



RITA G. JONSE, MAYOR
GENE KRUPPA, PLACE 1
MARIA AMEZCUA, PLACE 2
ANNE WEIR, MAYOR PRO TEM, PLACE 3
ZINDIA PIERSON, PLACE 4
DEJA HILL, PLACE 5
TODD SHANER, PLACE 6

CITY COUNCIL REGULAR MEETING AGENDA

WEDNESDAY, MARCH 21, 2018

7:00 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATION

Introduction of newly appointed Presiding Judge Robby Chapman and Deputy Court Clerk Mandy Miller; and Oath-of-Office administered by City Secretary; and

Lydia Collins,
Finance Director

Presentation of Water and Wastewater Rate Study by Angie Flores, Senior Consultant, Raftelis Financial Consultants, Inc.

Thomas Bolt,
City Manager

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 Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. **NO ACTION MAY BE TAKEN BY THE CITY COUNCIL DURING PUBLIC COMMENTS.**

CONSENT AGENDA

The following Items will be enacted by 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.

1. Consideration, discussion, and possible action to approve the City Council Minutes of the March 7, 2018, Regular Meeting.

Lluvia Tijerina,
City Secretary

2. Consideration, discussion, and possible action on the acceptance of the February 2018 Departmental Reports:

Thomas Bolt,
City Manager

- Development Services – Scott Dunlop
- Police – Chief Ryan Phipps
- Community Development – Sammie Hatfield
- Municipal Court – Sarah Friberg
- Public Works – Mike Tuley
- Finance – Lydia Collins

REGULAR AGENDA

3. Consideration, discussion and possible action on an Interlocal Agreement between the City of Manor and Travis County ESD 12 to agree with each other for performing government functions to include fire code enforcement services.

Ryan Phipps,
Chief of Police

4. Consideration and possible action to approve an ordinance amending Article 8.03, Chapter 8 of the Manor Code of Ordinances to provide for the map designating the child safety zones be kept by the Police Department and on the City website.

Ryan Phipps,
Chief of Police

5. Consideration, discussion, and possible on an ordinance amending Manor Code of Ordinances Chapter 4, Article 4.04 Towing and Wrecker Services, Section 4.04.009 Qualifications to amend storage facility locations and requirements, response times, and licensing requirements.

Ryan Phipps,
Chief of Police

6. Consideration, discussion and possible action on a resolution approving a Tariff authorizing an Annual Rate Review Mechanism (“RRM”) as a Substitution for the Annual Interim Rate Adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” Or “Company”) and the Steering Committee of Cities served by Atmos; Requiring the Company to Reimburse Cities’ Reasonable Ratemaking Expenses.

Thomas Bolt,
City Manager

7. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning 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. **Applicant:** Rebecca Davies. **Owner:** Rebecca Davies.

Scott Dunlop,
Planning Coordinator

8. Consideration, discussion, and possible action on a first reading of an ordinance rezoning 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

9. Consideration, discussion, and possible action on an ordinance amending the Manor Code of Ordinances, Chapter 13 Utilities, Article 13.01 to add provisions for underground utilities.

Scott Dunlop,
Planning Coordinator

- | | |
|--|--|
| 10. 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 |
| 11. 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 |
| 12. Consideration, discussion, and possible action on a waiver request for proposed lot 5A, 702 North Burnet Street, from Manor Code of Ordinances, Chapter 14, Exhibit A, Section 20(j) Height and Placement Requirements to allow for a 55' lot width and 6,355 sq. ft. minimum lot area. Applicant: Gregg Fredrickson. Owner: Gregg Fredrickson | Scott Dunlop,
Planning Coordinator |
| 13. Consideration, discussion, and possible action on award of a contract addendum for professional services for the FY 2017 Capital Metro BCT Paving Improvements Project. | Frank T. Phelan, P.E.
City Engineer |
| 14. Consideration, discussion, and possible action on award of a construction contract for the Wilbarger Creek Pole Barn project. | Frank T. Phelan, P.E.
City Engineer |
| 15. Consideration, discussion, and possible action on award of a construction contract for the 2017 Water Distributions System Improvements project. | Frank T. Phelan, P.E.
City Engineer |

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 16, 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.

CITY OF Manor

Water and Wastewater Financial Plan Study Report

March 21, 2018



Overview of Presentation

- Review objectives of Rate Study
- Review revenue requirements
- Proposed Rates
- Senior Subsidy



Rate Objectives

- Rates must support revenue requirements
- Develop revenue requirements to meet the City's most recent costs
- Allocate costs between water and wastewater then to classes within each utility
- Consider rate design options



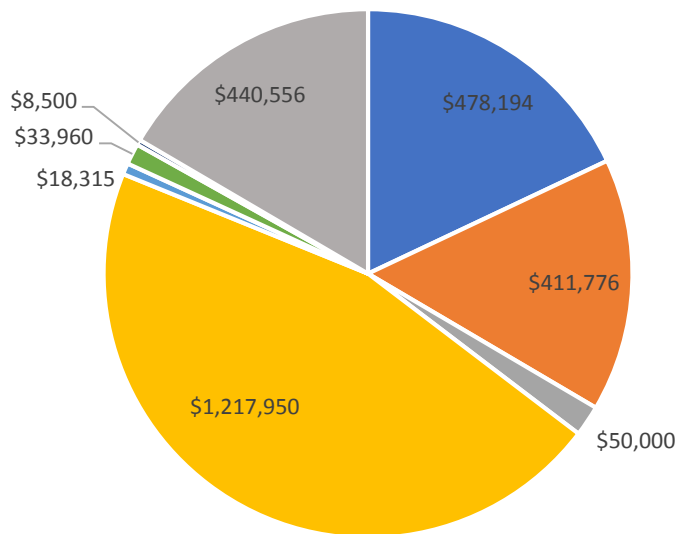
Revenue Requirements Assumptions

- Based on FY 2018 budget and 5-year CIP
- General Fund transfer rising from \$560,000 in 2018 to \$1.9 million in 2028
- Discontinuation of City of Austin Wastewater Treatment in 2020 (about \$640,000 annually)
- Addition of \$335,000 in costs related to new wastewater treatment plant in 2020
- Issuance of \$2.5 million bond in 2019, \$5.7 million bond in 2021, and \$8.4 million bond in 2024 for future capital improvements



2018 vs. 2020 Water Revenue Requirements

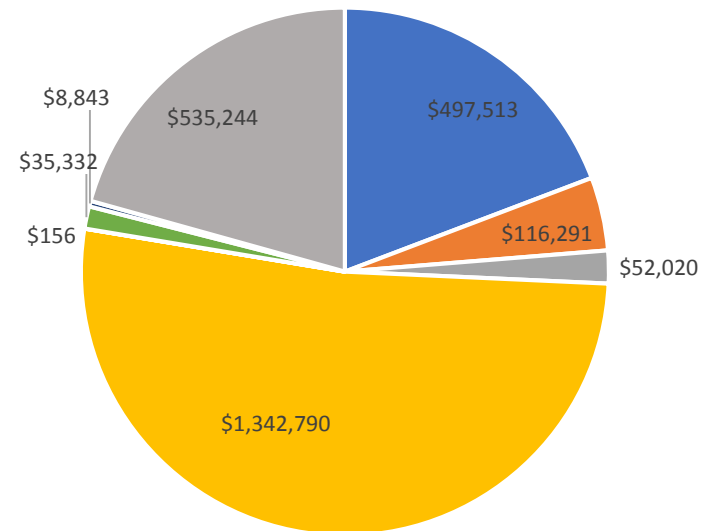
2018 Water



- Personnel
- Purchased Water
- Capital Outlay <5k
- Operating
- Contracted Service
- Debt Service
- Repairs & Maintenance
- Debt Payments (Lease)

Water- \$2,659,251

2020 Water

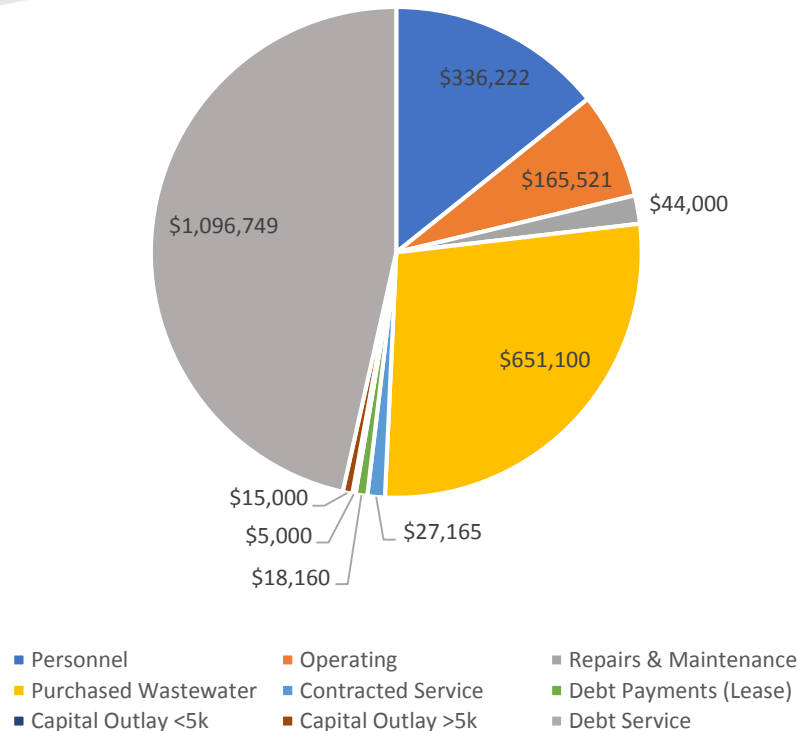


- Personnel
- Repairs & Maintenance
- Capital Outlay <5k
- Operating
- Purchased Water
- Debt Payments (Lease)
- Debt Service
- Contracted Service

Water- \$2,588,189

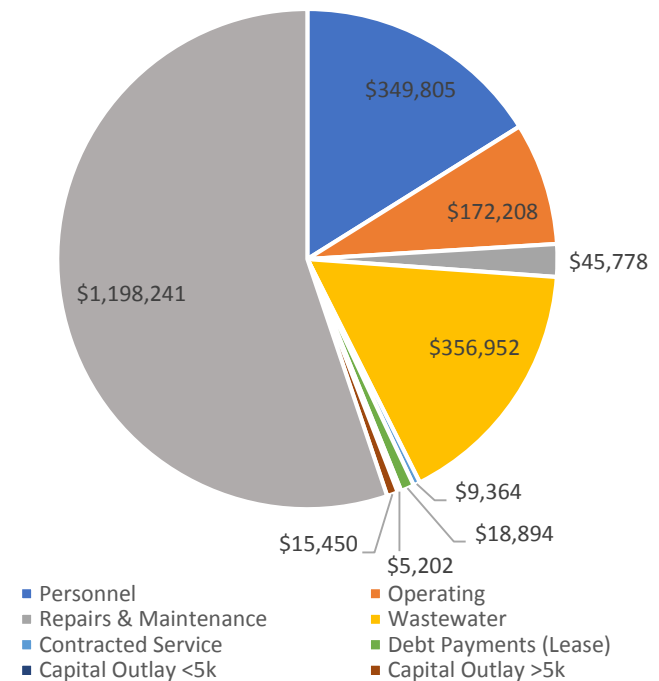
2018 vs. 2020 Wastewater Revenue Requirements

2018 Wastewater



Wastewater- \$2,358,916

2020 Wastewater



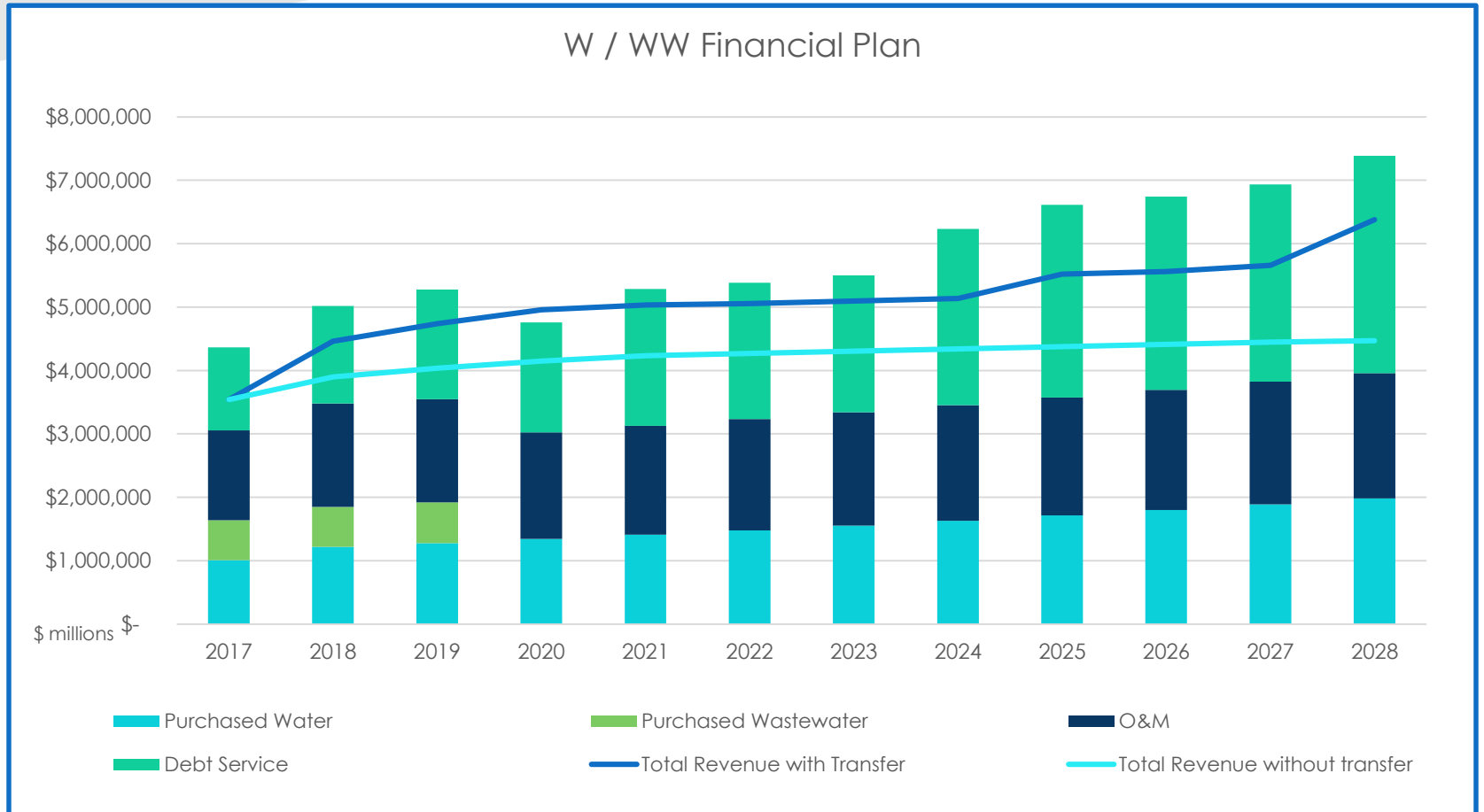
Wastewater- \$2,171,893

Utility Revenue Requirements

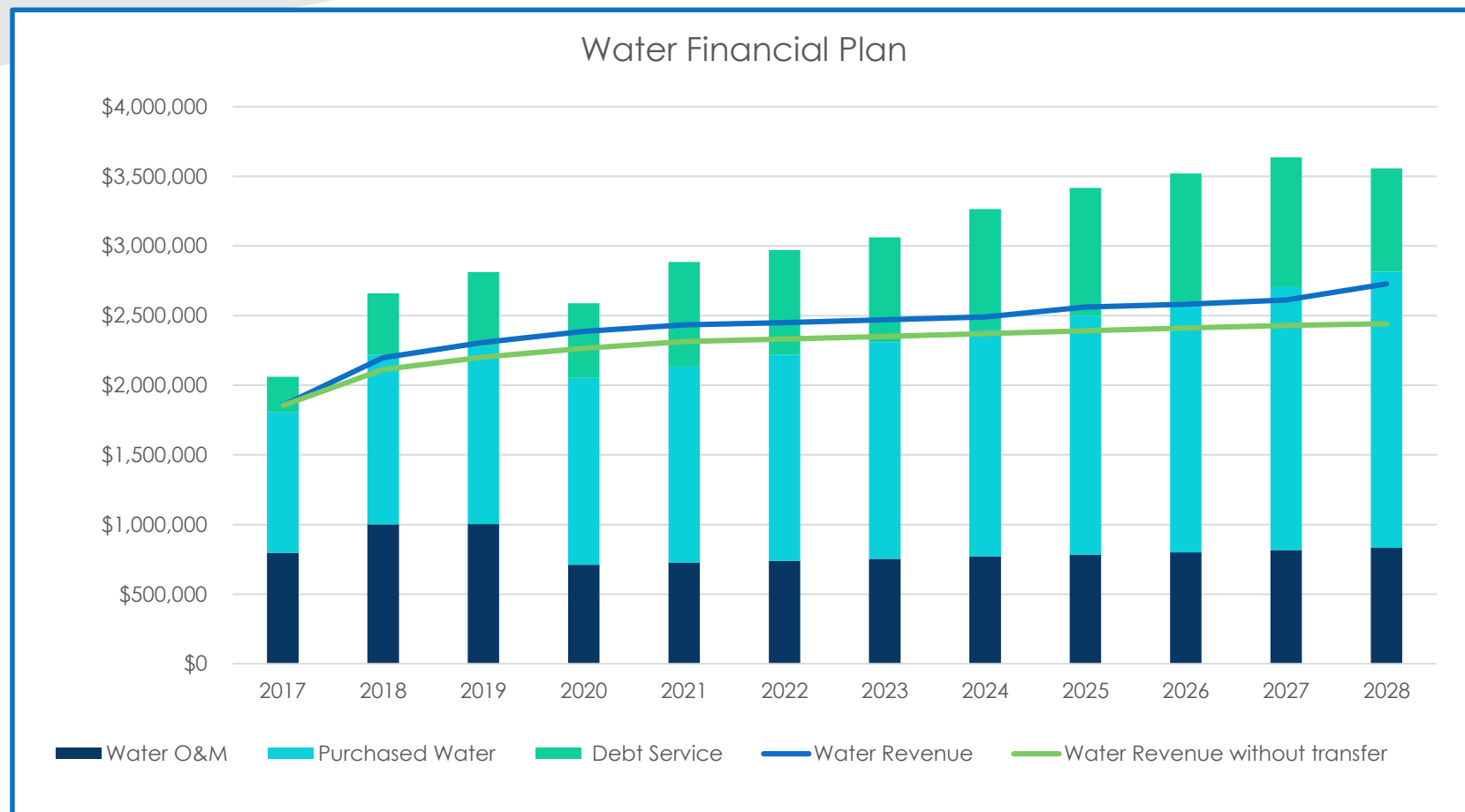
Utility	2018	2020
Water	\$2,659,251	\$2,588,189
Wastewater	\$2,358,916	\$2,171,893
Total	\$5,018,167	\$4,760,082



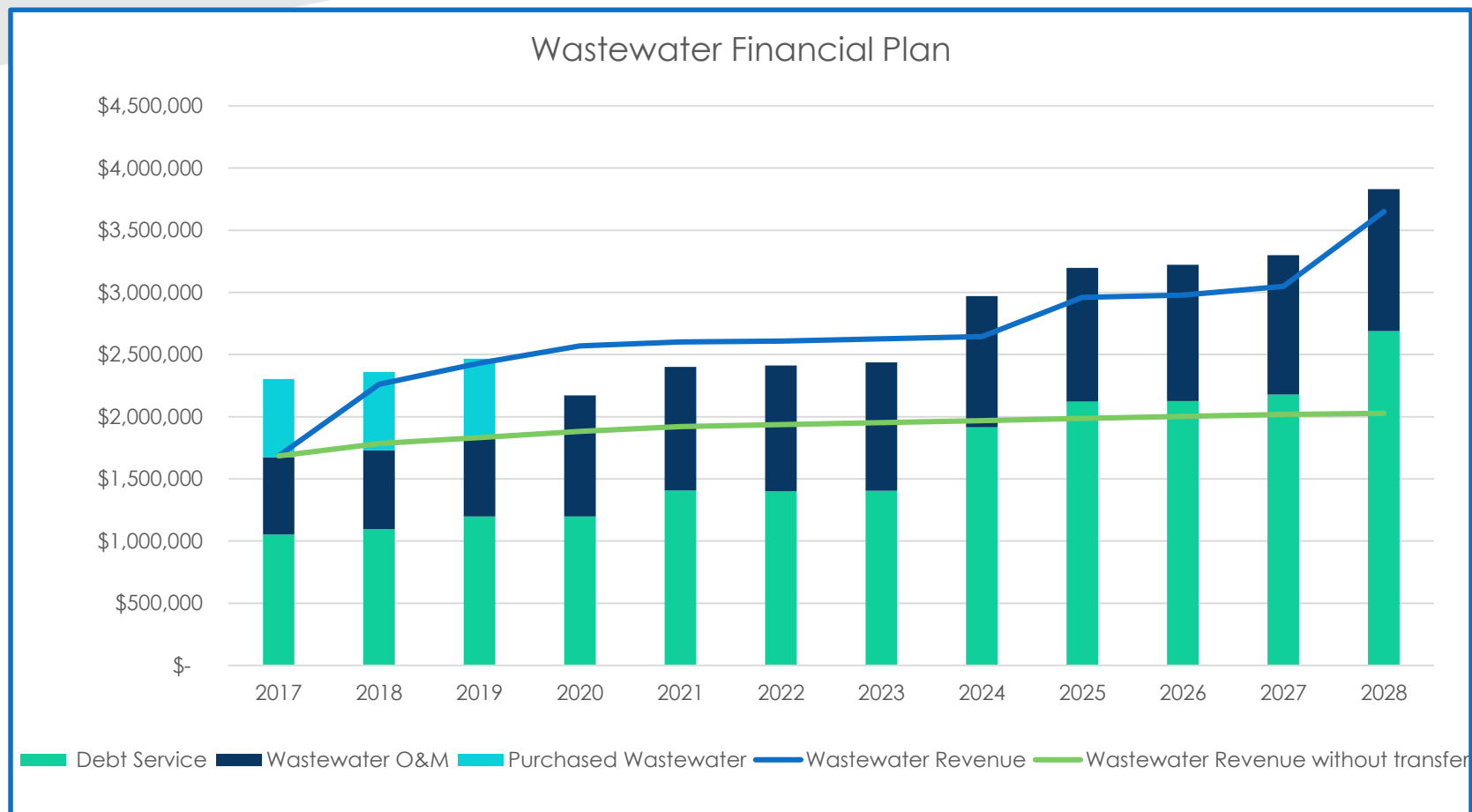
Utility Financial Plan at Existing Rates



Water Financial Plan at Existing Rates



Wastewater Financial Plan at Existing Rates



Current Water Rates

Class	Rate
Residential 5/8"	\$24.25
Residential 1"	\$47.24
Commercial 5/8"	\$9.00

Class	Tiers	Rates
Residential	0-2,000 Gallons	\$0.50
	2,001- 5,000 Gallons	\$2.70
	5,001-10,000 Gallons	\$3.00
	10,0001-15,000 Gallons	\$3.25
	15,001-25,000 Gallons	\$3.50
	25,001+ Gallons	\$4.25
Commercial		\$6.30

Recommended Water Rate

Class	Rate
Residential 5/8"	\$27.16
Residential 1"	\$45.36
Commercial 5/8"	\$10.08

Class	Tier	Rate
Residential		
	0-2,000 Gallons	\$1.50
	2,001-10,000 Gallons	\$2.50
	10,001+ Gallons	\$5.00
Commercial		\$7.06

Monthly Water Typical Bills

Residential Usage	Existing	Proposed
2,000	\$25.25	\$30.16
5,000	\$33.35	\$38.93
10,000	\$48.35	\$50.16
25,000	\$99.60	\$125.16

Commercial Usage	Existing	Proposed
10,000	\$72.00	\$80.64
20,000	\$135.00	\$151.2
30,000	\$198.00	\$221.76



