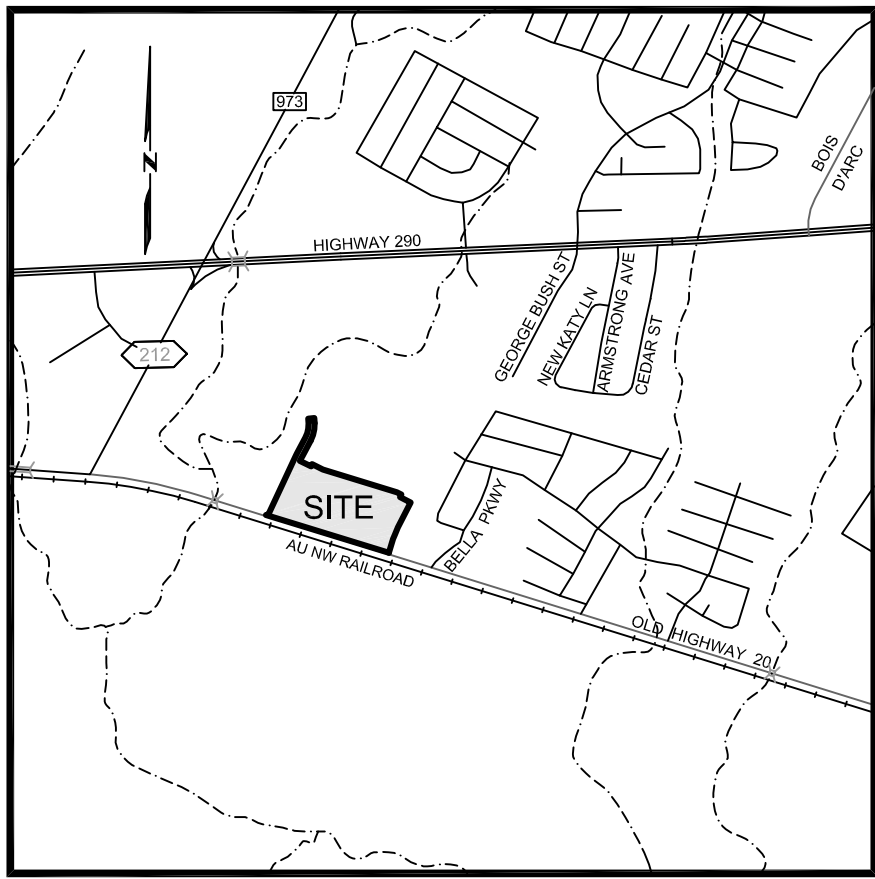
Engineer Comments

Approval Letter

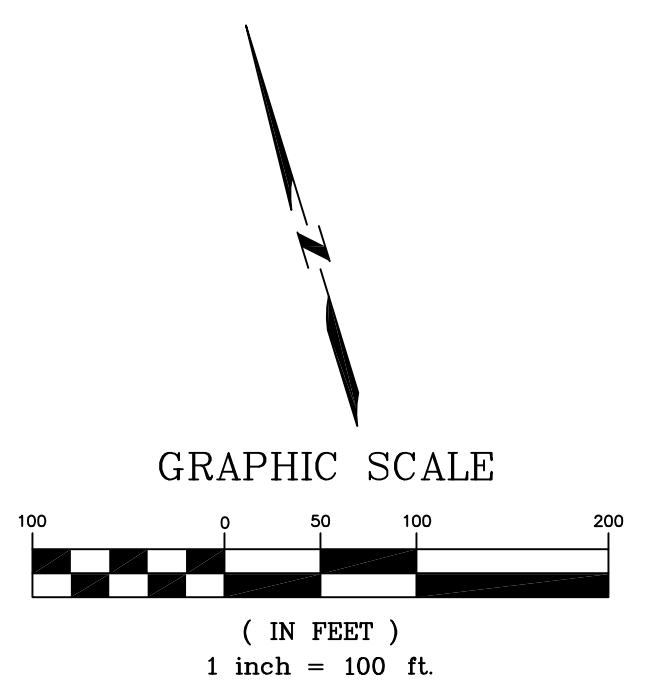
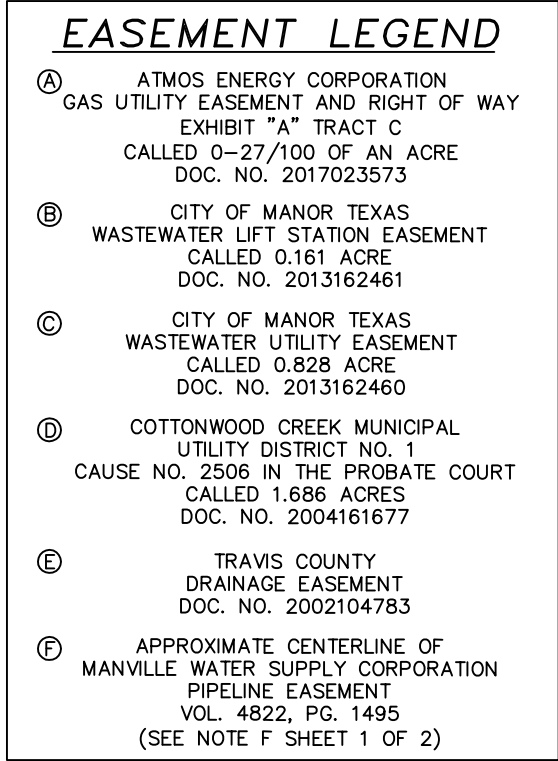