Current/Proposed Wastewater Rates

Class	Existing Rate
Residential 5/8"	\$19.00
Commercial 5/8"	\$15.00

Class	Tiers	Rates
Residential		
	0-8,000 Gallons	\$3.75
	8,000+ Gallons	\$4.40
Commercial		\$6.00



Monthly Wastewater Typical Bills

Residential Usage	Existing/Proposed
2,000	\$26.50
5,000	\$37.75
10,000	\$57.80
25,000	\$123.80

Commercial Usage	Existing/Proposed
10,000	\$79.00
20,000	\$139.00
30,000	\$199.00



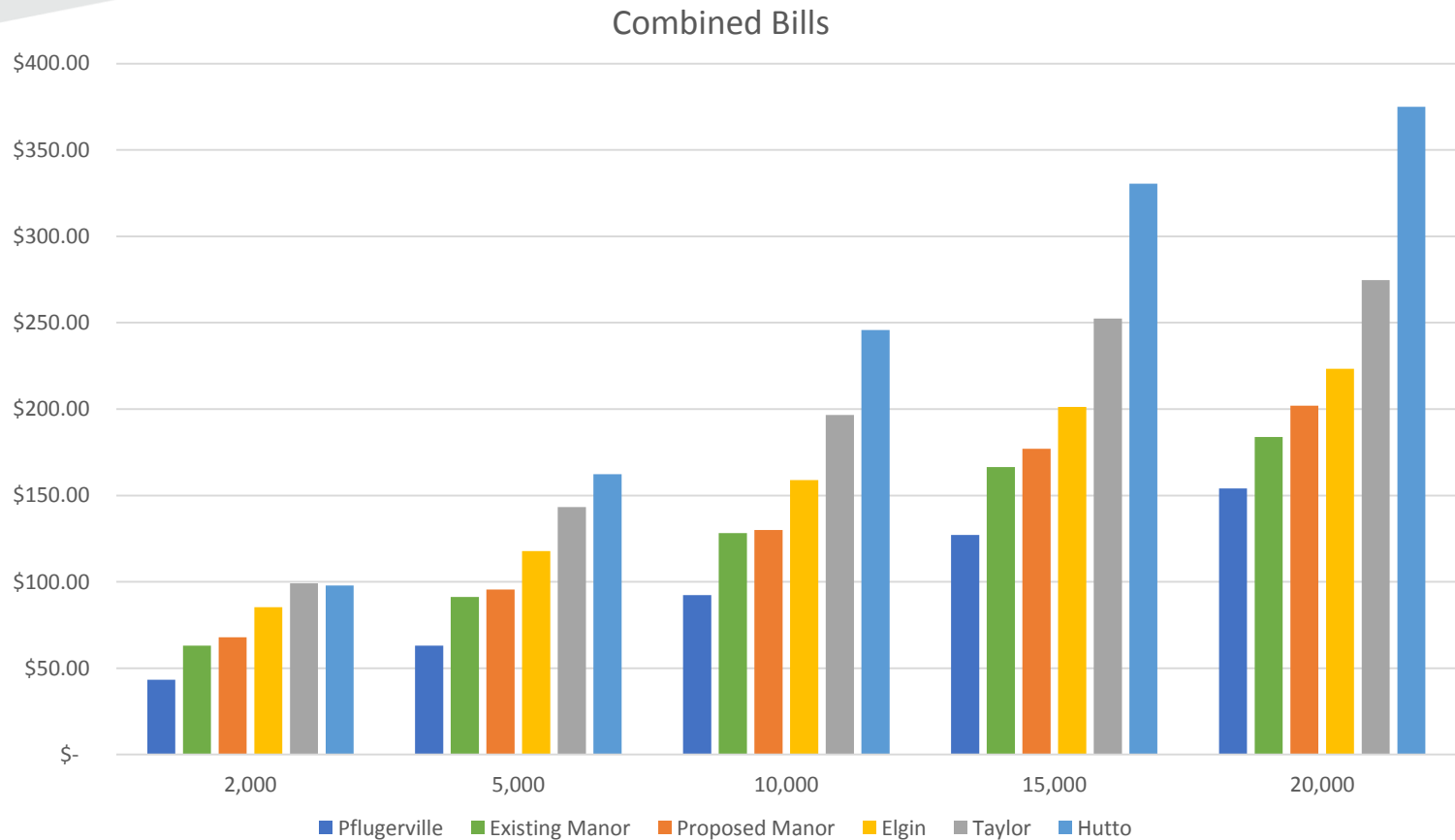
Monthly Combined Typical Bills

Residential Usage	Existing	Proposed
2,000	\$51.75	\$56.66
5,000	\$71.10	\$75.41
10,000	\$106.15	\$107.96
25,000	\$223.40	\$248.96

Commercial Usage	Existing	Proposed
10,000	\$151.00	\$159.64
20,000	\$274.00	\$290.20
30,000	\$397.00	\$420.76



Rate Comparison to Area Cities



Existing Senior Discount

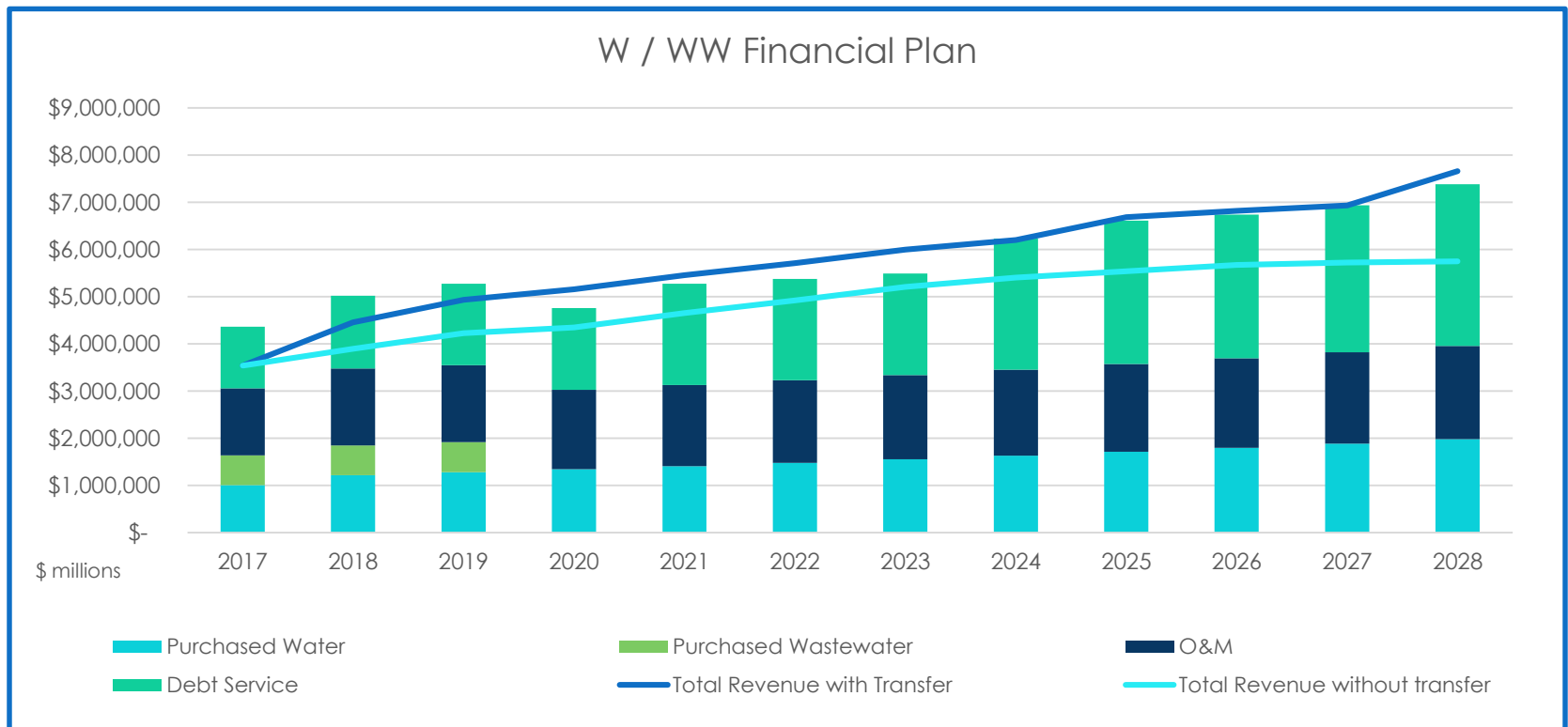
- Other customer classes subsidize senior class
- If base rate increases, then subsidy will continue to increase

	Water	Wastewater
Base Rate Subsidy	\$3.60	\$5.97
Total Subsidy Amount	\$5,182	\$8,593
Subsidy Per Bill	\$0.14	\$0.24

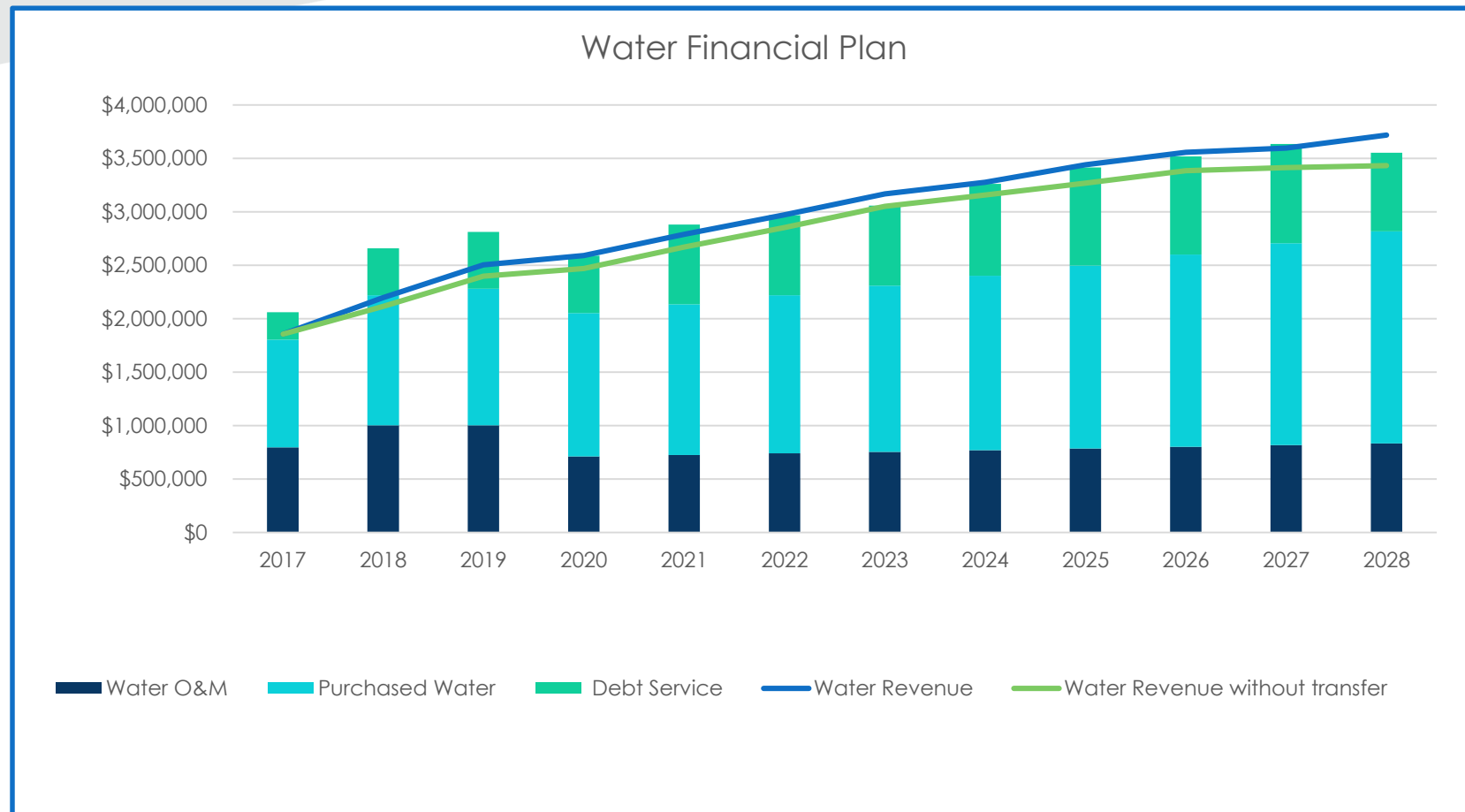


Utility Financial Plan at Proposed Rates

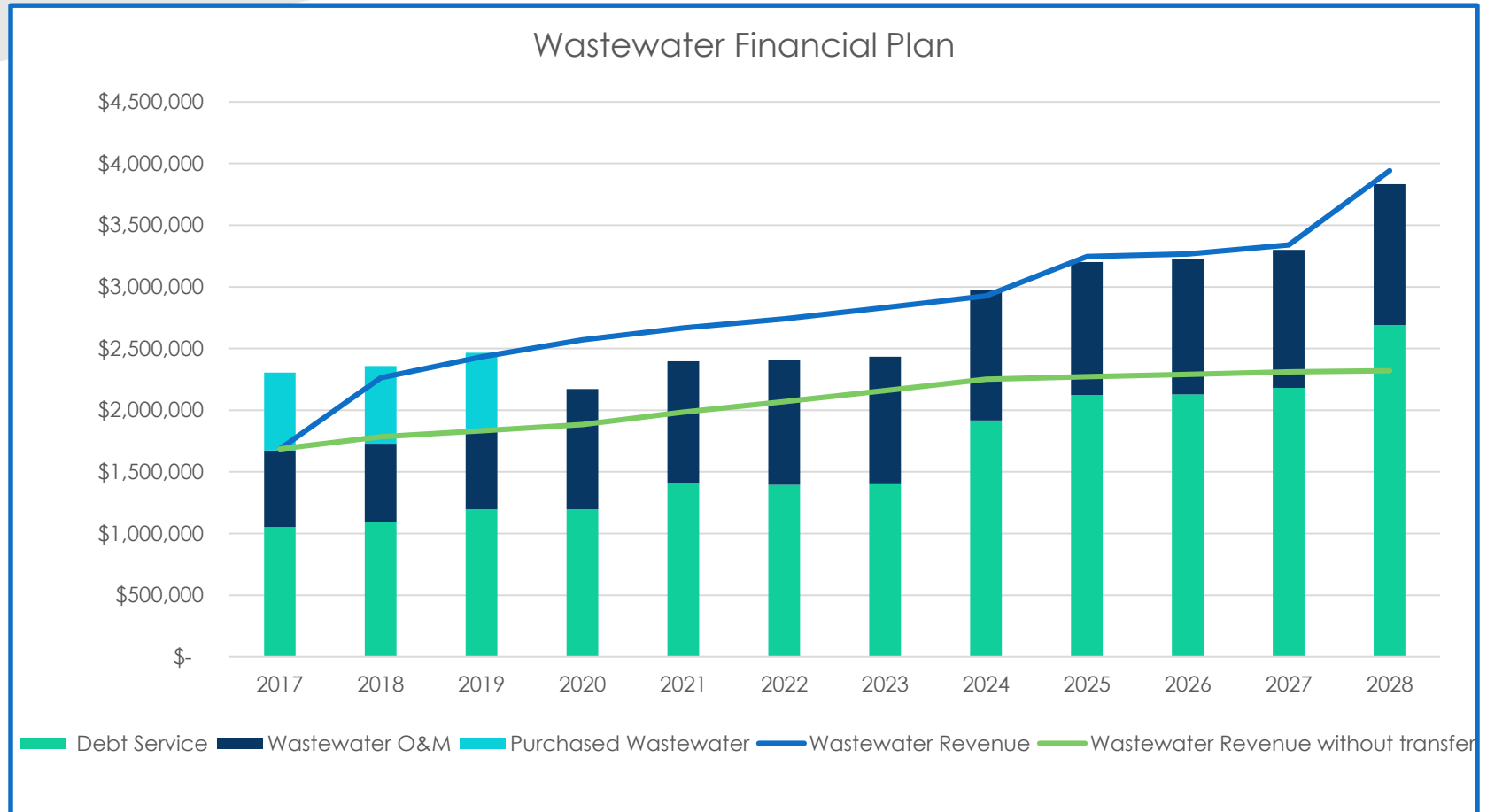
*Past 2020, assumptions about CIP and O&M may change the forecast



Water Financial Plan at Proposed Rates



Wastewater Financial Plan at Proposed Rates



Forecasted Rate Increases

*Past 2020, assumptions about CIP and O&M may significantly change the forecast

System	2020	2021	2022	2023	2024	2025	2026	2027	2028
Water	0%	7.00%	7.00%	7.00%	3.00%	3.00%	3.00%	0.00%	0.00%
Wastewater	0%	4.00%	4.00%	4.00%	4.00%	0.00%	0.00%	0.00%	0.00%





RFC IS A REGISTERED MUNICIPAL ADVISOR WITH THE MSRB AND SEC UNDER THE DODD-FRANK ACT AND IS FULLY QUALIFIED AND CAPABLE OF PROVIDING ADVICE RELATED TO ALL ASPECTS OF UTILITY FINANCIAL AND CAPITAL PLANNING, INCLUDING THE SIZE, TIMING, AND TERMS OF FUTURE DEBT ISSUES.

Any opinion, information, or recommendation included in this presentation, related to the size, timing, and terms of a future debt issue may be relied upon only for its intended purpose. This information is not intended as a recommendation to undertake a specific course of action related to the issuance of debt, or to indicate that a particular set of assumptions for the size, timing and terms of issuing debt will be available at the time debt is actually issued.

Thank you!

Contact: Angie Flores
512-790-2108/ aflores@raftelis.com





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Lluvia Tijerina, City Secretary

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the March 7, 2018, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

March 7, 2018, City Council Regular Meeting Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the City Council Minutes for the March 7, 2018, Regular Meeting.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
MARCH 7, 2018**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gene Kruppa, Place 1 (Absent)
Maria Amezcua, Place 2
Anne R. Weir, Mayor Pro Tem, Place 3
Zindia Pierson, Place 4
Deja Hill, Place 5 (Absent)
Todd Shaner, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Scott Dunlop, Planning Coordinator
Paige Saenz, City Attorney
Frank Phelan, City Engineer
Christina Lane, Financial Advisor

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 Rita G. Jonse at 7:00 p.m. on Wednesday, March 7, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Jonse, Debbie Tucker with Manor Community News, led the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the City Council Minutes of the February 21, 2018, Regular Meeting.**
2. **Consideration, discussion, and possible action on the second and final reading of 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.**

Ordinance No. 511: An Ordinance of the City of Manor, Texas, Amending Manor Code of Ordinances Chapter 14 Zoning by Modifying Definitions; Open Space Lot Coverage; Handicapped Parking Requirements; R-1 Single Family Permitted and Conditional Uses; R-2 Single Family Permitted and Conditional Uses; 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; DB Downtown Business District Permitted and Conditional Uses; Construction Plan Application Requirements; and Amendments; Providing for Conflicting Ordinances; Providing for Severability; Providing an Open Meetings Clause and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Pierson, the Council voted five (5) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 6:56 p.m. Wednesday, March 7, 2018, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The City Council convene into Executive Session pursuant to pursuant to *Section 551.087, Texas Government Code, to deliberate an offer of financial or economic development incentive*, at 6:56 p.m., on Wednesday, March 7, 2018, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 7:55 p.m. on Wednesday, March 7, 2018.

OPEN SESSION

The City Council reconvened into Open Session to take action as determined appropriate in the City Council's discretion regarding an offer of financial or other economic development incentive at 7:55 p.m. on Wednesday, March 7, 2018, in the Council Chambers of the Manor City Hall.

Mayor Jonse opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken on the items discussed during Executive Session.

PUBLIC HEARING

3. Conduct a public hearing regarding the creation of a Public Improvement District – EntradaGlen.

The City staff's recommendation was that the City Council recess the creation of a Public Improvement District-EntradaGlen to the March 21, 2018, Regular City Council Meeting.

Mayor Jonse opened the public hearing.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted five (5) For and none (0) Against to recess the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting. The motion carried unanimously.

REGULAR AGENDA

4. Consideration, discussion, and possible action on the creation of a Public Improvement District – EntradaGlen.

The City staff's recommendation was that the City Council postpone the creation of a Public Improvement District-EntradaGlen to the March 21, 2018, Regular City Council Meeting.

Pete Dwyer, Dwyer Realty Companies, 9900 Highway 290 East, Manor, Texas, spoke before City Council in support of this item. Mr. Dwyer submitted a letter of support from Dr. Royce Avery, Manor ISD Superintendent. He stated Dr. Avery does not support the EntradaGlen PID but is in support of the extension of Gregg Manor Road South. He is requesting for guidance from the City Council and City staff on what is needed from him and his team regarding the EntradaGlen PID.

Council Member Pierson stated the Council is requesting additional requirements and enhancements to include (such as): A list of the community benefits and enhancements from the Developer in accordance with the PID policy adopted; Build out of Hill Lane prior to bonds being issued; 12-inch water line along Hill Lane; Build out and enhancements to Greg Manor; Access to other properties. She stated the Council is not clear and needs to know about the Roadways – What portion of a roadway budget amount is required to meet subdivision standards for the development and what portion is enhanced; Roadway Illumination – What portion of a lighting budget amount is necessary to meet subdivision standards for the development and what portion is enhance.

Mr. Dwyer commented that he received a detailed letter a year ago from the City Engineer with questions that were answered. He stated he was not aware of any pending questions.

Council Member Amezcua clarified the Council is requesting a more detail list of improvements.

The discussion was held regarding the detailed information that is needed from the Developer.

Mr. Dwyer requested a list of requirements that are still needed by City Council.

Council Member Amezcua advised all questions would need to be directed to City staff.

City Manager Bolt indicated he would forward the list of requirements to Mr. Dwyer.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted five (5) For and none (0) Against to postpone the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting; and a motion to renotify all the 100 percent property owners within the proposed Public Improvement District that will be created. The motion carried unanimously.

5. Consideration, discussion, and possible action on matters related to the Home Rule Charter and proposed amendments.

The City staff's recommendation was that the City Council postpone matters related to the Home Rule Charter and proposed amendment to the April 18, 2018, Regular City Council Meeting.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to postpone matters related to the Home Rule Charter and proposed amendments to the April 18, 2018, Regular City Council Meeting. The motion carried unanimously.

6. Consideration, discussion, and possible action a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees.

The City staff's recommendation was that the City Council approve a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

City Manager Bolt discussed the waiver request and is requesting the removal of the site plan requirements and building fees.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Pierson, the Council voted five (5) For and none (0) Against to approve a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees. The motion carried unanimously.

- 7. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning 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. Owner: Rebecca Davies. Applicant: Rebecca Davies.**

The City staff's recommendation was that the City Council postpone the second and final reading of an ordinance rezoning 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 to the April 4, 2018, Regular Council Meeting.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Shaner, the Council voted five (5) For and none (0) Against to postpone the second and final reading of an ordinance rezoning 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 to the March 21, 2018, Regular Council Meeting. The motion carried unanimously.

- 8. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning 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. Owner: Ulises Hernandez. Applicant: Mike McMinn, McMinn Land Surveying Co.**

The City staff's recommendation was that the City Council deny the second and final reading of an ordinance rezoning 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, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to deny the second and final reading of an ordinance rezoning 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. The motion carried unanimously.

ADJOURNMENT

These minutes approved by the Manor City Council on the 21st day of March 2018.

APPROVED:

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 7, 2018

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the acceptance of the February 2018 Departmental Reports.

BACKGROUND/SUMMARY:

- Development Services – Scott Dunlop
- Police – Chief Ryan Phipps
- Community Development – Sammie Hatfield
- Municipal Court – Sarah Friberg
- Public Works – Mike Tuley
- Finance – Lydia Collins

PRESENTATION: ☐ YES ☒ NO

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

February 2018 Departmental Reports

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve and accept the February 2018 Departmental Reports.

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

**DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT**

February 1 - 28, 2018

Description	Projects	Valuation	Fees	Detail
Commercial Remodel/Repair	1	\$10,000.00	\$730.00	
Commercial Sign	1	\$20,000.00	\$318.62	
Residential Accessory	1	\$0.00	\$0.00	
Residential Electrical	3	\$30,612.00	\$341.00	
Residential Irrigation	4	\$9,000.00	\$428.00	
Residential Mechanical-HVAC	1	\$9,692.00	\$107.00	
Residential New	80	\$21,763,101.50	\$540,946.10	
Residential Plumbing	2	\$1,400.00	\$272.00	
Totals	93	\$21,843,805.50	\$543,142.72	

Total Certificate of Occupancies Issued: 48

Total Inspections(Comm & Res): 1,177

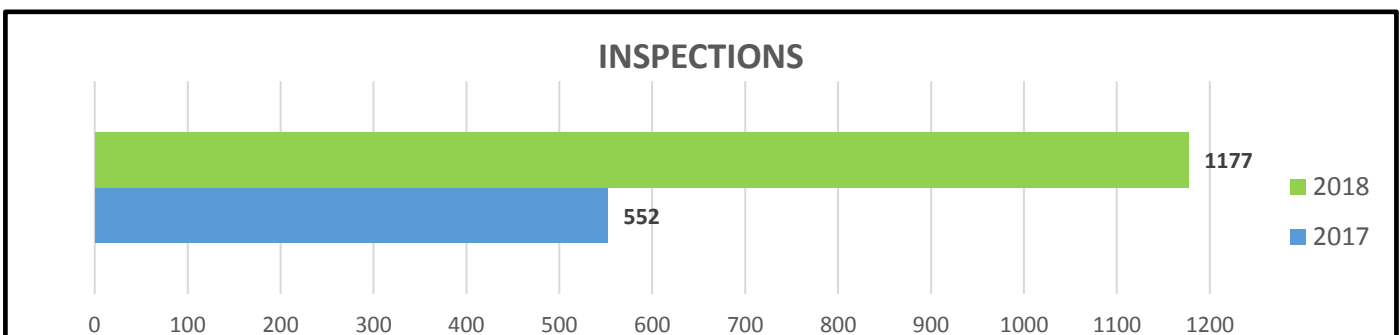
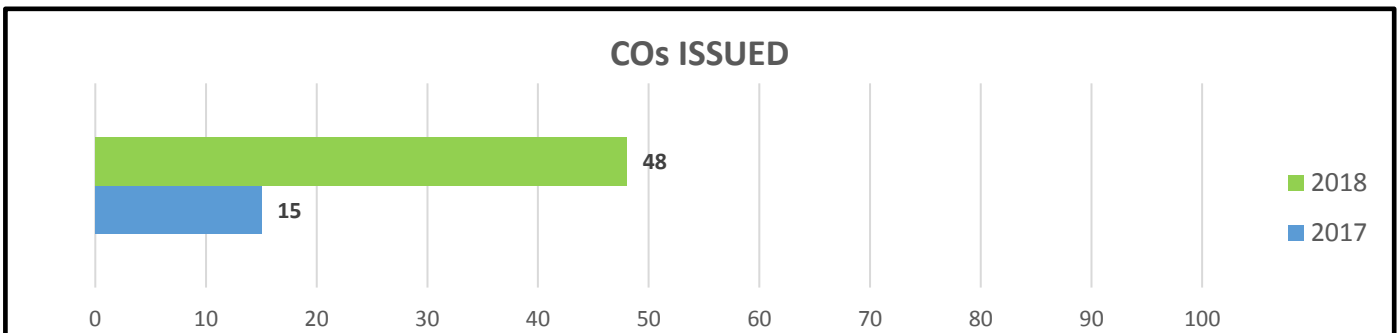
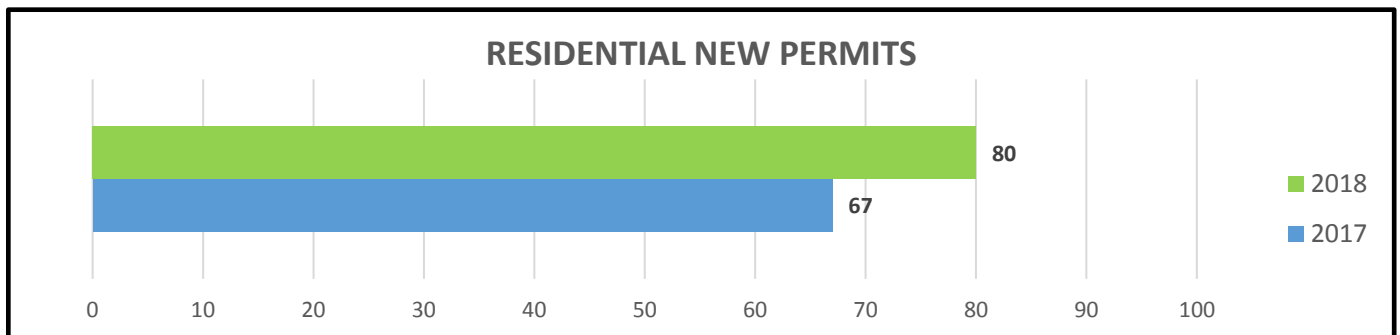
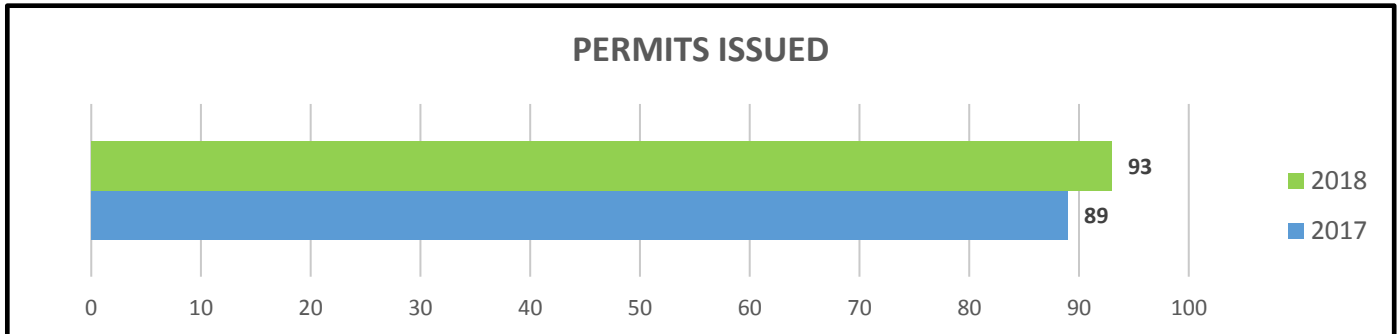
Tom Bolt, City Manager





FEBRUARY 2018

DEPARTMENT OF DEVELOPMENT SERVICES
THOMAS BOLT, DIRECTOR





Manor Police Department

Monthly Council Report

Ryan S. Phipps - Chief of Police

Date of Meeting:

3/21/2018

February 2018

Activity	Reported Month	Same month Prior year	Percentage difference		
Calls for Service	1154	1538	24.9↓	Patrol Car Rental	
Average CFS per day	41.2	54.9	24.9↓	Last Month	\$2,033
Open Cases	29	164	82.3↓	YTD	\$6,502
Charges Filed	49	115	57.3↓		
Alarm Responses	23	32	28.1↓		
Drug Cases	12	26	53.8↓		
Family Violence	9	3	200↑		
Arrests Fel/Misd	17Fel/32Misd	22Fel/93Misd	22.7↓ Fel/65.5↓ Misd		
Animal Control	25	17	47↑		
Traffic Accidents	30	23	30.4↑		
DWI Arrests	11	10	10↑		
Traffic Violations	379	749	49.3↓		
Ordinance Violations	17	14	21.4↑		
Siezuers	N/A	N/A	N/A		
Laboratory Submissions	4	9	55.5↓		

Notes:



Staff Report

Prepared by: Sammie Hatfield, Community Development Manager

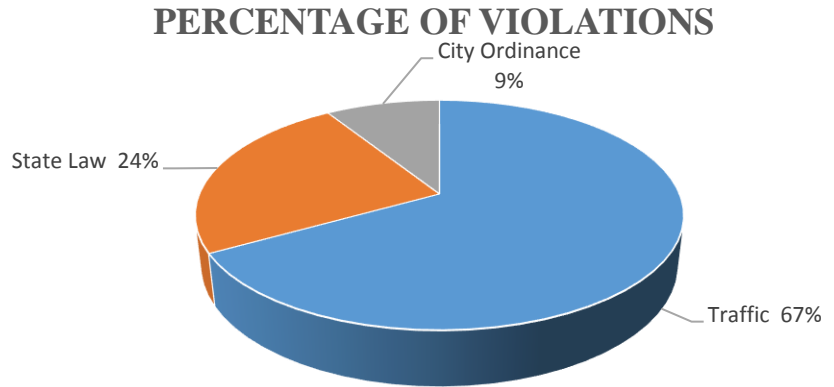
Date: January 17, 2018 – March 14, 2018

- Attended the Parks Committee to discuss downtown park development and Bloor House.
- Contacted the legal staff of Texas Hotel and Lodging Association RE: reassurance of proper spending of Hotel Occupancy Tax for a specific project.
- Assisted with the Manor ISD Art Show held at City Hall.
- Marketing events and general information on the City's Facebook page. The event posts and posts of historical photos that have received over-whelming response and interest.
- Researched history of Manor and surrounding area.
- Researched historical photos and downloaded the photos to be used on weekly "history" post on the Facebook page.
- Researched the City's historical survey that was completed in 2007.
- Conducted a site visit for movie location scout.
- Conducted research for projects that have been filmed in Manor and developed a list of the projects. Searched for movie posters of each film to purchase to create a gallery for City Hall and the Police Department.
- Contacted the Texas Main Street Program to obtain a copy application for the 2019 Main Street City Certification.
- Hosted a networking lunch and tour of downtown Manor for Main Street Program staff from nearby communities.
- Contacted a web design company for cost estimate to create a website to promote Manor to visitors, potential residents, potential film crews Researched parks, historical sites and other venues that could be included on the site.
- Researched hosting some State-wide, Regional and National sports competitions.
- Contacted the Manor Lion's Club RE: their annual events.
- Met with Manor Chamber of Commerce staff to discuss annual events and promoting Manor.
- Researched potential "Art in Public Spaces" projects that could involve the entire community at very low cost to the City.
- Joined the Manor Arts Council Board of Directors.
- Contacted "Keep Texas Beautiful" RE: becoming an affiliate city.
- Reactivated my membership to "Texas Downtown Association". Joined their Regional Round-table and Education Committee.
- Coordinated and promoted the first-ever City of Manor Easter Egg Hunt to be held on March 24th.

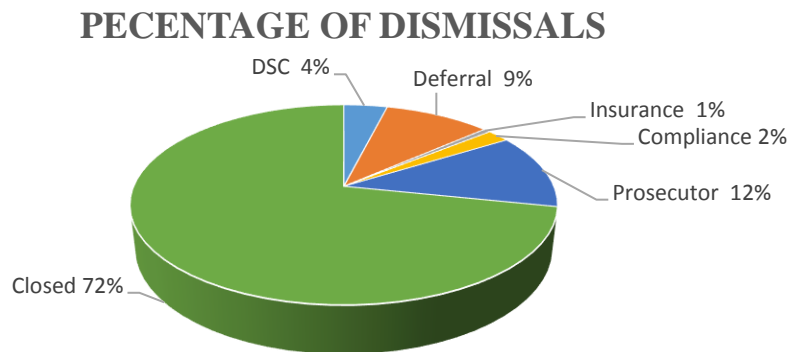
City of Manor Municipal Court

FEBRUARY 2018

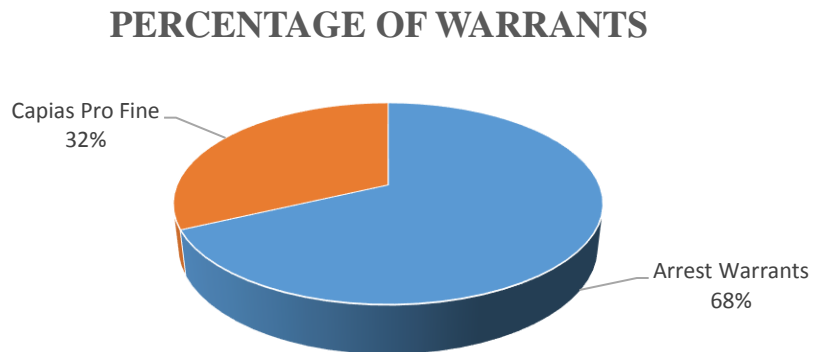
Violations Filed	Feb-18	Feb-17
Traffic	200	432
State Law	72	52
City Ord.	27	29
Total	299	513



Dismissals	Feb-18	Feb-17
DSC	25	5
Deferral	61	19
Insurance	4	2
Compliance	13	12
Prosecutor	77	14
Closed	457	423
Total	637	475



Warrants	Feb-18	Feb-17
Arrest Warrants	51	60
Capias Pro Fine	24	40
Total	75	100



Money Collected in February 2018

Kept By City	\$49,364.37
Kept By State	\$23,626.78
Total	\$72,991.15

Money Collected in February 2017

Kept By City	\$56,031.67
Kept By State	\$24,877.79
Total	\$80,909.46

MANOR MUNICIPAL COURT SECURITY COMMITTEE

Senate Bill 42 of the 85th Legislation session requires the municipal judge to establish a court security committee, chaired by the presiding judge to establish policies and procedures necessary to provide adequate court security. Pursuant to this new bill, Manor Municipal Court has established a court security committee effective Monday, March 12th, 2018.

The following are members of the Manor Municipal Court Security Committee:

Presiding Judge: Robby Chapman

Finance Department: Lydia Collins / Tom Bolt

Police Department: Captain Denver Collins

Court Clerk: Sarah Friberg

This committee will meet semi-annually (January and July) to exercise oversight and sustain matters related to security within the court building.

Chairman of the Manor Municipal Court Security Committee:

Print name

Robby Chapman

Signature

[Signature]

Date

3/12/18





PUBLIC WORKS DEPARTMENT Monthly February 2018 Report

Street and Public, Parks, and Maintenance Department

In the month of February, 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. In February, the Street Department repaired streets, curbs, and signs.

Water and Wastewater Department

In February, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily.

In February, the Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains.

Water Production & Purchase

In the month of February, 9 % of the water we supplied to our residents was from our wells. We purchased 91% from EPCOR and Manville WSC. In February, the estimated population of residents in the City of Manor is 10,633. Estimated Population for ShadowGlen is 3062 residents.

Subdivision Inspections

- Street Inspections- 16
- Water Inspection- 9
- Wastewater Inspection- 4



Streets and Parks Monthly February 2018 Report

2/1/2018-2/28/2018 Daily Duties and Projects

2/2/2018- City staff began to clean all drainage easements that run behind neighborhood homes. Unwanted vegetation, debris, and unwanted trees were removed to improve drainage.

2/3/2018- City staff built an 18'x13' concrete slab that the new dog kennels were set on. All kennels were bolted down, and a roof will be installed on top for protection against the elements.

2/5/2018- City staff performed a sign inspection to ensure all signs are secure. All signs that are missing were assigned to be replaced. City staff will stamp a date on every new sign installed to test the longevity of the signs.

2/6/2018- City staff removed 2 small BBQ pits from Jennie Lane Park. Both BBQ pits were renovated and placed at Greenbury Park. New BBQ pits will be coming soon to Jennie Lane Park.

2/9/2018- City staff will oversee any changes and the ongoing operations on the drainage project in downtown. Continuing to answer any questions residents may have and to ensure they are informed as much as possible.

2/12/2018- City staff has continued to clear debris and unwanted vegetation in areas that have been overgrown for years. A total of 15/20 yard dumpster has been filled and hauled off this month. Most invasive trees are chipped and used as mulch when needed.

2/14/2018- City staff continues to fill any pot holes that we feel is hazardous. City staff plans to pick up 2 tons of hot mix and will spend a day driving the city streets filling every pot hole they will come across. The staff plans to fill anywhere from 30 to 40 pot holes.

2/20/2018- Now that warmer weather has arrived the mowing crew and the parks crew will carry a heavier load. The project crew schedule will be getting mowed 1x per week, while the mowing crews schedule will be getting mowing on a 2 week turn around.

2/23/2018- Jaime and Anthony renovated the shop bathroom for all the employees. The bathroom needed much attention and needed some updating. They both laid new tile down, installed a new toilet, painted all walls, and made sure the exhaust fan was working properly.

2/23/2018- City staff has continued to install and replace dead end signs in all subdivisions. Red diamond reflectors are being used and replacing barricades that are previously placed there.

2/28/2018- City staff installed 2 new custom "GOLF COURSE PEDESTRIAN CROSSING" signs on ShadowGlen Trace road. The signs are motion control and will flash as soon as vehicles are detected.



I would like to note that City staff is going out to all subdivisions where new construction is present and insuring all roads are swept and clear of debris. It is an ongoing process seeing so many homes are going up all in different areas of the town. Inspection forms are done when staff is present to keep records of site cleanliness.

Certifications and Classes

TML has been offering great classes over safety in the work place. City staff has attended 2 classes offered by TML in this month. These classes will keep all staff aware of the potential hazards that lie in our field.

Inspections /New subdivision Walkthroughs and Pre-con meetings

Presidential Glenn Phase 7

Friday February 2, 2018

Concrete scheduled @ 930am with 95cy's for Machine Curb.

Saturday February 3, 2018

Concrete scheduled @ 830am with 76cy's for Machine Curb.

Monday February 5, 2018

Concrete scheduled @ 930am with 47.5cy's for Machine Curb & Curb Transitions.

Tuesday February 6, 2018

Concrete scheduled @ 1000am with 47.5cy's for Machine Curb & Curb Transitions.

Concrete scheduled @ 930am with 14cy's for Curb Transitions.

Thursday February 8, 2018

Concrete scheduled @ 730am with 18cy's for the Curb Transitions.

Saturday February 10, 2018

Concrete scheduled @ 1100am with 19cy's for a Valley Gutter.

February 12-17, 2018

Concrete scheduled @ 1130am with 19cy's for a Valley Gutter.

February 19-20 & February 22, 2018

Concrete scheduled @ 130pm with 7.5cy's for the Curb Inlet Decks.

Wednesday February 28, 2018

Concrete scheduled @ 900am with 9.5cy's for ADA Ramps & Sidewalks.



Water Monthly Report February 2018

For the month of February, the Water Department had 16 service calls, 3 repair jobs, 18 maintenance jobs, 9 inspections, replaced 36 old meters with digital read meters in the Greenbury subdivision and flushed all dead-end mains.

Service calls include: Low water pressure calls, meter leaks, line locates, brown water calls, disconnect water services, connect water services, and meter change outs.

Repair Calls:

10400 US HWY 290 Chevron- Repaired 3/4 service line break by RM,FZ,JN 2-5-18.

501 North Caldwell - Repaired 3/4 service line break by JT,TM 2-8-18.

Bastrop and Browning- Repaired a 3/4 service line break by JN,JT 2-19-18.

Maintenance:

Clearwell at Gilbert Lane - Installed CL2 scales for bottle 1 and bottle 2 by JN,FZ 2-2-18.

Clearwell at Gilbert Lane - Replaced broken ventilation fan in CL2 room by JN,FZ 2-5-18.

Las Entradas North - Replaced missing valve lid by RM ,TM 2-6-18.

Drainage Project – Relocate and marked the utilities for drainage project by RM,JT,TM 2-9-18.

Brenntag - Ordered (2) 150 lb. bottles of CL2 for Clearwell from Brenntag by JT 2-12-18.

NE Corner of Constellation and Maxa Dr. - Ordered parts for operation nut on fire hydrant by JT, 2-12-18.

SE corner of Constellation and Canopy- Ordered seats to can make repairs to fire hydrant that leaks by JT 2-12-18.

Bact T's – Dropped off first set of 5 Bac T samples to Aqua Lab by RM,TM 2-12-18.

City Hall -Crew attended Vehicle Operations Training class at City Hall by JT,FZ,RM,JN,JR,CD,TM 2-13-18.

Fluid Meter - Scheduled Well 1 ,2 and 3 to be calibrated by JT 2-14-18.

Genome and Greg Manor Rd. - Flow test a fire hydrant with Rob Stephenson Capital Hydrant LLC by JT 2-14-18.

New Manor High School at FM 973 - Flow test fire hydrant by RM 2-15-18.

Constellation and Maxa Dr. NE corner- Repaired a break a way flange on fire hydrant by JT,SF 2-19-18.

Constellation and Canopy SE corner- Repaired leak on hydrant. Replaced seat on fire hydrant. The fire hydrants are back on service. Notified the Fire Department by JT,SF,RM 2-19-18.

Well 1,2 and 3 - Flow test on all three wells with Fluid Meter Service by JT 2-20-18.

12700 Lexington - Dropped off a 1" irrigation meter with David Sybrandt Gilger Contractors.

Meter ID-53456572 read-0000 by JT 2-21-18.

Bact T's – Dropped off second set of 5 Bac T samples at Aqua Lab by JT 2-26-18.

Constellation and Maxa Dr.- Cleaned up around area where crew repaired fire hydrant. Also reseeded the area around fire hydrant where we made the repairs, so grass would grow back by FZ,TM 2-27-18.



Inspections:

ShadowGlen

Misty Grove and Silent Falls St. at ShadowGlen Trace new water main by JL Gray Construction by JT, RM 2-1-18, 2-2-18.

ShadowGlen Section 9 at Lexington St. & Edwin Reinhardt

Pre-construction meeting by JT, AV 2-8-18.

Lagos Phase 1

Inspected the meter boxes installation for Lagos Phase 1 by JT 2-12-18, 2-13-18.

ShadowGlen

Misty Grove and Silent Falls St. at ShadowGlen trace new water main by JL Gray Construction by JT, RM 2-16-18, 2-20-18.

Lagos phase 1

Raising water valves and cementing around them by Chasco Construction by JT 2-26-18, 2-28-18.



Wastewater Monthly Report February 2018

For the month of February, the Wastewater Department had 4 service calls, 2 repair jobs, 11 maintenance jobs and 4 inspections.

Service calls include: Sewer clog/backups, replacing broken clean out caps, and replacing lids.

Repair Calls:

10400 US 290 by Chevron - Repaired broken sewer service line and clean out by JT,FZ,CD 2-7-18.

16912 Hamilton Point- Repaired broken connection and replaced clean out where city side meets customer side by FZ,CD 2-26-18.

Maintenance:

WWTP- Blow center well out by JR,FZ 2-6-18.

Hydro Jett Machine- Added antifreeze to pump by TM,JN 2-7-18.

Drainage Project - Relocate and marked the utilities for drainage project by RM,JT,TM 2-9-18.

Brenntag - Ordered (6) 150 lb. bottles of CL2 for Wastewater Plant from Brenntag by JT 2-12-18.

WWTP- James Torres received high sand filter alarm. Reset back wash pump on sand filter bridge by TM 2-10-18

WWTP- Blow out center well clean out rags by JR,CD 2-13-18.

WWTP- Removed cover from blower number 1 so we could get size and part number of bearings that we need to replace by FZ 2-14-18.

Bell Farms- Ordered hydrogen peroxide for Bell Farms Lift Station 300 gallons by 2-21-18.

Bell Farms Lift Station - Pulled Pump 1 failed to start alarm - cleaned rags out and reset pumps. Pumps are all good by RM 2-22-18.

Bell farms Lift Station- Replaced overload switch in control panel on Pump 1 by JT,FZ 2-28-18.

13509 Constellation - Called in locates to make repairs on sewer service by FZ,CD 2-28-18.

Inspections:

ShadowGlen Section 9 at Lexington St. & Edwin Reinhardt

Pre-construction meeting by JT,AV 2-8-18.

Lagos Phase 1

Raising and cementing manholes by Chasco Construction by JT 2-26-18.