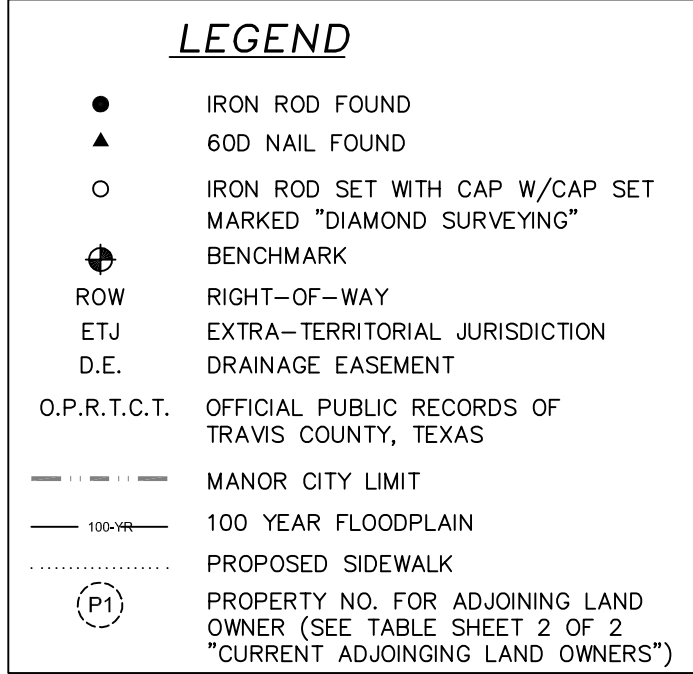
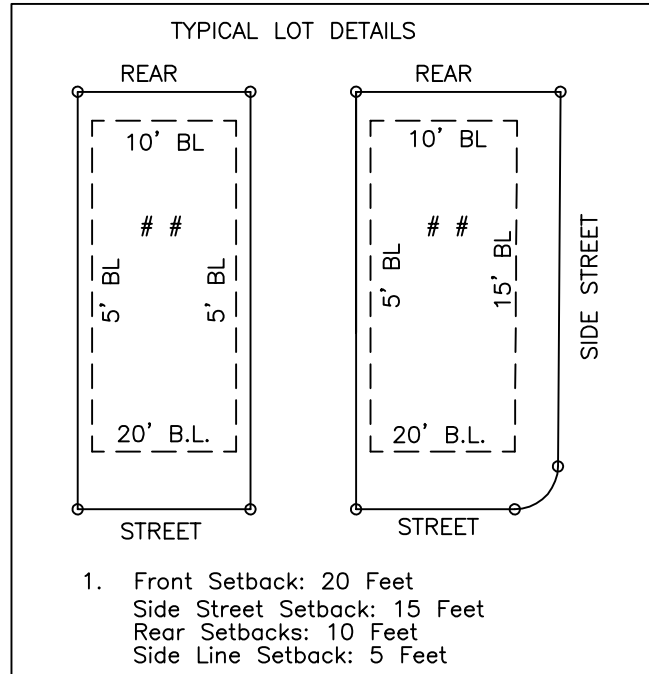
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near the intersection of Old Hwy 20 and Bella Parkway.