Lagos Phase 1

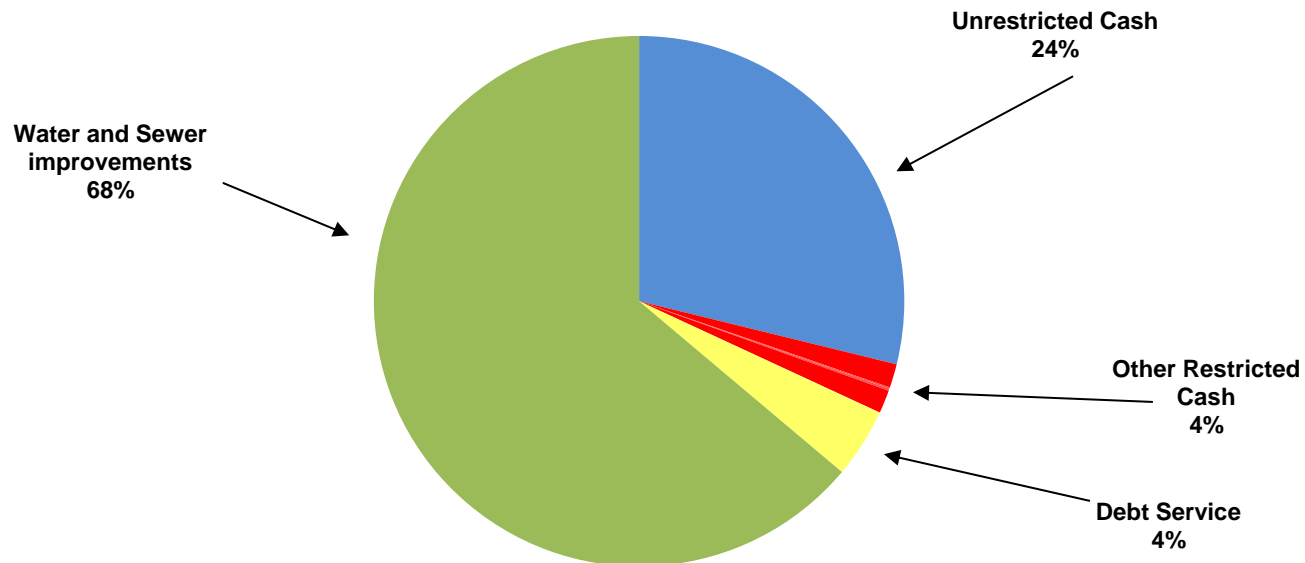
Raising and cementing manholes by Chasco Construction by JT 2-28-18.

Presidential Heights Phase 3 and 4

Pre-construction meeting by JT,AV, 2-18-18.

**CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As Of February, 2018**

	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
CASH AND INVESTMENTS						
Unrestricted:						
Cash for operations	\$ 4,097,981	\$ 6,686,277			\$ -	\$ 10,784,258
Restricted:						
Tourism				539,844		539,844
Court security and technology	32,177					32,177
Rose Hill PID				47,526		47,526
Customer Deposits		529,250				529,250
Park	8,556					8,556
Debt service			1,578,170			1,578,170
Capital Projects						
Water and sewer improvements		17,700,940		6,187,478		23,888,418
TOTAL CASH AND INVESTMENTS	<u><u>\$ 4,138,713</u></u>	<u><u>\$ 24,916,467</u></u>	<u><u>\$ 1,578,170</u></u>	<u><u>\$ 6,774,848</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 37,408,198</u></u>



Overview of funds:

\$ 77,308.15 sales tax collected
 GF is in a favorable status.
 UF is in a favorable status
 DSF is in a favorable status
 CIP Fund is in a favorable status



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Chief Ryan Phipps

DEPARTMENT: Police Department

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on an Interlocal Agreement between the City of Manor and Travis County ESD 12 to agree with each other for performing government functions to include fire code enforcement services.

BACKGROUND/SUMMARY:

The Manor Police Departments currently holds the commission for Fire Chief Ryan Smith's Texas Peace Officer License. This inter-local agreement with recognize the relationship and empower ESD12 employees with Peace Officer Licenses that are commissioned through the Manor Police Department to enforce and investigate violations of the fire code that would normally be sent to the the Travis County Fire Marshal's Office essentially keeping the investigations in-house and investigated in a more timely manner.

PRESENTATION: ☐ YES ☒ NO

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

Interlocal Agreement

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve the Interlocal Agreement between the City of Manor and Travis County Emergency Services District (ESD) Number 12 for reciprocal operations between entities.

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

**INTERLOCAL AGREEMENT FOR THE CITY OF MANOR TO HOLD
COMMISSIONS OF CERTAIN TRAVIS COUNTY EMERGENCY SERVICES
DISTRICT NO. 12 PEACE OFFICERS AND RECIPROCAL OPERATIONS BETWEEN
ENTITIES**

THE STATE OF TEXAS §
 §
COUNTIES OF TRAVIS §

This Interlocal Cooperation Agreement for the City of Manor to Hold Commissions of Certain Travis County Emergency Services District No. 12 Peace Officers and Reciprocal Operations Between Entities (the "Agreement") is made and entered into by and between the City of Manor, Texas, a Home-Rule Municipality in Travis County, Texas ("City") and Travis County Emergency Services District No. 12, an emergency services district operating pursuant to Chapter 775 of the Texas Health and Safety Code ("District"), in order to set forth the terms and conditions under which the City will hold Peace Officer Licenses of District personnel.

RECITALS:

WHEREAS, the District is a political subdivision of the State of Texas that provides emergency services to residents and property owners within its territory, which includes the City, and has the power to commission a peace officer or employ a person who holds a peace officer license issued under Section 1701.307, Texas Occupations Code, and other applicable law; and

WHEREAS, the City is a political subdivision of the State of Texas that provides law enforcement services to residents and property owners within its territory, which is included in the District, and has the power to commission a peace officer or employ a person who holds a peace officer license issued under Section 1701.307, Texas Occupations Code, and other applicable law; and

WHEREAS, the District desires to have the City hold the peace officer licenses of certain personnel of the District from time-to-time; and

WHEREAS, the City desires to hold the peace officer licenses of certain personnel of the District from time-to-time and provide additional support services to the District in relation thereto; and

WHEREAS, the City currently holds the peace officer licenses of certain District personnel who also serve at no expense to the City as reserve officers of the City of Manor Police Department; and

WHEREAS, the District and the City are empowered, under Chapter 791, Texas Government Code, the Interlocal Cooperation Act (the "Cooperation Act"), to contract with each other for the performance of governmental functions, including fire code enforcement services; and

WHEREAS, the parties agree that this Agreement would mutually benefit the parties, and serve to protect the public interest and the public health, safety, and welfare;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the District agree as follows:

Section 1. Duties of the City. The City Agrees to the following:

- a. To hold and maintain peace officer commissions of certain District personnel as may be requested from time-to-time.
- b. To provide for and allow for District personnel who hold peace officer licenses with the City to utilize all offices, equipment, law enforcement, evidence, and other facilities of the City.
- c. Allow appropriate filings, criminal or otherwise, in the City's Municipal Court.
- d. Provide workers compensation when District personnel who hold peace officer licenses with the City are performing City duties as reserve officers.

Section 2. Duties of the District and/or District Personnel. The District agrees to the following:

- a. Provide workers compensation, unemployment insurance, and other necessary insurance when District personnel who hold peace officer licenses with the City are performing District duties.
- b. District personnel will follow Manor Police Department policies and procedures when performing law enforcement duties hereunder.
- c. District personnel will follow and maintain law enforcement training requirements of Manor Police Department.
- d. Follow all applicable laws, rules, and regulations of Manor Police Department when performing duties for Manor Police Department.

Section 3. Compensation. There will be no compensation between the City and the District hereunder, and each party to this Agreement paying for the performance of governmental functions or services must make those payments from current revenues available to the party, as applicable.

Section 4. Notice. Any notice given under this Agreement must be in writing, and may be effected by personal delivery, or by certified mail, return receipt requested, at the addresses of the respective parties indicated below:

District: Fire Chief
Travis County Emergency Services District No. 12
P. O. Box 846
Manor, Texas
78653
Telephone: (512) 272-4995
Facsimile: (512) 428-5114

With a copy to District's

Attorney: Ken Campbell
Burns Anderson Jury & Brenner, L.L.P.
P. O. Box 26300
Austin, Texas 78755-6300

City: Police Chief
402 West Parsons
Street Manor, Texas
78653
Telephone: (512) 272-5555
Facsimile: (512) 272-8636

With a copy to City

Attorney: Paige Saenz
The Knight Law Firm, L.L.P.
223 West Anderson Lane, Suite A-105
Austin, Texas 78752

These addresses for notice may be changed by either the District or the City delivering written notice of the change, in accordance with the requirements of this section, to the other party.

Section 6. Term. Unless sooner terminated, the term of this agreement shall commence on the date of execution of this Agreement by the parties and expiring September 30, 2018. Either party may terminate this agreement upon 30 days' written notice to the other party. If this Agreement is not terminated as provided for herein or renewed on or before the expiration date, above, it shall automatically renew for consecutive one-year terms, beginning on October 1st of each year thereafter and ending on September 30th of each year thereafter.

Section 7. General Provisions.

a. Interlocal Cooperation. The City and the District agree to cooperate with each other, in good faith, at all times during the term hereof in order to effectuate the purposes and intent of this Agreement. Each party acknowledges and represents that this Agreement has been duly authorized by its respective governing body. Any funds required to be paid by either party hereunder shall be from current funds.

b. Entire Agreement; Amendments. This Agreement contains the entire agreement between the parties respecting its subject matter, and supersedes all prior understandings and agreements between the parties regarding these matters. This Agreement may not be modified or amended except by written agreement duly executed by the parties hereto.

c. Interpretation. The parties acknowledge and confirm that this Agreement has been entered into pursuant to the authority granted under the Interlocal Cooperation Act. All its terms and provisions shall be construed and interpreted consistently with the Act and applicable law.

d. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

e. Applicable Laws. This Agreement must be construed in accordance with the laws and constitution of the State of Texas. All obligations under this Agreement are performable in Travis County, Texas, and venue for any action arising under this Agreement will be in Travis County, Texas.

Executed and effective on the date or dates indicated below.

TRAVIS COUNTY EMERGENCY
SERVICES DISTRICT NO. 12

By: _____

Jesse Arellano, President

Date: _____

2/7/2018

ATTEST:

Shawn Barnes
Shawn Barnes, Secretary

CITY OF MANOR, TEXAS

By: _____
Rita G. Jonse, Mayor

Date: _____

ATTEST:

Lluvia Tijerina, City Secretary



AGENDA ITEM NO. ⁴_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Chief Ryan Phipps

DEPARTMENT: Police Department

AGENDA ITEM DESCRIPTION:

Consideration and possible action to approve an ordinance amending Article 8.03, Chapter 8 of the Manor Code of Ordinances to provide for the map designating the child safety zones be kept by the Police Department and on the City website.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

Ordinance 512

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve Ordinance 512 amending Article 8.03, Chapter 8 of the Manor Code of Ordinances to provide for the map designating the child safety zones be kept by the Police Department and on the City website.

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

ORDINANCE NO. 512

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ARTICLE 8.03, CHAPTER 8 OF THE MANOR CODE OF ORDINANCES TO PROVIDE FOR THE MAP DESIGNATING THE CHILD SAFETY ZONES BE KEPT BY THE POLICE DEPARTMENT AND ON THE CITY WEBSITE; AND PROVIDING FOR CERTAIN RELATED MATTERS.

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) has previously adopted Ordinance No. 421, an ordinance prohibiting certain predator sex offenders from residing within 2,000 feet of premises where children gather;

WHEREAS, the City Council has determined that Ordinance No. 421 as codified should be amended to designate the location of the map depicting the 2,000-foot child safety zones; and

WHEREAS, the City Council has determined that restricting residential property available for certain predator sex offenders is reasonable and necessary to protect the health, welfare, and safety of its citizens and children of the City.

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 incorporated herein as findings of fact.

Section 2. Amendment of Article 8.03, Section 8.03.004. Chapter 8, Offenses and Nuisances, Article 8.03, Sex Offender Residency, Section 8.03.004 of the Manor Code of Ordinances is hereby amended by amending part (d) in its entirety to read as follows:

ARTICLE 8.03 SEX OFFENDER RESIDENCY

Sec. 8.03.004 Evidentiary matters; measurements

(d) A map depicting the 2,000-foot child safety zones shall be maintained by the city, and it shall be reviewed, updated, or modified as deemed necessary by the chief of police or his/her designee. A copy of this map will be available to the public at the city police department and on the city’s website.

Section 3. Conflicting Ordinances. Article 8.03, Section 8.03.004, Chapter 8, Manor Code of Ordinances, is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted herein are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of this Ordinance shall govern.

Section 4. **Savings Clause.** All rights and remedies of the City of Manor are expressly saved as to any and all violations of the provisions of any ordinances affecting the residency restrictions for certain predator sex offenders within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. **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 of the Ordinance 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 6. **Open Meetings.** It is hereby officially found and determined that the meeting at which this Ordinance was 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, Texas Government Code.

Section 7. **Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

PASSED AND APPROVED this 21st day of March 2018.

THE CITY OF MANOR, TEXAS

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Chief Ryan Phipps

DEPARTMENT: Police Department

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible on an ordinance amending Manor Code of Ordinances Chapter 4, Article 4.04 Towing and Wrecker Services, Section 4.04.009 Qualifications to amend storage facility locations and requirements, response times, and licensing requirements.

BACKGROUND/SUMMARY:

The previous ordinance allowed a towing and wrecker company who complied with certain regulations to be on our rotation list if they had a facility within 3 miles of the city. Only 1 company met that requirement so the range was expanded to 5 miles. The city also adopted regulations for Used Automotive Parts Recyclers, Boat Salvage Yards, and Vehicle Storage Facilities that contained property maintenance regulations that conflicted with the fencing requirements of this ordinance so the fencing was split for facilities outside the city and ones inside the city, with the ones inside the city having to comply with the more stringent Vehicle Storage Facility requirements. This ordinance also increased the time for 2 1/2 ton trucks to respond to 45 minutes and expanded the state licensing requirement to all facilities within 5 miles, not just those within the city.

PRESENTATION: ☐ YES ☒ NO

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

Ordinance No. 513

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve Ordinance No. 513 amending Manor Code of Ordinances Chapter 4, Article 4.04 Towing and Wrecker Services, Section 4.04.009 Qualifications to amend storage facility locations and requirements, response times, and licensing requirements.

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

ORDINANCE NO. 513

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING MANOR CODE OF ORDINANCES CHAPTER 4 BUSINESS REGULATIONS AMENDING ARTICLE 4.04 TOWING AND WRECKER SERVICES SECTION 4.04.009 QUALIFICATIONS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES AND PENALTY; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, after consultation with towing and wrecker service providers the Chief of Police found it was necessary to amend the qualifications to operate a towing and wrecker service company on the City's rotation list, and;

WHEREAS, the City Council adopted regulations regarding, in part, vehicle storage facilities which had conflicting provisions with the previously adopted towing and wrecker services qualifications;

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated as if fully set forth herein.

SECTION 2: Amendment to Chapter 4, Article 4.04, Section 4.04.009(a)(2). Section 4.04.009(a)(2) of the City of Manor Code of Ordinances is hereby amended to read as follows:

- (2) It owns, leases, or otherwise lawfully possesses and operates a storage facility located in or within 5 miles of the incorporated limits of the city where all motor vehicles it tows on behalf of the city shall be stored at all times and which:
 - a. When located outside the incorporated city limits:
 - (i) Is enclosed by a permanent six-foot solid sheet metal, concrete wall, or steel chain link fence; and
 - (ii) Has a gate which is locked when there is no attendant on duty after normal business hours.
 - b. When located inside the incorporated city limits:
 - (i) Meets the requirements of Section 4.09 Division 1. Used Automotive Parts Recyclers, Boat Salvage Yards, and Vehicle Storage Facilities
 - (ii) Has a gate which is locked when there is no attendant on duty after normal business hours.

SECTION 3: Amendment to Chapter 4, Article 4.04, Section 4.04.009(a)(5). Section 4.04.009(a)(5) of the City of Manor Code of Ordinances is hereby amended to read as follows:

- (5) It is able to respond to any location in the city within 15 minutes of being notified by telephone. Tow trucks 2 ½ tons or more in size must be able to respond within 45 minutes after notification;

SECTION 4: Amendment to Chapter 4, Article 4.04, Section 4.04.009(b)(1). Section 4.04.009(b)(1) of the City of Manor Code of Ordinances is hereby amended to read as follows:

- (1) A copy of a vehicle storage facility license issued by the state department of transportation for a storage facility with the mileage requirements listed in section 4.04.009(a)(2).

SECTION 6: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Manor hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 8: Penalty. Any person violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Five Hundred Dollars (\$500.00). Each occurrence and/or day in violation of this Ordinance shall constitute a separate and distinct offense.

SECTION 9: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law.

PASSED AND APPROVED this 21st day of March 2018.

THE CITY OF MANOR, TEXAS

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Resolution approving a Tariff authorizing an Annual Rate Review Mechanism ("RRM") as a Substitution for the Annual Interim Rate Adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" Or "Company") and the Steering Committee of Cities Served by Atmos; Requiring the Company to Reimburse Cities' Reasonable Ratemaking Expenses.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

Resolution No. 2018-04

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve Resolution No. 2018-04 approving a Tariff authorizing an Annual Rate Review Mechanism ("RRM") as a Substitution for the Annual Interim Rate Adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" Or "Company") and the Steering Committee of Cities Served by Atmos; Requiring the Company to Reimburse Cities' Reasonable Ratemaking Expenses.

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

RESOLUTION NO. 2018-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM (“RRM”) AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION (“ATMOS MID-TEX” OR “COMPANY”) AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES’ REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

WHEREAS, the City of Manor, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City and similarly-situated Mid-Tex municipalities created the Steering Committee of Cities Served by Atmos to efficiently address all rate and service matters associated with delivery of natural gas; and

WHEREAS, the Steering Committee formed an Executive Committee to direct legal counsel and to recommend certain specific actions to all aligned Mid-Tex Cities through resolution or resolution; and

WHEREAS, pursuant to the terms of a November 2007 agreement between the Steering Committee and Atmos Mid-Tex that settled the Company’s interim rate filing under Section 104.301 of the Texas Utilities Code (a “GRIP” rate case), the Steering Committee and the Company collaboratively developed a Rate Review Mechanism (“RRM”) Tariff, ultimately authorized by the City in 2008, that allows for an expedited rate review process as a substitute for the GRIP process; and

WHEREAS, the City has kept some form of a RRM Tariff in place until 2017 when it adopted an resolution approving an RRM Tariff filing settlement and specifically calling for termination of the existing RRM Tariff and negotiation of a replacement RRM Tariff following the Railroad Commission's decision in a then-pending Atmos Texas Pipeline case (GUD No. 10580); and

WHEREAS, the Steering Committee's Executive Committee has recently approved a settlement with the Company on the attached RRM Tariff that contains certain notable improvements, from a consumer perspective, over the prior RRM Tariff, including a reduced rate of return on equity, acceptance of certain expense adjustments made by the Railroad Commission in the Order in GUD No. 10580, and the addition of two months to the time for processing a RRM Tariff application; and

WHEREAS, the RRM Tariff contemplates reimbursement of Cities' reasonable expenses associated with RRM Tariff applications; and

WHEREAS, the Steering Committee's Executive Committee recommends that all Steering Committee member cities adopt this resolution and the attached RRM Tariff; and

WHEREAS, the attached RRM Tariff is just, reasonable and in the public interest,

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the attached RRM Tariff re-establishing a form of Rate Review Mechanism is just and reasonable and in the public interest, and is hereby adopted.

Section 3. That Atmos Mid-Tex shall reimburse the Cities' reasonable expenses associated with adoption of this Resolution and the attached RRM Tariff and in processing future RRM Tariff applications filed pursuant to the attached tariff.

Section 4. That to the extent any resolution or resolution previously adopted by the City is inconsistent with this Resolution, it is hereby repealed.

Section 5. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, and the remaining provisions of this Resolution shall be interpreted as if the offending section or clause never existed.

Section 7. That this Resolution shall become effective from and after its passage.

Section 8. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to Mid-Tex Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 21st day of March 2018.

THE CITY OF MANOR, TEXAS

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning 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. Owner: Rebecca Davies. Applicant: Rebecca Davies

BACKGROUND/SUMMARY:

This is the Bloor House located near Jenny Lane Park fronting on Lexington. The applicant would like to rezone the property to neighborhood business because they feel the property is well suited to be professional offices or a bed and breakfast.

Planning Commission recommends denial 4-2

PRESENTATION: ☐ YES ☒ NO

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

Zoning Ordinance

Letter of Intent

Zoning Map

Area Map

STAFF RECOMMENDATION:

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

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL (R-1) TO NEIGHBORHOOD BUSINESS (NB); 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 Exhibit A 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 property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Residential (R-1) to zoning district Neighborhood Business (NB). The Property is accordingly hereby rezoned to Neighborhood Business (NB).

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, Loc. Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 21st day of February 2018.

PASSED AND APPROVED SECOND AND FINAL READING on this the 21st day of March 2018.

THE CITY OF MANOR, TEXAS

Rita G. Jonse,
Mayor

ATTEST:

Lluvia Tijerina,
City Secretary

EXHIBIT “A”

Property Legal Description:

Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less

Property Address:

12805 US Hwy 290 East, Manor, Texas 78653

22 January 2018

Mr Dunlop,

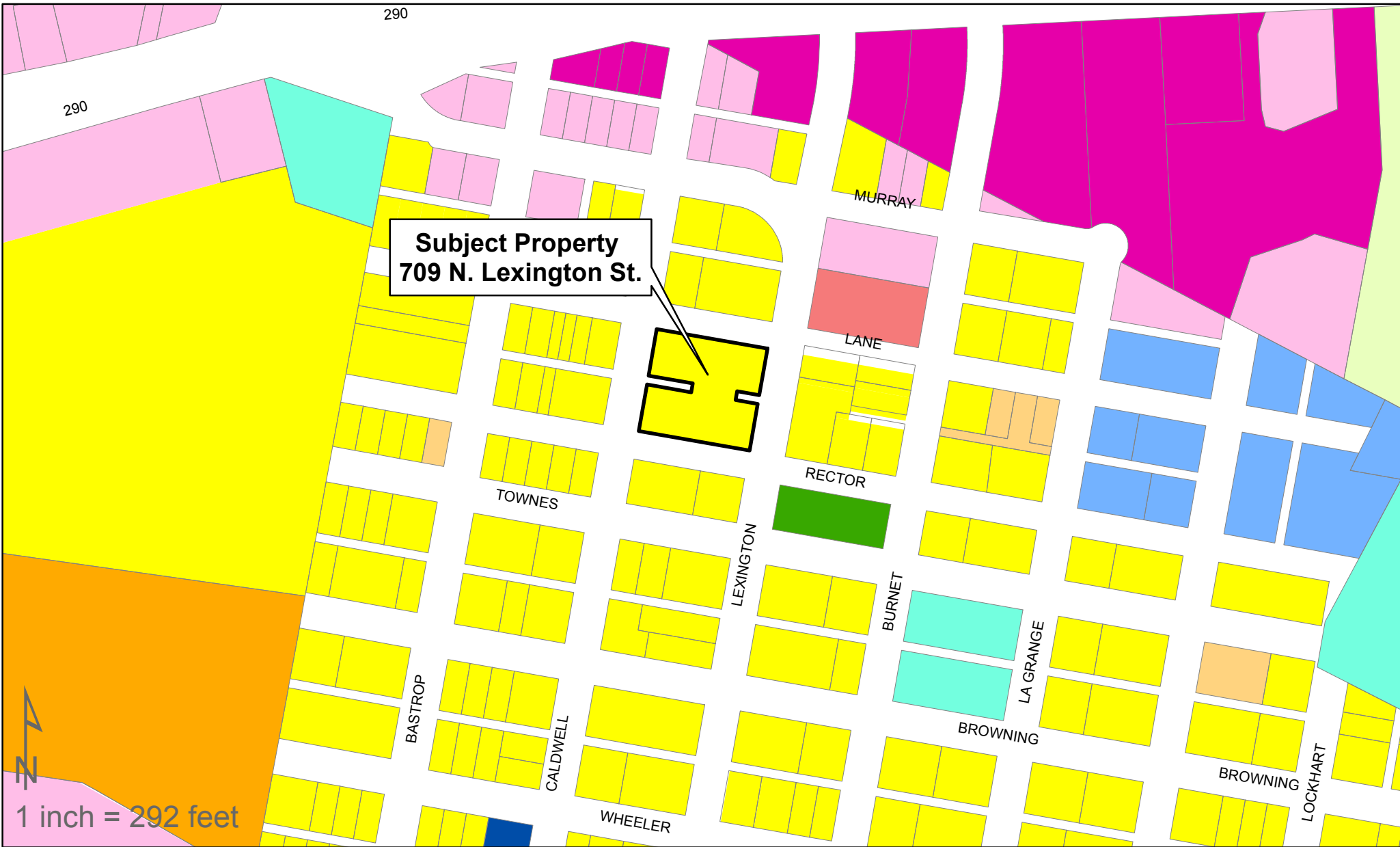
I am requesting a rezoning for my property at 709 N Lexington St in Manor from Residential to Neighborhood Business.

The property comprises a full city block and faces Lexington street (the main road through old Manor) just a few blocks from City Hall and the downtown business district. The property is two blocks from 290 and across the street from Bluebonnet Electric. Its central location makes it a good location for a variety of professional offices and its character makes it an excellent location for a small Bed & Breakfast establishment.

The Bloor House (709 N Lexington St) was built in 1897 by the Bloor family. It is on the National Historic Registry and has long been considered to be an important Manor landmark. Many other Central Texas cities have preserved the historic character of their communities by allowing the use of such architectural gems as professional offices and Bed & Breakfast establishments. Often this helps to pay the cost of preserving these landmark structures.

I appreciate your time and consideration of this request,

Rebecca Davies



Proposed Zoning **NB - Neighborhood Business**

Current Zoning - R-1 Single Family

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





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a first reading of an ordinance rezoning 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 used cars. They are closing the convenience store and will use that as the sales office. Under current C-1 zoning auto sales are not allowed. They have requested C-2 to allow for auto sales.

There is no P&Z recommendation because there was no quorum at the March 14th meeting.

PRESENTATION: ☐ YES ☒ NO

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

Letter of intent

Subject property zoning map

Area image

Notified property owners

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve a first reading of an ordinance rezoning 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

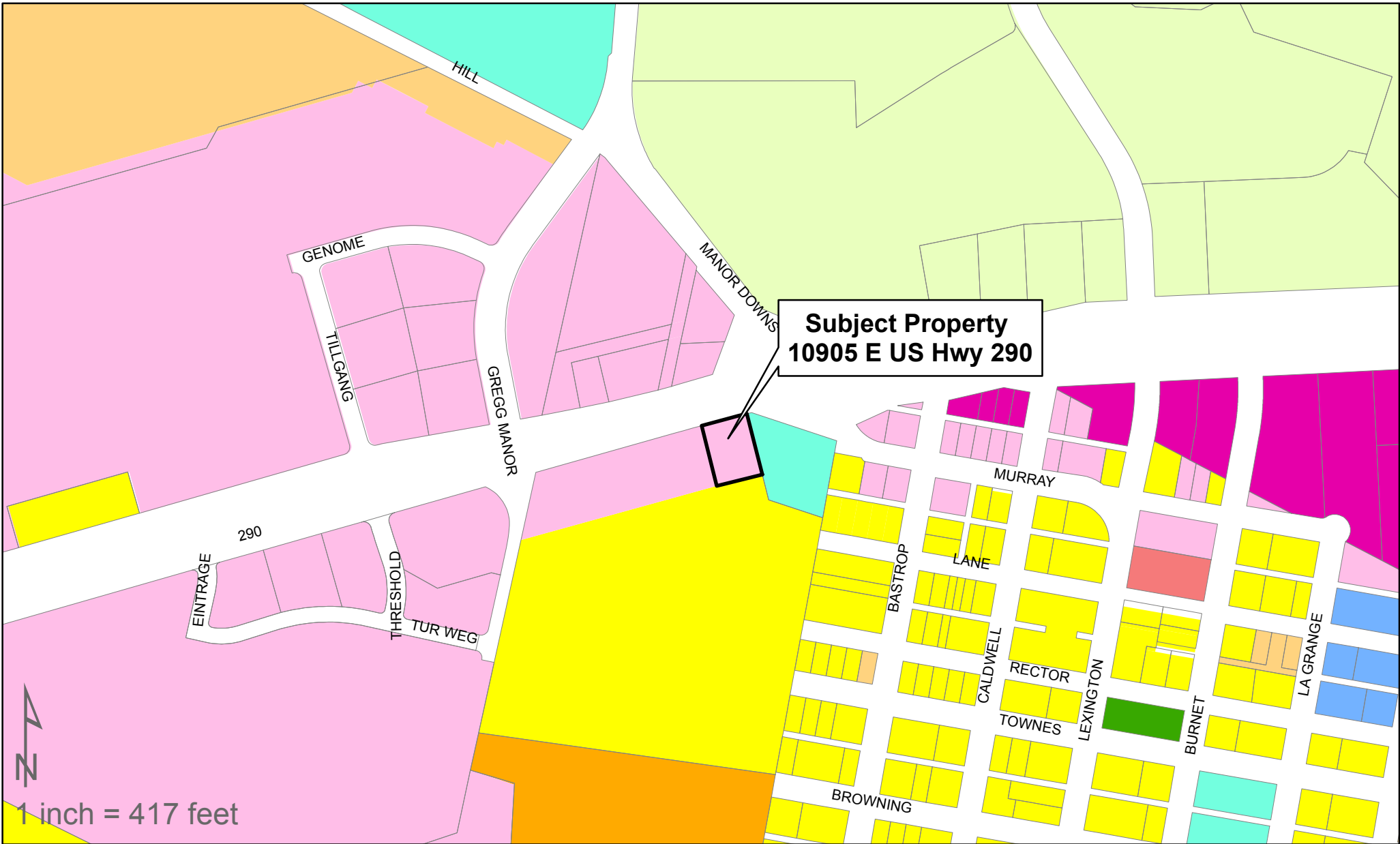
February 9, 2018

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 SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance amending the Manor Code of Ordinances, Chapter 13 Utilities, Article 13.01 to add provisions for underground utilities.

BACKGROUND/SUMMARY:

- Our development standards do not directly state that new utilities must be underground. All of the new development has done this voluntarily, but there could be an time when a developer proposes over-head utilities and without language preventing it the city would have to accept them.
- We have met with Bluebonnet and are drafting revised language as requested
- Additionally, these standards help the city score high enough to be designated as a scenic city through the Scenic Texas Program.

PRESENTATION: ☐ YES ☒ NO

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

Ordinance No. 514

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve Ordinance No. 514 amending the Manor Code of Ordinances, Chapter 13 Utilities, Article 13.01 to add provisions for underground utilities

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

ORDINANCE NO. 514

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE
MANOR CODE OF ORDINANCES CHAPTER 13 UTILITIES, ARTICLE
13.01 GENERAL PROVISIONS TO ADD PROVISIONS FOR
UNDERGROUND UTILITIES; PROVIDING FOR CONFLICTING
ORDINANCES AND SEVERABILITY CLAUSES; AND PROVIDING FOR
AN EFFECTIVE DATE OF THIS ORDINANCE.**

WHEREAS, it is appropriate for the City to add and modify ordinances to better provide an attractive living environment and to protect the health, safety, morals, and welfare of the present and future residents of the City;

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

Section 1: Findings Incorporated. The findings set forth above are incorporated as if fully set forth herein.

Section 2: Amendment of Chapter 13, Article 13.01 adding Section 13.01.002 Installation of Utility and Service Lines as follows:

Section 13.01.002 Installation of Utility and Service Lines

- (a) Any person or utility installing or causing to be installed any new utility or service line within the city shall install such utility or service line underground. Utility or service lines shall include, but not be limited to water, wastewater, gas, electric, cable, internet, and propane lines. Replacement of existing overhead utility lines is exempted from the requirements of this ordinance for maintenance, upgrade of an existing electric distribution line up to an 800-amp capacity and improvements from single-phase to three-phase electrical distribution. If above ground utilities are being replaced on side streets with above-ground utility service which intersects with a roadway with underground utilities, the first pole supporting the above ground service is placed on such side street at least one hundred (100) feet from the center of the roadway with the underground utilities.
- (b) For high voltage power transmission lines and in unique or unusual circumstances, a person may request an exception to the requirements of this section by submitting a written request for an exception to the planning department. The city engineer may grant an exception if proposed high voltage power transmission lines are consistent with the City's Land Use Plan and Master Plan, an exception is required by applicable building codes or for public safety reasons, or the proposed facilities are temporary and an acceptable fiscal posting is deposited with the City for 110% of the cost of permanent underground facilities. The city engineer's decision may be appealed in writing to the planning and zoning commission within ten days of the city engineer's decision. The commission's decision may be

appealed to the city council within ten days of the commission's decision. The city council's decision will be final.

Section 3. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

Section 4. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance 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 5. 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, Loc. Gov't Code*.

Section 6. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND ADOPTED this the 21st day of March 2018

THE CITY OF MANOR, TEXAS

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 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 acre park.

There was no quorum at the March 14th P&Z meeting so this item was moved to this City Council meeting.

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 City Council approve 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.

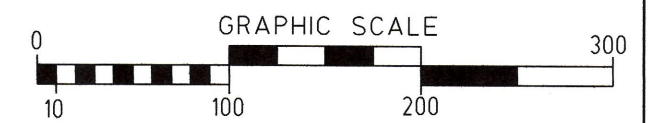
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE

FINAL PLAT ESTABLISHING MANOR COMMONS SE COMMERCIAL PHASE 1

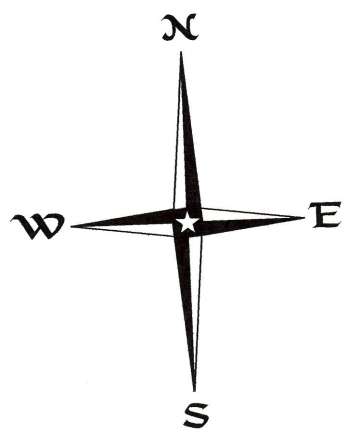
PREPARED: JANUARY 25, 2018

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

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

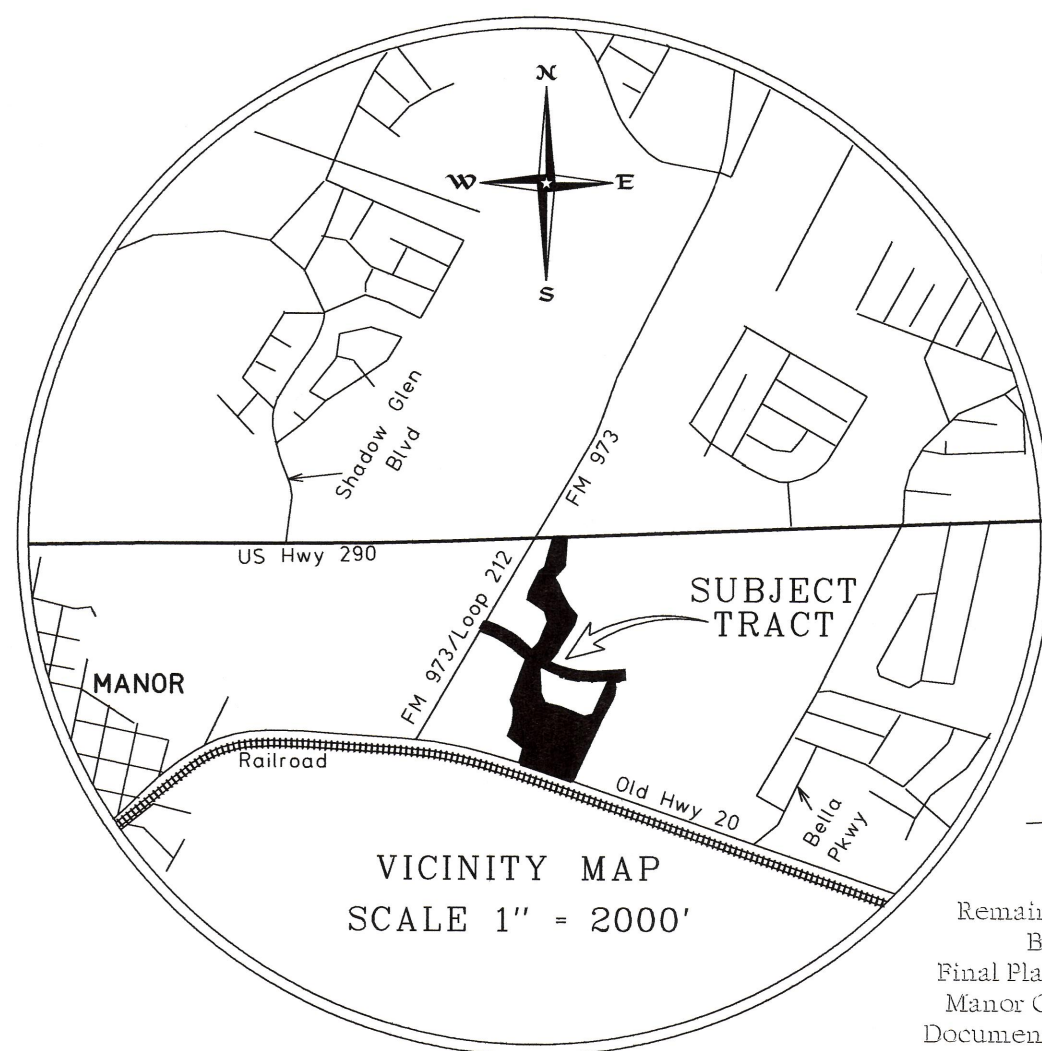


SCALE: 1" = 100'



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. _____

U.S. HIGHWAY 290 (204' R.O.W.)

(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

PLACE OF BEGINNING

North: 10101755.00'
East: 3178432.49'

(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

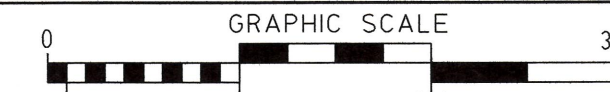
GREENBURY GATES SURVEY NO. 83
ABSTRACT NO. 315

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

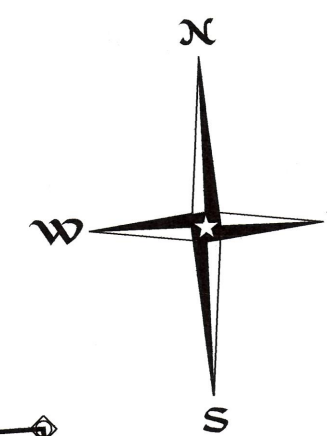
HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com

Texas Licensed Surveying Firm Registration No. 10050700

A 919002 PAGE 1 OF 4

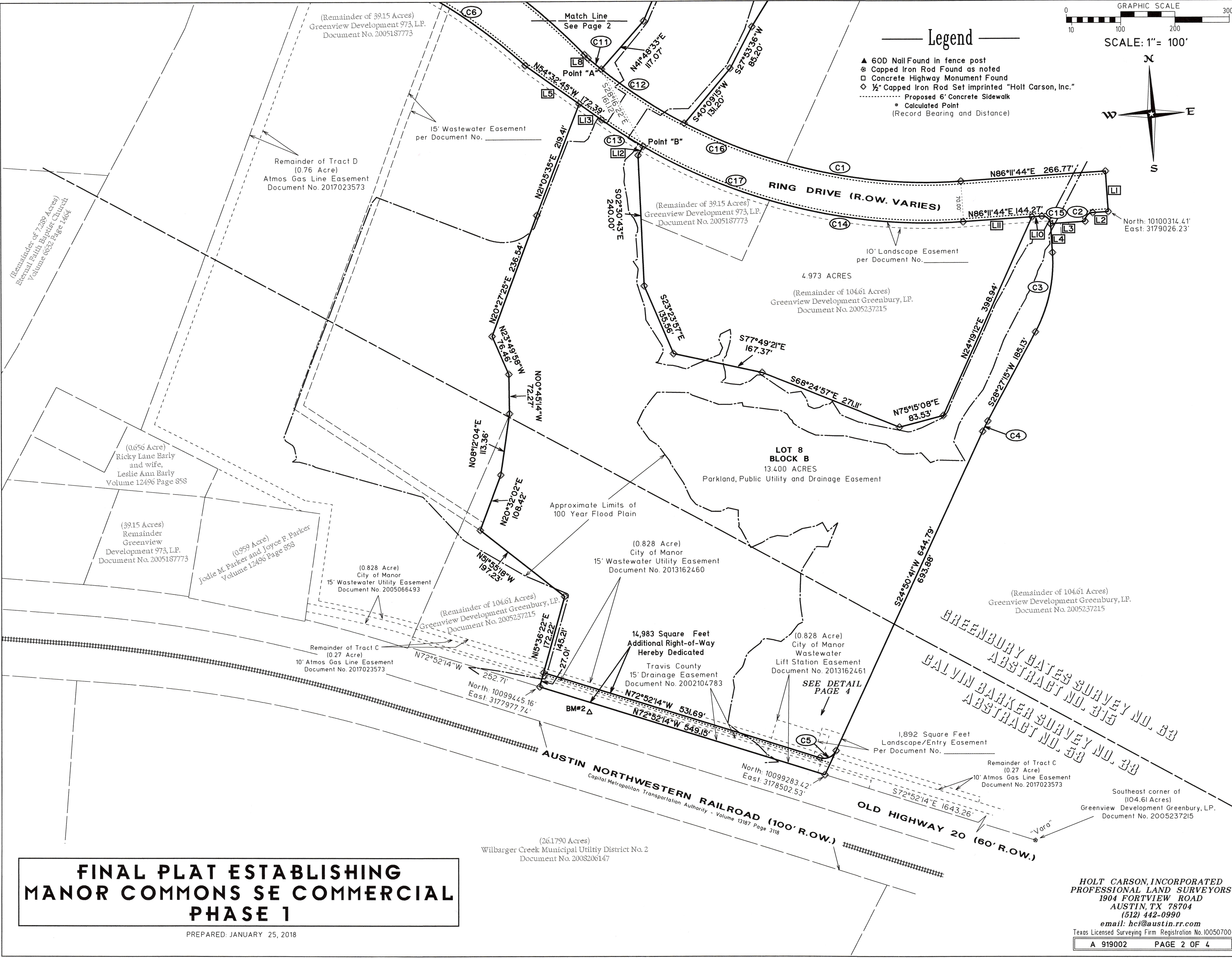


SCALE: 1" = 100'



Legend

- ▲ 60D Nail Found in fence post
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- ◇ 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- Calculated Point (Record Bearing and Distance)



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

LEGAL DESCRIPTION:

DESCRIPTION OF 27.591 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND OUT OF THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (104.61 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT GREENBURY, L.P. 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 GREENVIEW DEVELOPMENT 973, L.P. BY DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO TOGETHER WITH A PORTION OF THE CERTAIN (3.62 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., 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, L.P., BY DEED RECORDED IN DOCUMENT NO. 2009176562 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING FOR REFERENCE at a concrete highway monument found in the South right-of-way line of U.S. Highway at the Northeast corner of that certain (3.017 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2009176562 of the Official Public Records of Travis County, Texas, same being an angle corner of that certain (3.62 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2009176562 of the Official Public Records of Travis County, Texas;

THENCE with the South right-of-way line of U.S. Highway 290 and the North line of said (3.017 acre) Greenview Development 973, L.P. tract, S 87 deg. 05'39" W 178.29 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the South right-of-of-way line of U.S. Highway 290 and crossing through the interior of said (3.017 acre) Greenview Development 973, L.P. tract and also crossing through the interior of that certain (3.62 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 200607224 of the Official Public Records of Travis County, Texas and also crossing through the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas and also crossing through the interior of that certain (104.61 acre) tract of land as conveyed to Greenview Development Greenbury, L.P. by deed recorded in Document No. 2005237215 of the Official Public Records of Travis County, Texas, the following twenty-two (22) courses:
1.) S 04 deg. 19'26" W 302.40 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 42 deg. 09'05" W 160.69 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) S 28 deg. 20'21" E 83.13 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) S 21 deg. 03'09" E 82.32 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) S 28 deg. 06'38" E 175.31 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
6.) S 41 deg. 42'14" E 113.23 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
7.) S 16 deg. 30'31" W 86.57 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
8.) S 33 deg. 13'33" W 106.94 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
9.) S 31 deg. 57'45" W 140.50 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
10.) S 27 deg. 53'36" W 85.20 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
11.) S 40 deg. 09'15" W 131.20 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a non-tangent point of curvature;
12.) Along a curve to the left with a radius of 958.00 ft. for an arc length of 526.16 ft. and which chord bears, S 78 deg. 04'13" E 519.57 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of tangency;
13.) N 86 deg. 11'44" E 266.77 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
14.) S 03 deg. 48'16" E 74.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
15.) S 86 deg. 11'44" W 28.50 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
16.) Along a curve to the left with a radius of 15.00 ft. for an arc length of 23.56 ft. and which chord bears, S 41 deg. 11'44" W 21.21 ft.;
17.) S 86 deg. 11'44" W 64.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
18.) S 03 deg. 48'15" E 53.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
19.) Along a curve to the right with a radius of 268.00 ft. for an arc length of 150.89 ft. and which chord bears, S 12 deg. 19'29" W 148.90 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of tangency;
20.) S 28 deg. 27'15" W 185.13 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
21.) Along a curve to the left with a radius of 332.00 ft. for an arc length of 20.91 ft. and which chord bears, S 26 deg. 38'58" W 20.91 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
22.) S 24 deg. 50'41" W 6793.88 ft. to a 1/2" iron rod set with a plastic cap imprinted

"Holt Carson, Inc." in the North right-of-way line of Old Highway 20, same being a point in the South line of said (104.61 acre) Greenview Development Greenbury, L.P. tract and being the Southeast corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Vara" found in the North right-of-way line of Old Highway 20 at the Southeast corner of said (104.61 acre) Greenview Development Greenbury, L.P. tract bears, S 72 deg. 52'14" E 1643.26 ft.;

THENCE with the North right-of-way line of Old Highway 20 and the South line of said (104.61 acre) Greenview Development Greenbury, L.P. tract, N 72 deg. 52'14" W 549.15 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Southwest corner of the herein described tract;

THENCE re-entering the interior of said (104.61 acre) Greenview Development Greenbury, L.P. tract and said (39.15 acre) Greenview Development 973, L.P. tract, the following twelve (12) courses:

1.) N 15 deg. 36'22" E 172.22 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) N 51 deg. 55'18" W 197.23 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) N 20 deg. 32'02" E 108.42 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";

4.) N 08 deg. 12'04" E 113.36 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) N 00 deg. 45'14" W 72.27 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
6.) N 23 deg. 49'58" W 76.46 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
7.) N 20 deg. 27'25" E 236.54 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
8.) N 21 deg. 05'35" E 219.41 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
9.) N 54 deg. 32'45" W 121.63 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a non-tangent point of curvature;
10.) Along a curve to the left with a radius of 955.00 ft. for an arc length of 333.00 ft. and which chord bears, N 57 deg. 42'07" W 331.32 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of tangency;
11.) N 67 deg. 41'29" W 78.05 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
12.) Along a curve to the left with a radius of 25.00 ft. for an arc length of 39.44 ft. and which chord bears, S 67 deg. 07'02" W 35.47 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the curving East right-of-way line of Loop 212 (also known as F.M. Highway 973), same being a point in the East line of that certain (2.766 acre) tract of land as conveyed to the State of Texas by deed recorded in Document No. 2009176566 of the Official Public Records of Travis County, Texas and being the most westerly corner of the herein described tract;

THENCE with the East right-of-way line of Loop 212, along a curve to the right with a radius of 9910.00 ft. for an arc length of 140.36 ft. and which chord bears, N 22 deg. 19'55" E 140.35 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", from which a 1/2" iron rod with a plastic cap imprinted "Vara" found at the South corner of said (3.017 acre) Greenview Development 973, L.P. tract bears, N 23 deg. 47'49" E 366.47 ft. (chord bearing and distance)

THENCE leaving the East right-of-way of Loop 212 and continuing through the interior of said (39.15 acre) Greenview Development 973, L.P. tract, and said (3.017 acre) Greenview Development 973, L.P. tract, the following fourteen (14) courses:

1.) Along a curve to the left with a radius of 25.00 ft. for an arc length of 39.46 ft. and which chord bears, S 22 deg. 28'37" E 35.49 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of tangency;
2.) S 67 deg. 41'29" E 78.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
3.) Along a curve to the right with a radius of 1045.00 ft. for an arc length of 432.16 ft. and which chord bears, S 55 deg. 50'39" E 429.08 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) S 45 deg. 46'30" E 9.52 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
5.) Along a curve to the left with a radius of 958.00 ft. for an arc length of 31.47 ft. and which chord bears, S 50 deg. 28'05" E 31.47 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point hereafter referred to as Point "A";
6.) N 41 deg. 48'33" E 117.07 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
7.) N 23 deg. 27'19" E 242.34 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
8.) N 17 deg. 02'05" W 120.13 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
9.) N 56 deg. 33'28" W 202.80 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
10.) N 11 deg. 46'09" E 80.93 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
11.) N 26 deg. 39'22" E 211.86 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
12.) N 54 deg. 34'56" E 73.55 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
13.) N 14 deg. 44'48" E 293.66 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
14.) N 23 deg. 54'01" E 44.54 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the South right-of-way line of U.S. Highway 290, same being a point in the North line of said (3.017 acre) Greenview Development 973, L.P. tract and being the Northwest corner of the herein described tract;

THENCE with the South right-of-way line of U.S. Highway 290 and the North line of said (3.017 acre) Greenview Development 973, L.P. tract, N 87 deg. 05'39" E 104.20 ft. to the PLACE OF BEGINNING and containing 27.591 acres of land.