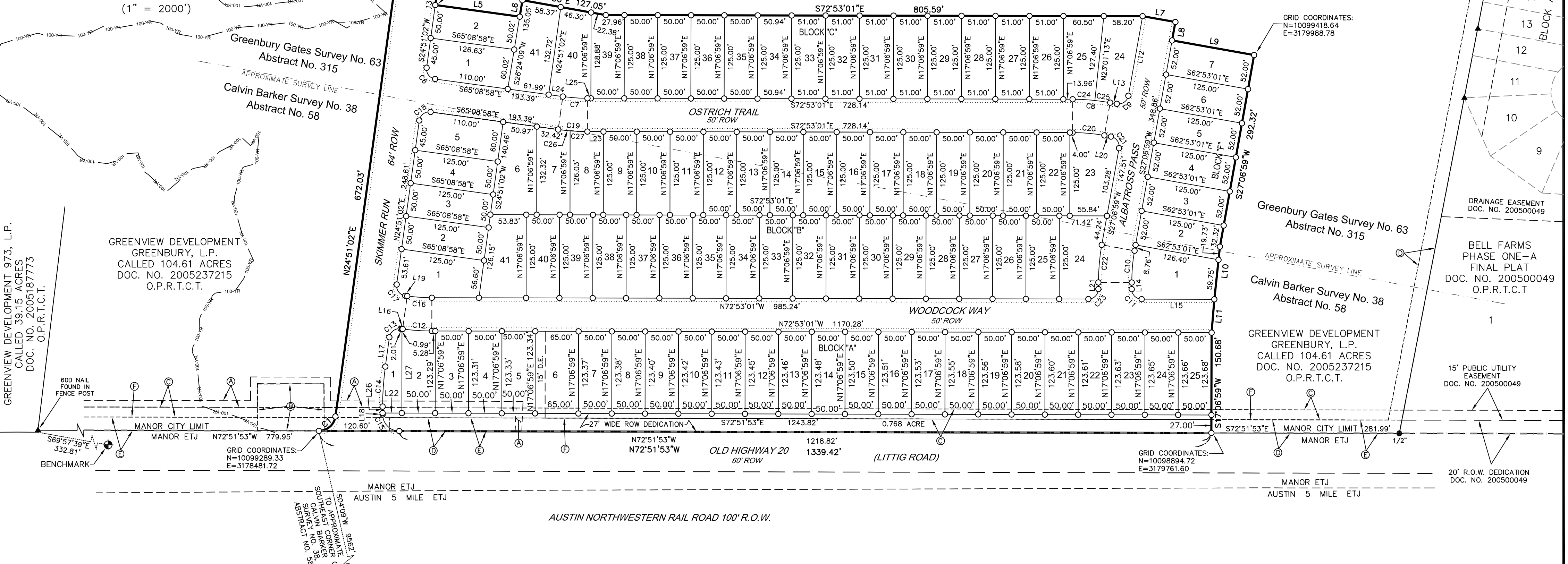
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



VICINITY MAP
(1" = 2000')



GREENVIEW DEVELOPMENT
GREENBURY, L.P.
CALLED 104.61 ACRES
DOC. NO. 2005237215
O.P.R.T.C.T.