LESS 4.973 ACRES OF LAND BEING A PORTION OF THAT CERTAIN (104.61 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT, L.P. 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 GREENVIEW DEVELOPMENT 973, L.P. BY DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING FOR REFERENCE at the point previously identified a Point "A"

THENCE S 28 deg. 16'22" E 16112 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point hereafter to be referred to as Point "B" being the Northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) Greenview Development 973, L.P. tract and said (104.61 acre) Greenview Development Greenbury, L.P. tract, the following nine (9) courses:

1.) Along a curve to the left with a radius of 1032.00 ft. for an arc length of 614.92 ft. and which chord bears, S 76 deg. 44'05" E 605.86 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of tangency;
2.) S 86 deg. 11'44" W 126.23 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) S 24 deg. 17'12" W 398.94 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) S 75 deg. 15'08" W 83.53 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) N 68 deg. 24'57" W 271.11 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
6.) N 77 deg. 49'21" W 167.37 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
7.) N 23 deg. 23'57" W 135.56 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
8.) N 02 deg. 30'43" W 240.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
9.) N 30 deg. 20'03" E 18.80 ft. to the PLACE OF BEGINNING same being the point previously identified as Point "B" and containing 4.973 acres of land.

TOTAL AREA CONTAINED WITH THIS PLAT 22.618 ACRES

FINAL PLAT ESTABLISHING
MANOR COMMONS SE COMMERCIAL
PHASE 1

PREPARED: JANUARY 25, 2018

CURVE DATA

<div>C1</div> <div>Δ= 31°28'07" R= 958.00' T= 269.90' C= 519.57' A= 526.16' CB= S78°04'13"E</div>	<div>C2</div> <div>Δ= 90°00'00" R= 15.00' T= 15.00' C= 21.21' A= 23.56' CB= S41°11'44"W</div>	<div>C3</div> <div>Δ= 32°15'30" R= 268.00' T= 77.50' C= 148.90' A= 150.89' CB= S12°19'29"W</div>
<div>C4</div> <div>Δ= 3°36'34" R= 332.00' T= 10.46' C= 20.91' A= 20.91' CB= S26°38'58"W</div>	<div>C5</div> <div>Δ= 82°17'05" R= 25.00' T= 21.84' C= 32.90' A= 35.90' CB= S65°59'13"W</div>	<div>C6</div> <div>Δ= 19°58'44" R= 955.00' T= 168.21' C= 331.32' A= 333.00' CB= N57°42'07"W</div>
<div>C7</div> <div>Δ= 90°22'57" R= 25.00' T= 25.17' C= 35.47' A= 39.44' CB= S67°07'02"W</div>	<div>C8</div> <div>Δ= 0°48'41" R= 9910.00' T= 70.18' C= 140.35' A= 140.36' CB= N22°19'55"E</div>	<div>C9</div> <div>Δ= 90°25'44" R= 25.00' T= 25.19' C= 35.49' A= 39.46' CB= S22°28'37"E</div>
<div>C10</div> <div>Δ= 23°41'40" R= 1045.00' T= 219.21' C= 429.08' A= 432.16' CB= S55°50'39"E</div>	<div>C11</div> <div>Δ= 1°52'57" R= 958.00' T= 15.74' C= 31.47' A= 31.47' CB= S50°28'05"E</div>	<div>C12</div> <div>Δ= 10°55'30" R= 958.00' T= 91.61' C= 182.39' A= 182.67' CB= N56°52'24"W</div>
<div>C13</div> <div>Δ= 5°02'08" R= 1032.00' T= 45.38' C= 90.67' A= 90.70' CB= S57°08'00"E</div>	<div>C14</div> <div>Δ= 34°08'22" R= 1032.00' T= 316.89' C= 605.86' A= 614.92' CB= S76°44'05"E</div>	<div>C15</div> <div>Δ= 90°00'01" R= 15.00' T= 15.00' C= 21.21' A= 23.56' CB= N48°48'15"W</div>
<div>C16</div> <div>Δ= 44°16'34" R= 958.00' T= 389.74' C= 722.02' A= 740.31' CB= N71°39'59"W</div>	<div>C17</div> <div>Δ= 39°10'31" R= 1032.00' T= 367.23' C= 691.95' A= 705.62' CB= S74°13'01"E</div>	

NUMBERED COURSES	
L1	S 03°48'16" E - 74.00'
L2	S 86°11'44" W - 28.50'
L3	S 86°11'44" W - 64.00'
L4	S 03°48'15" E - 53.00'
L5	N 54°32'45" W - 121.63'
L6	N 67°41'29" W - 78.05'
L7	S 67°41'29" E - 78.00'
L8	S 45°46'30" E - 9.52'
L9	N 23°54'01" E - 44.54'
L10	S 86°11'44" W - 18.04'
L11	N 86°11'44" E - 126.23'
L12	N 30°20'03" E - 18.80'
L13	N 54°32'45" W - 50.76'

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

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

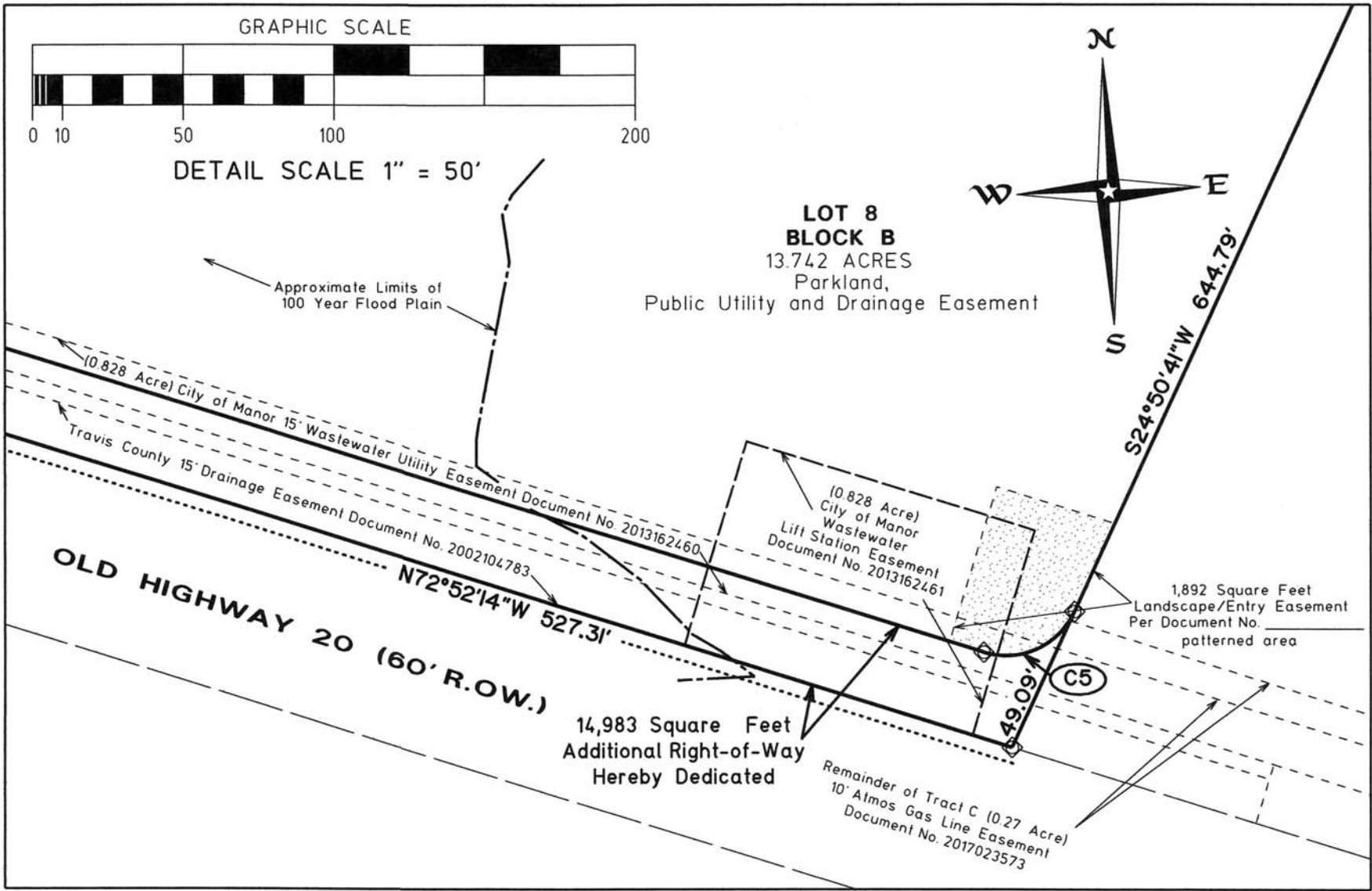


2-21-2018

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

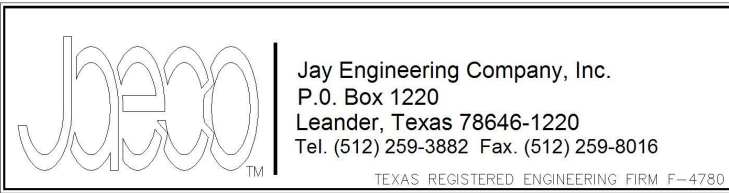
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2018, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ 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.~~
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- ~~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.

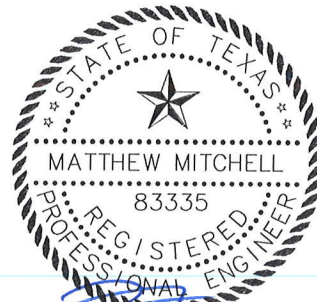
15. A note should be added as to will own and maintain the proposed Park and Drainage Lots. The note referenced in the comment response letter is not acceptable. Examples of previously allowed notes will be provided.

RESPONSE: Note has been added.

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

Sincerely,


Matt Mitchell, P.E.





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.~~
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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.~~
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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.~~

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~~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.

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

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.





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.~~
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~~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.~~

~~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.

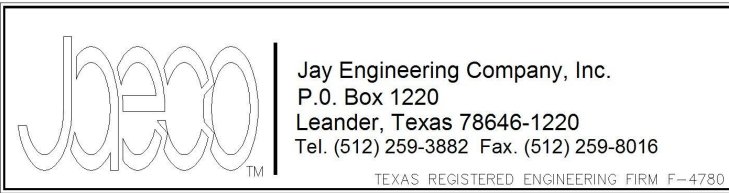
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Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, 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 21, 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 plat is for the the single family portion of the Manor Commons PUD.

There was no quorum at the March 14th P&Z meeting so this item was moved to this City Council meeting.

PRESENTATION: ☐ YES ☒ NO

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

Plat

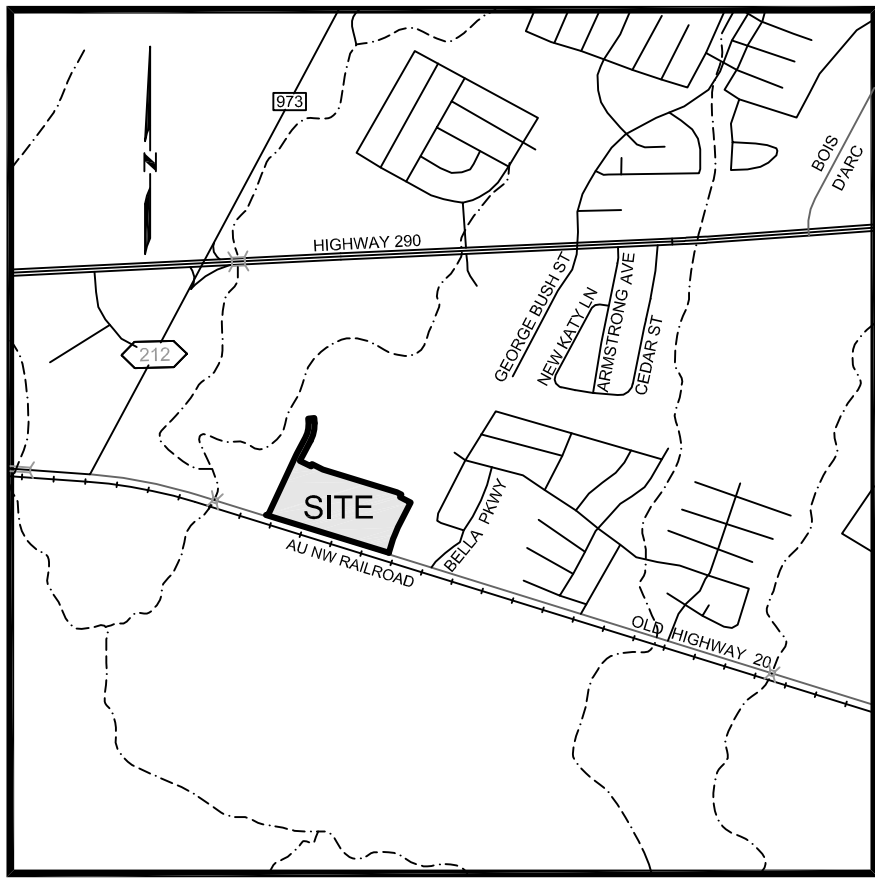
Engineer Comments

Approval Letter

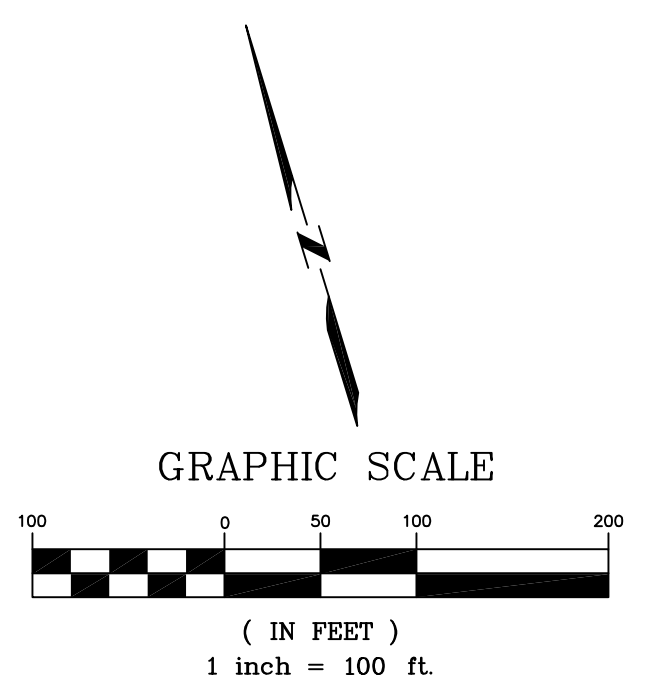
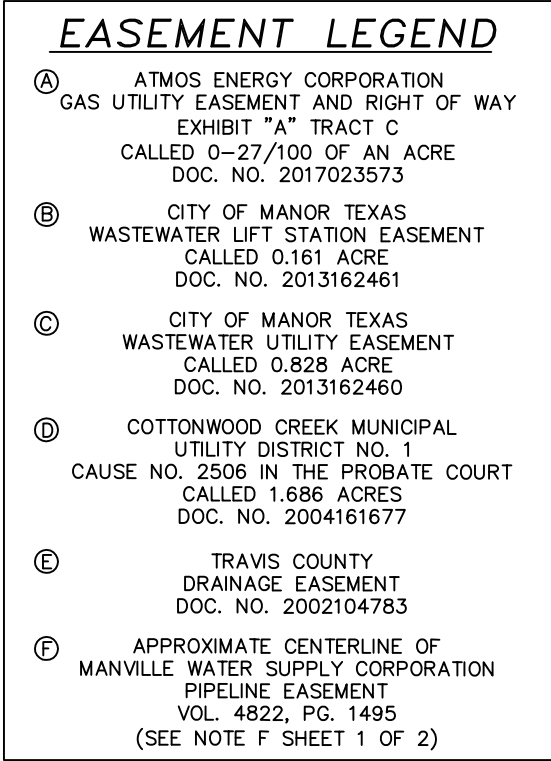
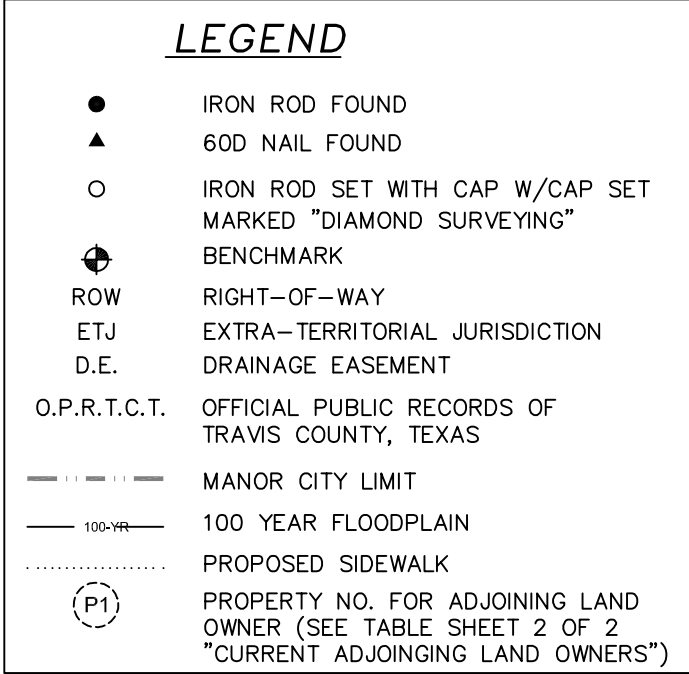
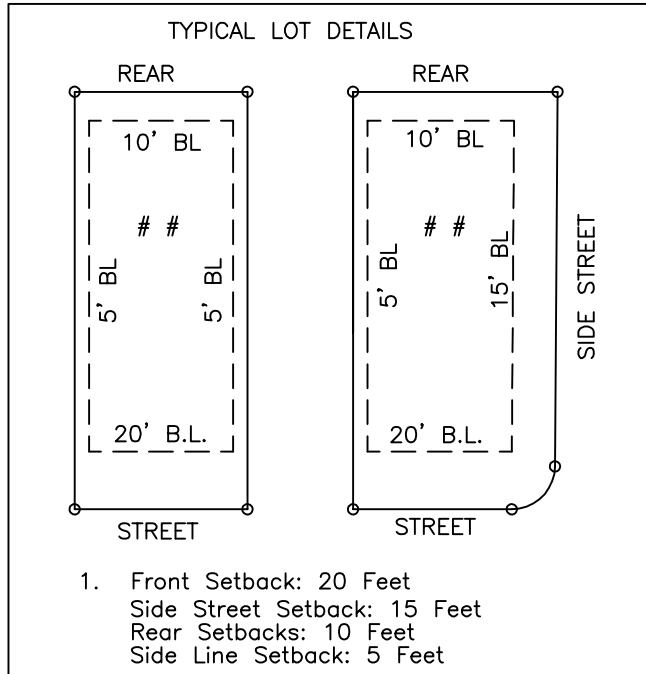
STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council 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.

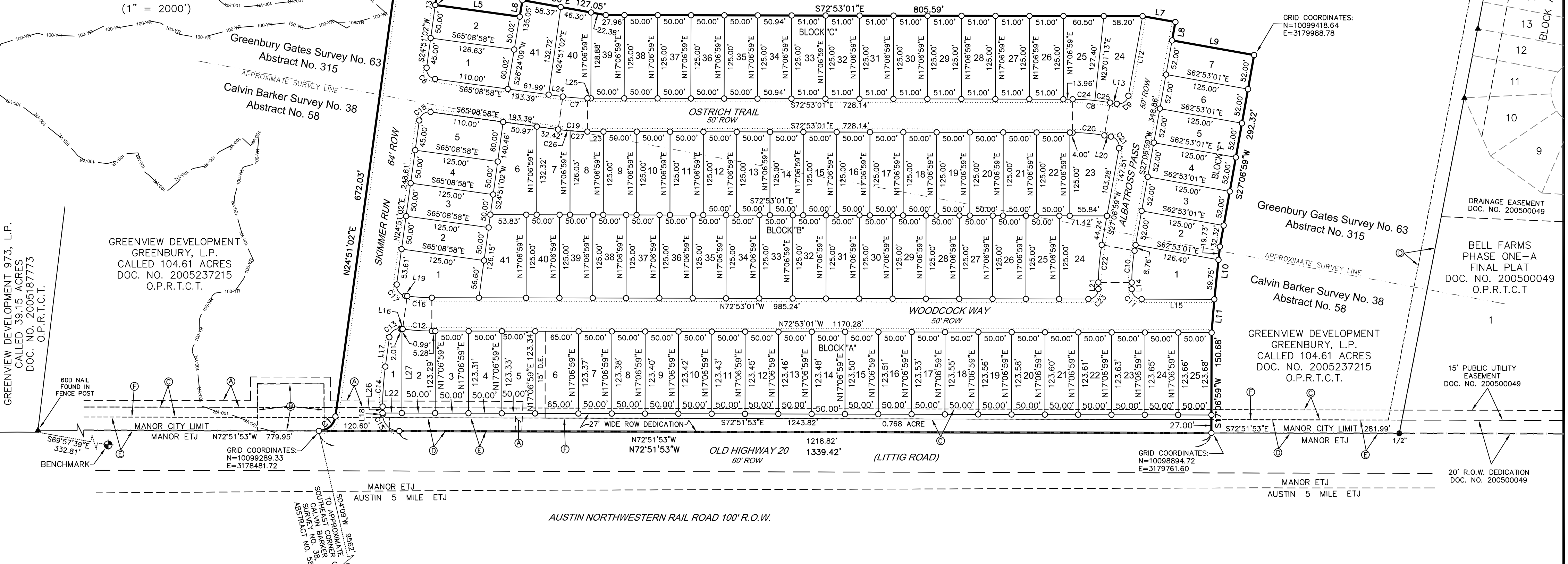
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE



VICINITY MAP
(1" = 2000')



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



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

STATE OF TEXAS)
COUNTY OF TRAVIS)

WHEREAS, GREENVIEW DEVELOPMENT COASTAL BELL FARMS, L.P., FORMERLY KNOWN AS GREEN VIEW DEVELOPMENT LENNAR BELL FARMS, L.P., acting herein through Barth Timmermann, President of Green View Development Corp., a General Partner of the Partnership, the owner of the remnant portion of a called 104.61 acre tract of land, out of the CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58 and the GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 of Travis County, Texas, and said tract being conveyed to GREEN VIEW DEVELOPMENT GREENBURY, L.P. by a Warranty Deed with Vendor's Lien, recorded in Document No. 2005237215 of the Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner's) of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 1 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 19.287 acres of land out of said remnant portion of called 104.61 acres in accordance with the attached map or plat and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and consideration therein expressed, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the 6th day of February A.D., 2018.

Barth Timmermann
GREEN VIEW DEVELOPMENT GREENBURY, L.P.
BY ITS GENERAL PARTNER, GREENVIEW DEVELOPMENT CORP.
BARTH TIMMERMAN, PRESIDENT
501 VALE STREET
AUSTIN, TEXAS 78746
(512)479-6614
(512)479-6577 (FAX)

STATE OF TEXAS:
COUNTY OF TRAVIS:

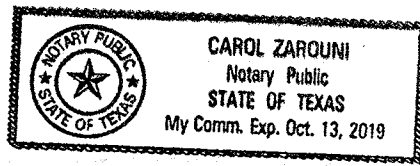
BEFORE ME, the undersigned authority, on this day personally appeared

Barth Timmermann
known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day
of February 6, 2018

Notary Public in and for
the State of Texas

Carol Zarouni
Print Notary's Name
My Commission Expires



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

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

2-5-2018
Date

Matthew Mitchell, P.E.
Professional Engineer No. 83335
ALM Engineering, Inc.
1705 S. Capital of TX Hwy, Suite 150
Austin, Texas 78746
(512)431-9600

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

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

Shane Shafer
Shane Shafer
Registered Professional Land Surveyor No. 5281
January 25, 2018
Date:



SHEET 2 OF 2



1-25-18 "1-25-18 MANOR COMMONS PHASE 1 FINAL PLAT.DWG" DSI Project No. 2017-28

F:\Data-DSI\ALM ENGINEERING\MANOR COMMONS PLAT\FINAL PLAT MANOR COMMONS PHASE 1\1-25-2018 MANOR COMMONS PHASE 1 FINAL PLAT.dwg

NOTES:

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 INCORPORATED 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°47'55"W	53.00'
L2	N86°12'05"E	64.00'
L3	S03°47'55"E	53.00'
L4	S24°51'02"W	39.52'
L5	S65°08'58"E	127.98'
L6	N26°24'09"E	25.01'
L7	S62°53'01"E	50.00'
L8	S27°06'59"W	28.11'
L9	S62°53'01"E	125.00'
L10	S23°02'18"W	79.48'
L11	S21°39'43"W	50.16'
L12	N27°06'59"E	121.35'
L13	S62°53'01"E	10.00'
L14	S17°06'59"W	10.00'
L15	S72°53'01"E	109.02'
L16	N65°08'58"W	3.00'
L17	S24°51'02"W	44.46'
L18	S16°58'17"W	2.07'
L19	N65°08'58"W	3.00'
L20	S62°53'01"E	10.00'
L21	S17°06'59"W	10.00'
L22	S72°51'53"E	28.82'
L23	S72°53'01"E	24.14'
L24	S65°08'58"E	21.41'
L25	N72°53'01"W	5.24'
L26	N16°58'17"E	9.68'
L27	N17°06'59"E	126.37'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	35.90'	82°17'05"	N65°59'34"E	32.90'
C2	332.00'	20.92'	3°36'34"	N26°39'19"E	20.91'
C3	268.00'	150.89'	32°15'31"	N12°19'51"E	148.90'
C4	332.00'	186.92'	32°15'31"	S12°19'51"W	184.46'
C5	268.00'	16.88'	3°36'34"	S26°39'19"W	16.88'
C6	15.00'	23.56'	90°00'00"	S20°08'58"E	21.21'
C7	275.00'	37.12'	7°44'03"	S69°01'00"E	37.09'
C8	325.00'	56.72'	10°00'00"	S67°53'01"E	56.65'
C9	15.00'	23.56'	90°00'00"	N72°06'59"E	21.21'
C10	275.00'	48.00'	10°00'00"	S22°06'59"W	47.94'
C11	15.00'	23.56'	90°00'00"	S27°53'01"E	21.21'
C12	325.00'	43.87'	7°44'03"	N69°01'00"W	43.84'
C13	15.00'	23.56'	90°00'00"	S69°51'02"W	21.21'
C14	438.00'	60.23'	7°52'45"	S20°54'39"W	60.18'
C15	25.00'	39.20'	89°50'10"	S27°56'48"E	35.30'
C16	275.00'	37.12'	7°44'03"	N69°01'00"W	37.09'
C17	15.00'	23.56'	90°00'00"	N20°08'58"W	21.21'
C18	15.00'	23.56'	90°00'00"	N69°51'02"E	21.21'
C19	325.00'	43.87'	7°44'03"	S69°01'00"E	43.84'
C20	275.00'	48.00'	10°00'00"	S67°53'01"E	47.94'
C21	15.00'	23.56'	90°00'00"	S17°53'01"E	21.21'
C22	325.00'	56.72'	10°00'00"	S22°06'59"W	56.65'
C23	15.00'	23.56'	90°00'00"	S62°06'59"W	21.21'
C24	325.00'	33.49'	5°54'14"	S69°55'54"E	33.47'
C25	325.00'	23.23'	4°05'46"	S64°55'54"E	23.23'
C26	325.00'	17.98'	3°10'10"	S66°44'03"E	17.98'
C27	325.00'	25.89'	4°33'53"	S70°36'05"E	25.89'

NOTES:

BENCHMARK: ELEVATION = 499.11'
TRIANGLE CUT FOUND ON CONCRETE HEADWALL ALONG NORTH SIDE OF OLD HIGHWAY 20, APPROXIMATELY 1,220 FEET EAST OF "T" INTERSECTION OF F.M. 973 AND OLD HIGHWAY 20.
SURFACE COORDINATES: N=10100104.7, E=3178291.7
GRID COORDINATES: N=10099397.7, E=3178069.2

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

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

NO OF BLOCKS:4

NO. OF RESIDENTIAL LOTS:92
NO. OF LANDSCAPE LOTS: 1 (LOT 1, BLOCK "A")
TOTAL NO. OF LOTS: 93

CURRENT OWNER: GREENVIEW DEVELOPMENT GREENBURY, L.P.

CURRENT ADJOINING LAND OWNERS PER T.C.A.D. TAX ROLL

PROPERTY NO.: P1
OWNER: WILBARGER CREEK MUNICIPAL UTILITY DISTRICT NO. 2
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CALLED 26.179 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2008206147

PROPERTY NO.: P2
OWNER: GREENVIEW DEVELOPMENT 157, LP
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 86.79 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2006006182

PROPERTY NO.: P3
OWNER: GREENVIEW DEVELOPMENT 157 LP
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 157.79 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2002149152

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

DATE

MANVILLE WATER SUPPLY CORP.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, ON THIS THE _____ DAY OF _____, 201____.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, ON THIS THE _____ DAY OF _____, 201____.

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS)
COUNTY OF TRAVIS)

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS _____ DAY OF _____, 201____, A.D.

DANA DEBEAUVIOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

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

ALM
ENGINEERING, INC.
F-3565
1705 S. CAPITAL OF TX HWY, STE 150
AUSTIN, TEXAS 78746
(512) 431-9600



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, reading "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.

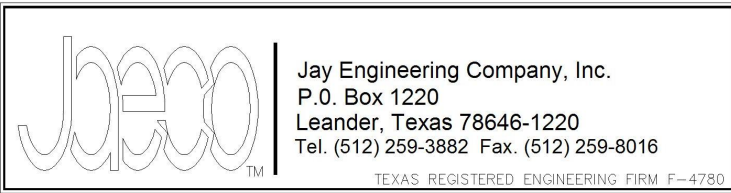
If you have any questions please contact me at (512) 431-9600.

Sincerely,


Matt Mitchell, P.E.




2-5-2018



Date: Friday, March 2, 2018

Matt Mitchell

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

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

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on February 06, 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 21, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a waiver request for proposed lot 5A, 702 North Burnet Street, from Manor Code of Ordinances, Chapter 14, Exhibit A, Section 20(j) Height and Placement Requirements to allow for a 55' lot width and 6,355 sq. ft. minimum lot area.

BACKGROUND/SUMMARY:

This property is currently 3 50x115 lots and is being subdivided into 2 lots in an east-west orientation. There is an existing home that runs east-west across the southern portion of the 3 lots (Proposed lot 5A). Proposed lot 4A meets the minimum R-1 standards but due to the constraints of the smaller lot sizes in the older part of town, the existing home being across 3 lots, and the owner is dedicating the back 7.5' of proposed lot 5A to the adjacent neighbor the property is constrained in area square footage. They're dedicating the back 7.5' to their neighbor because their driveway access has been encroaching on the property and the owners would like to make the access fully on their neighbor's property.

PRESENTATION: ☐ YES ☒ NO

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

Waiver

Plat

Area Image

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve a waiver request for proposed lot 5A, 702 North Burnet Street, from Manor Code of Ordinances, Chapter 14, Exhibit A, Section 20(j) Height and Placement Requirements to allow for a 55' lot width and 6,355 sq. ft. minimum lot area.

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

3-14-2018

Mr. Scott Dunlop

Planning Coordinator

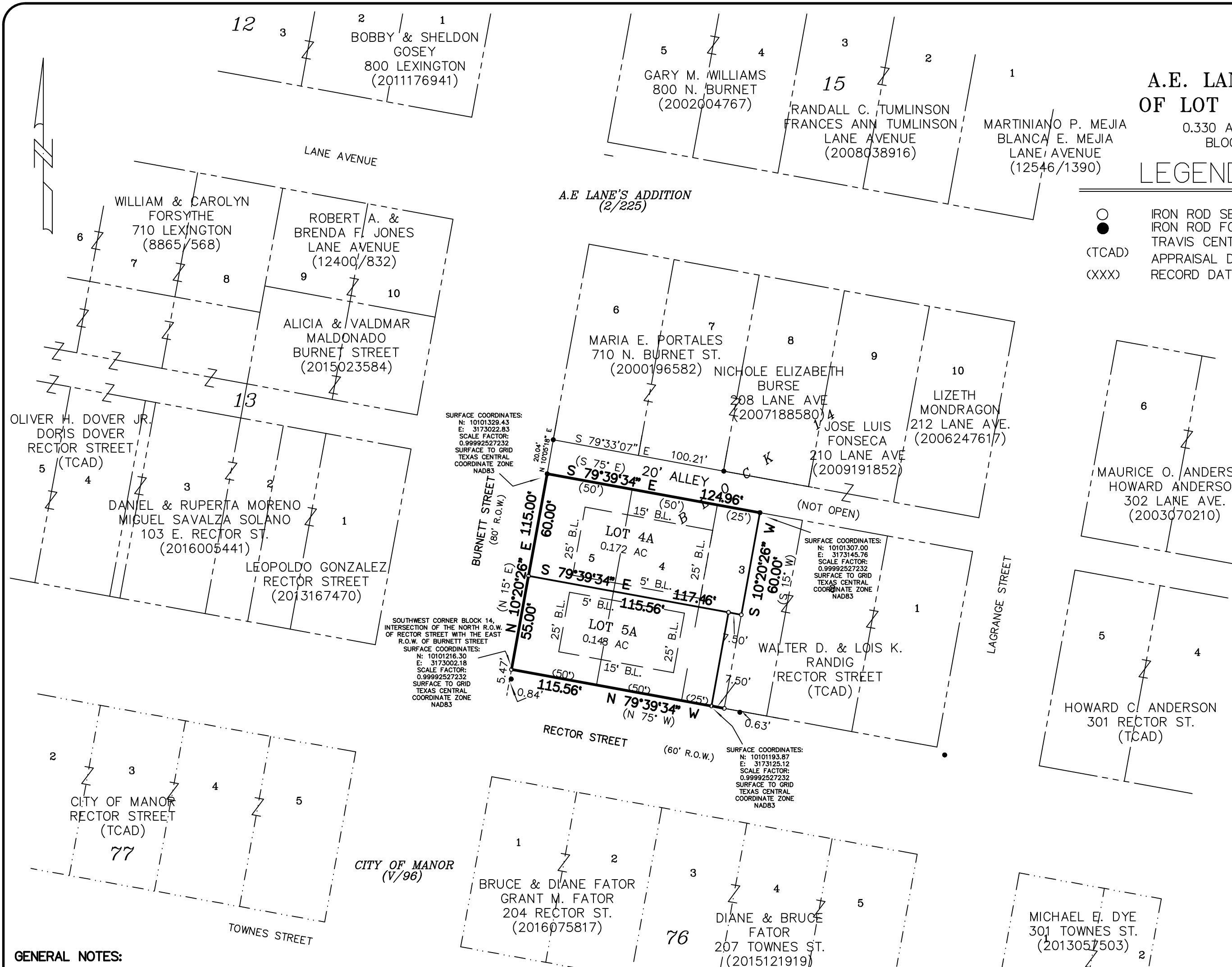
City of Manor

Re: Waiver Request

This waiver request is submitted for proposed lot 5A, 702 North Burnet Street, because it doesn't meet the R-1 zoning requirements of 7,500 sq. ft. or 60' minimum lot width in ordinance with the "Manor Code of Ordinances, Chapter 14, Exhibit A, Section 20 (j) Height and Placement Requirements." This waiver is requesting a reduction to 55' width and 6,355 sq. ft. and a rationale that there's a practical difficulty replatting the lots in the older part of town because they were originally platted at 5,750 sq. ft. and the existing home is built across multiple lots.

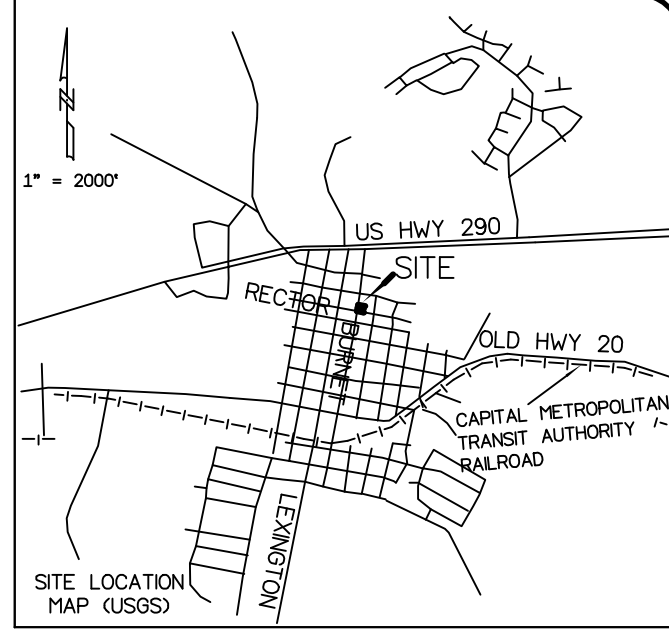
Thanks

Gregg Fredrickson



SHORT FORM FINAL PLAT:
A.E. LANE'S ADDITION REPLAT: PORTION OF LOT 3, ALL OF LOTS 4 & 5, BLOCK 14
0.330 ACRE PORTION OF LOT 3 AND ALL OF LOTS 4 & 5, BLOCK 24, A. E. LANE'S ADDITION, MANOR, (2/223A), PLAT RECORDS, TRAVIS COUNTY, TEXAS

- LEGEND**
- IRON ROD SET
 - IRON ROD FOUND
 - (TCAD) TRAVIS CENTRAL
 - (XXX) APPRAISAL DISTRICT RECORDS
 - RECORD DATA



STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT I, EVELYN FREDRICKSON, OWNER OF 0.330 ACRE OF LAND COMPRISED OF A PORTION OF LOT 3 AND ALL OF LOTS 4 & 5 BLOCK 14, A, E. LANE'S ADDITION, A SUBDIVISION IN THE CITY OF MANOR. TRAVIS COUNTY, TEXAS, PER VOLUME 2 PAGE 223A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED ME PER DOCUMENT 2001011772, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS WELL AS VOLUME 1167, PAGE 114, AND VOLUME 2574, PAGE 76, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY REPLAT SAID 0.310 ACRE IN ACCORDANCE WITH THE FOREGOING PLAT, TO BE KNOWN AS:

A. E. LANE'S ADDITION REPLAT: PORTION OF LOT 3, ALL OF LOTS 4 & 5, BLOCK 14

AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AND EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, SUBJECT TO ANY COVENANTS, RESTRICTONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

EVELYN FREDRICKSON
702 N BURNET ST.
MANOR, TEXAS 78653

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVELYN FREDRICKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING AND ZONING

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

WILIAM MEYERS, CHAIRPERSON

ETJ NOTE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE ____ DAY OF _____ 2017.

CITY COUNCIL

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, ON THIS THE ____ OF _____, 2017

APPROVED:

ATTEST:

RITA G. JONSE, MAYOR

CITY SECRETARY

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DeBEAUVOR, 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 _____, 200____, A.D. AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 200____, A.D. AT ____ O'CLOCK, ____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 200____, A.D.

DANA DeBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

- 1) LOTS 4A & 5A ARE SUBJECT TO ALL GENERAL NOTES, RESTRICTIVE COVENANTS, EASEMENTS, EASEMENT RIGHTS AND/OR RESERVATIONS PER PLAT, (2/223A) PLAT RECORDS, TRAVIS COUNTY.
- 2) CITY OF MANOR DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 3) THE SUBDIVISION OWNER AND THEIR SUCCESSORS AND/OR ASSIGNS ASSUMES RESPONSIBILITY FOR DEVELOPING IN ACCORDANCE WITH THE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
- 4) UTILITY SERVICE PER CITY OF MANOR.
- 5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER, AND WASTE WATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS
- 6) A TEN FT (10') WIDE EASMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
- 7) LOT USE SUMMARY: 0.320 ACRE TOTAL FOR 2 SINGLE FAMILY RESIDENTAIL LOTS: LOT 4A-0.172 ACRE, 5A-0.148 ACRE.

FLOODPLAIN NOTE:

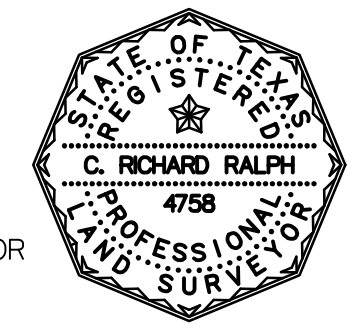
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453 C 0485 J, TRAVIS COUNTY, TEXAS, DATED AUG. 18, 2014.

NOTE: HORIZONTAL CONTROL (BEARING BASIS) PER TEXAS CENTRAL COORDINATE ZONE, NAD83

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THIS PROPERTY PERFORMED UNDER MY SUPERVISION WITH ALL CORNER MONUMENTS PROPERLY PLACED AND IS ACCURATE AND COMPLETE IN COMPLIANCE WITH THE CITY OF MANOR AND TRAVIS COUNTY SUBDIVISION CODE(S) AND REGULATION(S).

C. RICHARD RALPH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4758
RICHARD RALPH, PROFESSIONAL LAND SURVEYOR
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602



11/06/2017
DATE



REVISIONS:
02/26/2018: ADDRESS REVIEW COMMENTS OF 12/11/2017

DRAWN: CRR DATE: 11/06/2017
CHECKED: CRR PROJECT NO.: 17050 FB: 154/63





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Frank T. Phelan, P.E.

DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on award of a contract addendum for professional services for the FY 2017 Capital Metro BCT Paving Improvements Project.

BACKGROUND/SUMMARY:

Engineering design, bidding and construction phase services for the paving improvements project.

PRESENTATION: ☒ YES ☐ NO

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

Proposed contract addendum
project list letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council award a contract addendum to Jay Engineering Company, Inc. for design, bidding and construction phase services for the FY 2017 Capital Metro BCT Paving Improvements Project.

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

EXHIBIT B

ADDENDUM NO. 46

ADDENDUM TO PROFESSIONAL SERVICES AGREEMENT

An addendum to the Professional Services Agreement between the City of Manor, Texas, as CLIENT, and Jay Engineering Company, Inc., as ENGINEER, dated October 15, 2001.

Through this addendum, CLIENT hereby authorizes ENGINEER to undertake the work assignment described in the following, said assignment to be performed within the terms and conditions defined in said Professional Services Agreement, except as modified herein.

ASSIGNMENT: **FY 2017 CAPITAL METRO BCT PAVING IMPROVEMENTS PROJECT.**

SCOPE OF SERVICES:

☐ See attached.

Scope as defined in the following: Prepare drawings, specifications and contract documents for FY 2017 Capital Metro BCT Paving Improvements Project. Design surveys and construction observation are included herein. Boundary or easement survey work for land acquisition, geotechnical investigations, and design of access or drainage improvements are not included herein.

COMPENSATION:

- ☐ Lump Sum Fee of \$28,300
- ☐ ____ (%) Preset Percent of Construction Cost (curve fee times actual construction cost)
- ☐ TSPE/ACEC Fees of Median Compensation (fee determined by actual construction cost)

CITY OF MANOR, TEXAS

JAY ENGINEERING COMPANY, INC.

By: _____

By:  _____

Date: _____

Date: February 22, 2018

Jaeco Project No. 100-075-20



CITY OF
MANOR
EST. 1872
TEXAS

May 3, 2017

Ms. Christy D. Willhite
Government Relations and Compliance Manager
Capital Metropolitan Transportation Authority
2910 East Fifth Street
Austin, TX 78702

Re: BCT Suburban Communities Program
FY 2017 Project List
City of Manor, Texas

Dear Ms. Willhite:

Please accept the following proposal and project list for you review and approval:

Street Resurfacing Including: Excavation, Subgrade and Flex Base in selected areas, Crack Sealing in selected areas, and Level-Up, Paving Fabric and HMAC in selected areas.

1. 500 Block of East Wheeler
2. 600 Block of East Wheeler
3. 100 Block of North Lampasas
4. 100 Block of South Lampasas
5. 200 Block of South Lampasas
6. 400 Block of West Parsons
7. 600 Block of J. F. Nagle (Alternate)
8. 700 Block of J. F. Nagle (Alternate)
9. Smith Lane (Alternate)

Total Anticipated Construction Costs (2,640 LF x \$71.52/LF):	\$188,800
Engineering:	\$ 28,300
Contingencies:	\$ 18,900
Total Anticipated Project Costs:	\$236,000

Budgeted funding for the project is as follows:

2017 Cap Metro BCT Funds:	\$106,000
City of Manor Street and Drainage Funds:	\$130,000
Total Budgeted Project Funding:	\$236,000

We trust that you will find this proposal for the projects for FY 2017 approvable, and look forward to hearing from you soon. If you should have any questions, or need additional information regarding the City of Manor's participation in the BCT Suburban Communities Program, please let us know.

Sincerely,

Tom Bolt, City Manager
City of Manor, Texas

Copy: Jay Engineering Company, Inc.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Frank T. Phelan, P.E.

DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on award of a construction contract for the Wilbarger Creek Pole Barn project.

BACKGROUND/SUMMARY:

Installation of a pole barn and fencing to provide a secure location for storage of public works equipment and vehicles that will free up space at the downtown water plant/police department facility for police department vehicles and equipment.

PRESENTATION: ☒ YES ☐ NO

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

Letter of award recommendation
bid tabulation

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council award a construction contract to Forsythe Brothers Infrastructure in the amount of \$177,887.50 for all base bid and alternate bid work.

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

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

March 15, 2018

Honorable Rita G. Jonse, Mayor
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Wilbarger Creek Pole Barn
Letter of Award Recommendation

Dear Mayor Jonse:

Bids were publicly opened and read on March 13, 2018 for the above-referenced project. As reflected on the attached Bid Tabulation one (1) bid was submitted for the project. The lowest, responsive, responsible bidder is Forsythe Brothers Infrastructure, LLC. We have contacted this bidder and confirmed he wants the contract at the amount bid.

Our office has initiated an evaluation and verification of contractor references, however due to the short turnaround time between the bid opening and the City Council meeting our evaluation has not been completed. The City of Manor has successfully contracted with Forsythe Brothers Infrastructure, LLC in the past, therefore, we recommend the City award a construction contract to Forsythe Brothers Infrastructure, LLC in the amount of \$177,887.50 for all Base Bid and Alternate Bid A work, with final amounts dependent on the actual installed quantities contingent upon a satisfactory qualification evaluation.