GREENVIEW DEVELOPMENT 973, L.P.
CALLED 39.15 ACRES
DOC. NO. 2005187773
O.P.R.T.C.T.

GREENVIEW DEVELOPMENT
GREENBURY, L.P.
CALLED 104.61 ACRES
DOC. NO. 2005237215
O.P.R.T.C.T.

GREENBURY GATES SURVEY NO. 63
ABSTRACT NO. 315

Calvin Barker Survey No. 38
Abstract No. 58

GREENVIEW DEVELOPMENT
GREENBURY, L.P.
CALLED 104.61 ACRES
DOC. NO. 2005237215
O.P.R.T.C.T.

GREENVIEW DEVELOPMENT 157 L.P.
CALLED 86.79 ACRES
DOC. NO. 2006006182
O.P.R.T.C.T.

GREENVIEW DEVELOPMENT 157 L.P.
CALLED 157.79 ACRES
DOC. NO. 2002149152
O.P.R.T.C.T.

BELL FARMS
PHASE ONE-A
FINAL PLAT
DOC. NO. 200500049
O.P.R.T.C.T.

15' PUBLIC UTILITY
EASEMENT
DOC. NO. 200500049

20' R.O.W. DEDICATION
DOC. NO. 200500049

MANOR CITY LIMIT

MANOR ETJ

AUSTIN 5 MILE ETJ

AUSTIN NORTHWESTERN RAIL ROAD 100' R.O.W.

OLD HIGHWAY 20
60' ROW

(LITTIG ROAD)

WOODCOCK WAY
50' ROW

OSTRICH TRAIL
50' ROW

SKIMMER RUN
64' ROW

ALBATROSS PASS
30' ROW

MANOR CITY LIMIT

MANOR ETJ

AUSTIN 5 MILE ETJ

AUSTIN NORTHWESTERN RAIL ROAD 100' R.O.W.

OLD HIGHWAY 20
60' ROW

(LITTIG ROAD)

WOODCOCK WAY
50' ROW

OSTRICH TRAIL
50' ROW

SKIMMER RUN
64' ROW

ALBATROSS PASS
30' ROW

SHEET 1 OF 2

DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

NOTE F:
Approximate location of Manville Water Supply Corporation Pipeline Easement, Vol. 4822, Pg. 1495. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the centerline thereof being the pipe line as installed. The pipeline will be parallel and adjacent to the public road frontage, Old Hwy 20, east of Manor, Tx."

ALM

ENGINEERING, INC. F-3565

1705 S. CAPITAL OF TX HWY. STE 150
AUSTIN, TEXAS 78746
(512) 431-9600

VILLAGE AT MANOR COMMONS PHASE 1 FINAL PLAT 19.287 ACRES CITY OF MANOR, TRAVIS COUNTY, TEXAS



Date: Wednesday, December 13, 2017

Matt Mitchell

1705 S Capital of TX Hwy
Austin 7846
almeng@sbcglobal.net

Permit Number 2017-P-1092-FP
Job Address: , Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Village at Manor Commons Ph 1 Final Plat (*Final Plat*) submitted by and received on February 06, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Note #7 should be revised. The City does not want to maintain any lots or ponds. These should be maintained by an HOA.
2. Note #12 refers to Bell Farms not Manor Village.
3. The notes on the plat should be the notes that were listed on the approved Preliminary Plat.
4. The right-of-way dedication for Old Highway 20 should be 27' not 20' based on the current City of Manor Thoroughfare Plan.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Exhibit A, Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
6. Verify that the floodplain note is correct. A LOMR has been approved for this area.
7. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Exhibit A, Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required prior to final plat approval.
9. The Construction Plans for the subdivision have not been approved. Per City of Manor Code of Ordinances

Chapter 10, Section 10.02, Exhibit A, Section 24(d)(1) the final plat cannot be approved until construction plans are approved.