We have prepared a Notice of Award and Agreement for execution by you in the event the City Council votes to follow this recommendation. Once the Contractor signs the Agreement and all bond and insurance requirements have been satisfied, a Notice to Proceed will be issued. Under the General Conditions of the Agreement, the Contractor shall begin construction within ten (10) days of the Notice to Proceed and substantially complete the project within sixty (60) calendar days excluding any justified delays. Please call if you should have any questions in this regard.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Enclosure

PN: 100-068-20

BID TABULATION
 Bid Date: March 13, 2018

Project: Wilbarger Creek Pole Barn
 Owner: City of Manor, Texas

Engineer: Jay Engineering Co. Inc.
 Checked By: PMG

Bid Item	1	2	3	4	5	6	7	8	
Description	Pole barn with metal roof, metal sides, concrete footing, including gravel floor	6" 4000 psi Concrete Apron	6" Crushed Gravel Lot including clearing, grubbing, scarifying and compacting	Stabilized Construction Entrance	Chain Link Fence coated with Black Vinyl per ASTM F 668 including accessories and appurtenances	(2) 8-foot chain link gates coated with Black Vinyl per ASTM F 688 including accessories and appurtenances	Restoration and Revegetation of disturbed areas	Silt Fence, including inspection, maintenance, removal	Total of Bid Items
Quantity	1	87	549	1	2,495	2	400	296	
Bidder	Unit	LS	SY	SY	EA	LF	EA	SY	LF
Forsythe Brothers Infrastructure, LLC	Unit Price	\$69,000.00	\$112.00	\$9.00	\$3,850.00	\$27.00	\$2,900.00	\$1.00	\$2.00
PO Box 116									
Manor, TX 78653	Item Cost	\$69,000.00	\$9,744.00	\$4,941.00	\$3,850.00	\$67,365.00	\$5,800.00	\$400.00	\$592.00
									\$161,692.00

*MATHEMATICAL ERRORS CORRECTED

BID TABULATION
Bid Date: March 13, 2018

Project:	Wilbarger Creek Pole Barn	Engineer:	Jay Engineering Co. Inc.
Owner:	City of Manor, Texas	Checked By:	PMG

Bid Item		1-A	2-A	
Description		2" HMAC in proposed lot in lieu of gravel, including priming of base	12" flexible base for proposed lot, including clearing and grubbing, scarifying, moisture treatment and compaction of subgrade	Total of Alternate Bid A Items
	Quantity	549	549	
Bidder	Unit	SY	SY	
Forsythe Brothers Infrastructure, LLC	Unit Price	\$21.50	\$17.00	\$21,136.50
PO Box 116				
Manor, TX 78653	Item Cost	\$11,803.50	\$9,333.00	

*MATHEMATICAL ERRORS CORRECTED



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 21, 2018

PREPARED BY: Frank T. Phelan, P.E.

DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on award of a construction contract for the 2017 Water Distributions System Improvements project.

BACKGROUND/SUMMARY:

Installation of approximately 19,700 of 12" water line and appurtenances. One line segment will connect the City of Manor water system at the East elevated storage tank to a supply line on Gregg lane, west of FM 973. The installation of the line will remove the need to have water wheeling contract with Manville WSC. The second line segment will extend a water distribution main along Brenham/Blake Manor road to serve new development and provide additional system capacity and redundancy to existing downtown development.

PRESENTATION: ☒ YES ☐ NO

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

Letter of award recommendation
bid tabulation

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council award a construction contract to Skyblue Utilities, Inc. in the amount of \$1,259,046.33 for all base bid and alternate bid work.

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

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

March 14, 2018

Honorable Rita G. Jonse, Mayor
City of Manor
P.O. Box 387
Manor, TX 78653

Re: 2017 Water Distribution System Improvements
Letter of Award Recommendation

Dear Mayor Jonse:

Bids were publicly opened and read on March 13, 2018 for the above-referenced project. As reflected on the attached Bid Tabulation seven (7) bids were submitted for the project. The lowest, responsive, responsible bidder is Skyblue Utilities, Inc. We have contacted this bidder and confirmed he wants the contract at the amount bid.

As a result of our evaluation and verification of contractor references, we hereby recommend the City award a construction contract to Skyblue Utilities, Inc. in the amount of \$1,259,046.33 for all Base Bid and Alternate Bid A work, with final amounts dependent on the actual installed quantities. Our office has confirmed with City Staff that the project is within budgeted amounts and is therefore within the fundable range.

We have prepared a Notice of Award and Agreement for execution by you in the event the City Council votes to follow this recommendation. Once the Contractor signs the Agreement and all bond and insurance requirements have been satisfied, a Notice to Proceed will be issued. Under the General Conditions of the Agreement, the Contractor shall begin construction within ten (10) days of the Notice to Proceed and substantially complete the project within one hundred and sixty (160) calendar days excluding any justified delays. Please call if you should have any questions in this regard.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Enclosure

PN: 100-073-20

BID TABULATION
 Bid Date: March 13, 2018

Project: 2017 Water Distribution System Improvements
 Owner: City of Manor, Texas

Engineer: Jay Engineering Co. Inc.
 Checked By: PMG

	Bid Item	1	2	3	4	5	6	7	8
	Description	2" PVC Drain line from meter vault	4" PVC C-900 Dr 18 Water Line Including excavation, pipe, fittings, restraints, thrust blocking embedment, backfill, compaction, locating tape, and grading	8" PVC C-900 Dr 18 Water Line Including excavation, pipe, fittings, restraints, thrust blocking embedment, backfill, compaction, locating tape, and grading	12" PVC C-900 Dr 18 Water Line Including excavation, pipe, fittings, restraints, thrust blocking embedment, backfill, compaction, locating tape, and grading	12" Ductile Iron Pipe, Including all excavation, pipe, fittings, restraints, thrust blocking, embedment, backfill, compaction, locating tape, and grading	Stabilized construction entrance	Connections to Existing 4" water line Including all transition gaskets and fittings	Connections to Existing 6" water line, including all transition gaskets and fittings
	Quantity	27	5	245	19,700	128	2	2	1
Bidder	Unit	LF	LF	LF	LF	LF	EA	EA	EA
Sky Blue Utilities, Inc.	Unit Price	\$11.96	\$59.46	\$33.22	\$34.92	\$71.03	\$1,368.00	\$2,163.72	\$3,002.76
P.O. Box 1001									
Kingsland, TX 78639	Item Cost	\$322.92	\$297.30	\$8,138.90	\$687,924.00	\$9,091.84	\$2,736.00	\$4,327.44	\$3,002.76
Smith Contracting Co., Inc.	Unit Price	\$30.00	\$70.00	\$37.00	\$42.00	\$60.00	\$950.00	\$900.00	\$1,100.00
15308 Ginger St.									
Austin, TX 78728	Item Cost	\$810.00	\$350.00	\$9,065.00	\$827,400.00	\$7,680.00	\$1,900.00	\$1,800.00	\$1,100.00
CRU	Unit Price	\$38.70	\$65.30	\$41.40	\$50.90	\$48.00	\$1,624.40	\$514.10	\$568.20
8760 A Research Blvd., #192									
Austin, TX 78758	Item Cost	\$1,044.90	\$326.50	\$10,143.00	\$1,002,730.00	\$6,144.00	\$3,248.80	\$1,028.20	\$568.20
Denbow Company Inc Utility Construction	Unit Price	\$23.00	\$162.00	\$102.00	\$52.00	\$40.00	\$1,700.00	\$2,400.00	\$3,800.00
300 Mercer Street, Ste. 101									
Dripping Springs, TX 78620	Item Cost	\$621.00	\$810.00	\$24,990.00	\$1,024,400.00	\$5,120.00	\$3,400.00	\$4,800.00	\$3,800.00
Lowden Excavating, Inc.	Unit Price	\$18.13	\$36.70	\$44.09	\$52.98	\$90.63	\$1,650.00	\$1,038.64	\$966.57
P.O. Box 1769									
Wimberley, TX 78676	Item Cost	\$489.51	\$183.50	\$10,802.05	\$1,043,706.00	\$11,600.64	\$3,300.00	\$2,077.28	\$966.57
Bell Contractors, Inc.	Unit Price	\$26.52	\$58.66	\$43.61	\$52.79	\$90.98	\$1,308.81	\$1,572.47	\$3,660.20
3082 W. Hwy. 190									
Belton, TX 76513	Item Cost	\$716.04	\$293.30	\$10,684.45	\$1,039,963.00	\$11,645.44	\$2,617.62	\$3,144.94	\$3,660.20
Austin Engineering Co., Inc.	Unit Price	\$100.00	\$200.00	\$225.00	\$78.00	\$250.00	\$2,500.00	\$2,000.00	\$3,000.00
3317 Ranch Road 620 North/P.O. Box 342349									
Austin, TX 78734-2349	Item Cost	\$2,700.00	\$1,000.00	\$55,125.00	\$1,536,600.00	\$32,000.00	\$5,000.00	\$4,000.00	\$3,000.00

*MATHEMATICAL ERRORS CORRECTED

	Bid Item	9	10	11	12	13	14	15	16
	Description	Connections to existing 12" Water Line, Including all transition gaskets and fittings	Connections to Existing 16" Water Line, Including all transition gaskets and fittings	4" Gate Valve W/ Valve Box and Lid, Including all Excavation, connections, restraints, thrust blocking, backfill, compaction concrete cap and grading	8" Gate Valve w/ Valve Box and Lid, Including all excavation, connections, restraints, thrust blocking, backfill, compaction, concrete cap and grading	12" Gate Valve w/ vavle box and lid including all excavation, connections, restraints, thrust blocking, backfill, compaction, concrete cap and grading	2" Air Release Valve Including Vault Gate Valve,2" Air Release Valve including vault, gate valve, vent piping and pipe supports	6-inch Drain Valve Assembly, including 6-inch D.I. lead, gate valve w/ box, tee	12" Plug/Cap, complete and in place
	Quantity	2	1	1	3	22	6	1	5
Bidder	Unit	EA	EA	EA	EA	EA	EA	EA	EA
Sky Blue Utilities, Inc.	Unit Price	\$4,100.58	\$6,884.46	\$779.76	\$1,276.23	\$2,259.48	\$2,991.74	\$3,101.37	\$286.14
P.O. Box 1001									
Kingsland, TX 78639	Item Cost	\$8,201.16	\$6,884.46	\$779.76	\$3,828.69	\$49,708.56	\$17,950.44	\$3,101.37	\$1,430.70
Smith Contracting Co., Inc.	Unit Price	\$2,000.00	\$3,200.00	\$1,100.00	\$1,500.00	\$2,500.00	\$2,400.00	\$2,700.00	\$900.00
15308 Ginger St.									
Austin, TX 78728	Item Cost	\$4,000.00	\$3,200.00	\$1,100.00	\$4,500.00	\$55,000.00	\$14,400.00	\$2,700.00	\$4,500.00
CRU	Unit Price	\$1,258.50	\$2,544.30	\$1,055.50	\$1,556.30	\$2,782.60	\$2,625.40	\$2,977.40	\$108.30
8760 A Research Blvd., #192									
Austin, TX 78758	Item Cost	\$2,517.00	\$2,544.30	\$1,055.50	\$4,668.90	\$61,217.20	\$15,752.40	\$2,977.40	\$541.50
Denbow Company Inc Utility Construction	Unit Price	\$5,100.00	\$5,300.00	\$1,400.00	\$1,700.00	\$3,200.00	\$3,300.00	\$4,800.00	\$670.00
300 Mercer Street, Ste. 101									
Dripping Springs, TX 78620	Item Cost	\$10,200.00	\$5,300.00	\$1,400.00	\$5,100.00	\$70,400.00	\$19,800.00	\$4,800.00	\$3,350.00
Lowden Excavating, Inc.	Unit Price	\$4,520.53	\$5,158.04	\$1,187.07	\$1,783.99	\$2,789.69	\$3,900.11	\$2,800.24	\$180.31
P.O. Box 1769									
Wimberley, TX 78676	Item Cost	\$9,041.06	\$5,158.04	\$1,187.07	\$5,351.97	\$61,373.18	\$23,400.66	\$2,800.24	\$901.55
Bell Contractors, Inc.	Unit Price	\$4,896.17	\$7,018.72	\$1,551.52	\$1,981.42	\$3,033.15	\$3,513.86	\$2,732.50	\$877.56
3082 W. Hwy. 190									
Belton, TX 76513	Item Cost	\$9,792.34	\$7,018.72	\$1,551.52	\$5,944.26	\$66,729.30	\$21,083.16	\$2,732.50	\$4,387.80
Austin Engineering Co., Inc.	Unit Price	\$4,000.00	\$5,000.00	\$1,000.00	\$1,500.00	\$3,000.00	\$5,000.00	\$5,000.00	\$1,000.00
3317 Ranch Road 620 North/P.O. Box 342349									
Austin, TX 78734-2349	Item Cost	\$8,000.00	\$5,000.00	\$1,000.00	\$4,500.00	\$66,000.00	\$30,000.00	\$5,000.00	\$5,000.00

*MATHEMATICAL ERRORS CORRECTED

BID TABULATION
 Bid Date: March 13, 2018

Project: 2017 Water Distribution System Improvements
 Owner: City of Manor, Texas

Engineer: Jay Engineering Co. Inc.
 Checked By: PMG

	Bid Item	17	18	19	20	21	22	23	24	25
	Description	Bore for 12" Water Line, including all excavations, trench safety, boring, jacking, grouting, and backfill	Bored 20" Steel Encasement Pipe, including, clearing and grubbing, bore/receiving pit excavations and backfill, pipe spacers, casing end boots, grouting, fittings and connections	Trenched 20" Steel Encasement Pipe, including clearing & grubbing, excavation, pipe bedding & backfill, fittings and connections, pipe spacers, casing end boots and grouting	Remove existing 24" CMP and Replace with new 24" CMP upon Waterline installation	Remove existing 42" Safety End Treatment (SET); Replace with new 42" SET upon Waterline installation	Remove and Restore Small Roadside Sign Assemblies, including signs, supports, foundations, hardware and all other incidentals	Asphalt Pavement Repair, including saw cut, base, prime, HMAC, and replacement of pavement markings	Concrete Repair, including, excavation, subgrade preparation, formwork, reinforcing	Gravel Driveway Repair, including subgrade prep, 6" flex base, and compaction
	Quantity	581	64	86	20	1	14	3,085	8	56
Bidder	Unit	LF	LF	LF	LF	EA	EA	LF	LF	LF
Sky Blue Utilities, Inc.	Unit Price	\$142.50	\$242.29	\$115.73	\$45.60	\$10,260.00	\$456.00	\$28.50	\$57.00	\$9.12
P.O. Box 1001										
Kingsland, TX 78639	Item Cost	\$82,792.50	\$15,506.56	\$9,952.78	\$912.00	\$10,260.00	\$6,384.00	\$87,922.50	\$456.00	\$510.72
Smith Contracting Co., Inc.	Unit Price	\$210.00	\$450.00	\$100.00	\$140.00	\$7,200.00	\$375.00	\$26.00	\$450.00	\$65.00
15308 Ginger St.										
Austin, TX 78728	Item Cost	\$122,010.00	\$28,800.00	\$8,600.00	\$2,800.00	\$7,200.00	\$5,250.00	\$80,210.00	\$3,600.00	\$3,640.00
CRU	Unit Price	\$283.10	\$370.70	\$134.10	\$81.20	\$8,933.80	\$487.30	\$17.30	\$216.50	\$70.40
8760 A Research Blvd., #192										
Austin, TX 78758	Item Cost	\$164,481.10	\$23,724.80	\$11,532.60	\$1,624.00	\$8,933.80	\$6,822.20	\$53,370.50	\$1,732.00	\$3,942.40
Denbow Company Inc Utility Construction	Unit Price	\$275.00	\$570.00	\$150.00	\$94.00	\$5,000.00	\$500.00	\$19.00	\$150.00	\$45.00
300 Mercer Street, Ste. 101										
Dripping Springs, TX 78620	Item Cost	\$159,775.00	\$36,480.00	\$12,900.00	\$1,880.00	\$5,000.00	\$7,000.00	\$58,615.00	\$1,200.00	\$2,520.00
Lowden Excavating, Inc.	Unit Price	\$281.03	\$182.04	\$152.09	\$65.65	\$6,541.85	\$330.67	\$33.00	\$82.50	\$18.70
P.O. Box 1769										
Wimberley, TX 78676	Item Cost	\$163,278.43	\$11,650.56	\$13,079.74	\$1,313.00	\$6,541.85	\$4,629.38	\$101,805.00	\$660.00	\$1,047.20
Bell Contractors, Inc.	Unit Price	\$227.62	\$328.80	\$124.66	\$263.20	\$3,243.57	\$312.98	\$33.38	\$84.64	\$21.54
3082 W. Hwy. 190										
Belton, TX 76513	Item Cost	\$132,247.22	\$21,043.20	\$10,720.76	\$5,264.00	\$3,243.57	\$4,381.72	\$102,977.30	\$677.12	\$1,206.24
Austin Engineering Co., Inc.	Unit Price	\$535.00	\$535.00	\$535.00	\$350.00	\$6,500.00	\$1,400.00	\$40.00	\$575.00	\$130.00
3317 Ranch Road 620 North/P.O. Box 342349										
Austin, TX 78734-2349	Item Cost	\$310,835.00	\$34,240.00	\$46,010.00	\$7,000.00	\$6,500.00	\$19,600.00	\$123,400.00	\$4,600.00	\$7,280.00

*MATHEMATICAL ERRORS CORRECTED

BID TABULATION
 Bid Date: March 13, 2018

Project: 2017 Water Distribution System Improvements
 Owner: City of Manor, Texas

Engineer: Jay Engineering Co. Inc.
 Checked By: PMG

	Bid Item	26	27	28	29	30	31	32	33	34
	Description	Remove and replace Rock Riprap after waterline installation	Remove Existing Flexible Base Driveway	Install New Flexible Base Driveway	Traffic Control Plan	Trench Safety Plan	Install New Fencing, including 16' Double Gate, including Accessories and all Appurtenances	12" Flow Meter, Valve and Vault, Including all Piping, Vault, Electrical SCADA Improvements, Tower, foundation, Antenna, Valves, Fittings, Sump Pump, Electrical and Controls and Appurtenances	10" Reduced Pressure Zone (RPZ) Assembly, Including Piping, Fittings, Valves, Insulation, flexible base pad	Restoration and Revegetation of disturbed areas
	Quantity	945	1,022	1,036	1	1	1	1	1	19,945
Bidder	Unit	SF	SF	SF	LS	LS	LS	LS	LS	LF
Sky Blue Utilities, Inc.	Unit Price	\$3.42	\$1.14	\$2.28	\$5,700.00	\$1,254.00	\$9,120.00	\$105,893.46	\$25,447.08	\$0.91
P.O. Box 1001										
Kingsland, TX 78639	Item Cost	\$3,231.90	\$1,165.08	\$2,362.08	\$5,700.00	\$1,254.00	\$9,120.00	\$105,893.46	\$25,447.08	\$18,149.95
Smith Contracting Co., Inc.	Unit Price	\$3.25	\$1.00	\$2.00	\$25,000.00	\$15,000.00	\$5,500.00	\$170,000.00	\$16,000.00	\$1.05
15308 Ginger St.										
Austin, TX 78728	Item Cost	\$3,071.25	\$1,022.00	\$2,072.00	\$25,000.00	\$15,000.00	\$5,500.00	\$170,000.00	\$16,000.00	\$20,942.25
CRU	Unit Price	\$10.80	\$2.40	\$2.90	\$812.20	\$812.20	\$7,580.70	\$180,975.90	\$15,157.60	\$1.30
8760 A Research Blvd., #192										
Austin, TX 78758	Item Cost	\$10,206.00	\$2,452.80	\$3,004.40	\$812.20	\$812.20	\$7,580.70	\$180,975.90	\$15,157.60	\$25,928.50
Denbow Company Inc Utility Construction	Unit Price	\$4.00	\$2.00	\$5.00	\$70,850.00	\$11,000.00	\$9,500.00	\$130,000.00	\$21,100.00	\$0.40
300 Mercer Street, Ste. 101										
Dripping Springs, TX 78620	Item Cost	\$3,780.00	\$2,044.00	\$5,180.00	\$70,850.00	\$11,000.00	\$9,500.00	\$130,000.00	\$21,100.00	\$7,978.00
Lowden Excavating, Inc.	Unit Price	\$8.80	\$2.20	\$5.50	\$22,000.00	\$1,650.00	\$10,450.00	\$156,783.18	\$32,396.42	\$0.72
P.O. Box 1769										*
Wimberley, TX 78676	Item Cost	\$8,316.00	\$2,248.40	\$5,698.00	\$22,000.00	\$1,650.00	\$10,450.00	\$156,783.18	\$32,396.42	\$14,360.40
Bell Contractors, Inc.	Unit Price	\$5.69	\$3.41	\$16.86	\$30,444.06	\$12,803.58	\$9,958.34	\$146,982.95	\$22,232.94	\$6.25
3082 W. Hwy. 190										
Belton, TX 76513	Item Cost	\$5,377.05	\$3,485.02	\$17,466.96	\$30,444.06	\$12,803.58	\$9,958.34	\$146,982.95	\$22,232.94	\$124,656.25
Austin Engineering Co., Inc.	Unit Price	\$18.00	\$2.00	\$18.00	\$62,000.00	\$35,000.00	\$9,885.00	\$270,000.00	\$32,000.00	\$8.00
3317 Ranch Road 620 North/P.O. Box 342349										
Austin, TX 78734-2349	Item Cost	\$17,010.00	\$2,044.00	\$18,648.00	\$62,000.00	\$35,000.00	\$9,885.00	\$270,000.00	\$32,000.00	\$159,560.00

*MATHEMATICAL ERRORS CORRECTED

BID TABULATION
 Bid Date: March 13, 2018

Project: Project: 2017 Water Distribution System Improvements
 Owner: Owner: City of Manor, Texas

Engineer: Jay Engineering Co. Inc.
 Checked By: PMG

Bid Item	35	36		1-A	
Description	Silt Fence, including inspection, maintenance, removal,	Stormwater Pollution Prevention Plan, including Notice of Intent	Total of Bid Items	Installation of concrete meter vault bottom and Sump Pump, drain line, electrical and controls and all appurtenances	Total of Alternate Bid A Items
Quantity	11,000	1		1	
Bidder	Unit	LF	LS	LS	
Sky Blue Utilities, Inc.	Unit Price	\$2.28	\$4,560.00	\$34,659.42	
P.O. Box 1001					
Kingsland, TX 78639	Item Cost	\$25,080.00	\$4,560.00	\$34,659.42	\$34,659.42
Smith Contracting Co., Inc.	Unit Price	\$2.25	\$4,000.00	\$15,000.00	
15308 Ginger St.					
Austin, TX 78728	Item Cost	\$24,750.00	\$4,000.00	\$15,000.00	\$15,000.00
CRU	Unit Price	\$3.00	\$4,873.30	\$16,231.70	
8760 A Research Blvd., #192					
Austin, TX 78758	Item Cost	\$33,000.00	\$4,873.30	\$16,231.70	\$16,231.70
Denbow Company Inc Utility Construction	Unit Price	\$3.00	\$2,000.00	\$8,000.00	
300 Mercer Street, Ste. 101					
Dripping Springs, TX 78620	Item Cost	\$33,000.00	\$2,000.00	\$8,000.00	\$8,000.00
Lowden Excavating, Inc.	Unit Price	\$2.75	\$31,826.40	\$26,400.00	
P.O. Box 1769					
Wimberley, TX 78676	Item Cost	\$30,250.00	\$31,826.40	\$26,400.00	\$26,400.00
Bell Contractors, Inc.	Unit Price	\$2.22	\$2,560.72	\$8,495.15	
3082 W. Hwy. 190					
Belton, TX 76513	Item Cost	\$24,420.00	\$2,560.72	\$8,495.15	\$8,495.15
Austin Engineering Co., Inc.	Unit Price	\$4.00	\$7,000.00	\$30,000.00	
3317 Ranch Road 620 North/P.O. Box 342349					
Austin, TX 78734-2349	Item Cost	\$44,000.00	\$7,000.00	\$30,000.00	\$30,000.00

*MATHEMATICAL ERRORS CORRECTED