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

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

Thank you,

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

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



February 5, 2018

Re: Permit Number 2017-P-1092-FP
Village at Manor Commons, Phase 1
Job Address: , Manor, TX. 78653
Construction Plans
Response #1

To Whom It May Concern,

Engineer Review

1. See notes on #3
2. REMOVE NOTE #12.
3. Use notes below.

1. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE", AS DEFINED IN THE MAP REVISION TO FIRM PANEL NO. 48453C0485J, TRAVIS COUNTY, TEXAS, DATED APRIL 1, 2016.

2. BUILDING SETBACK LINES:
20' FRONT SETBACK LINE
5' SIDE LOT LINE.
15' SIDE STREET
10' REAR LOT LINE

3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.

4. NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

5. THIS TRACT LIES WITHIN THE MANOR INDEPENDENT SCHOOL DISTRICT.

6. UTILITY SERVICE:
ELECTRIC SERVICE: BLUEBONNET ELECTRIC
TELEPHONE SERVICE: SOUTHWESTERN BELL
WATER: MANVILLE W.S.C.
WASTEWATER: CITY OF MANOR

7. ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MANOR.

8. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT. AND A TEN (10) FEET EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG EACH REAR LOT LINE.

9. WATER SUPPLY CAPABLE OF MEETING CITY OF MANOR SUBDIVISION ORDINANCE REQUIREMENTS IS AVAILABLE TO THE SUBDIVISION.

10. WATER AND WASTEWATER SYSTEMS IN THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.

11. WATER SERVICE WILL BE PROVIDED BY MANVILLE W.S.C. AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATION.

12. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR AND WATER CONSTRUCTION MUST BE INSPECTED BY MANVILLE W.S.C.

13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO MANVILLE W.S.C. WATER AND CITY OF MANOR WASTEWATER.

14. PRIOR TO CONSTRUCTION, A FINAL PLAT AND SUBDIVISION CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF MANOR.

15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.

16. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

17. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATED CITY LIMITS AS OF THIS DATE JANUARY 2015.

19. LOT 6, BLOCK A MUST HAVE A 15' DRAINAGE EASEMENT DEDICATED TO THE CITY OF MANOR. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ANY DAMAGE OR DISTURBANCE RELATED TO MAINTENANCE OF THE STORM SEWER LINE. A 10' ACCESS GATE WILL BE REQUIRED AT THE FRONT AND REAR FENCE OF THESE LOTS WHERE THE FENCE CROSSES THE EASEMENT. THESE GATES WILL BE CENTERED OVER THE STORM SEWER PIPE.

4. Increase dedication on Old Hwy 20 to 27 ft.

5.

The labeling on the map you provided looks good.

The following street names have been reserved and approved for your project:

SKIMMER RUN
WOODCOCK WAY
EMU LN
OSTRICH TRL
COCKATOO XING
TOUCAN BND
SEA GULL WAY
PENGUIN PATH
HORNBILL LN

Thank you,

Dolores Huerta
City of Austin – Geospatial Data Maintenance
IT Geospatial Analyst

Addressing@austintexas.gov
911 Addressing: 512-974-2797
Fax: 512-974-3337

Verify your jurisdiction with our NEW! Jurisdiction Web Map:
<http://www.austintexas.gov/gis/JurisdictionsWebMap/>

Visit the 911 Addressing office online:
<http://austintexas.gov/911Addressing>

6. Use note:

A portion of this property is located in Zone "AE", as defined in the map revision to FIRM Panel No. 48453C0485J, Travis County, Texas, dated April 11, 2016.

7. Noted.

8. Tax certificates were provided with Manor Commons SE Commercial Phase 1.

9. Construction Plans have been re-submitted.

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

Sincerely,


Matt Mitchell, P.E.




2-5-2018