



William D. Mann, Place 1
Chase Mitchell, Place 2
Aaron Moreno, Place 3
James D. Sulcer, Place 4
Vacant, Place 5
Vacant, Alternate Place 1
Vacant, Alternate Place 2

**BOARD OF ADJUSTMENTS
REGULAR MEETING
AGENDA**

Wednesday, October 23, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARINGS

1. **Public Hearing:** Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. **Owner:** Greenbury Development 973, LP. **Applicant:** ALM Engineering, Inc. Scott Dunlop,
Asst. Dev. Services
Director
2. **Public Hearing:** Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. **Owner:** Greenbury Development 973, LP. **Applicant:** ALM Engineering, Inc. Scott Dunlop,
Asst. Dev. Services
Director

REGULAR AGENDA

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| 3. Consideration, discussion, and possible action on the election of a Board of Adjustments Chairperson to serve a one-year term. | Scott Dunlop,
Asst. Dev. Services
Director |
| 4. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc. | Scott Dunlop,
Asst. Dev. Services
Director |
| 5. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc. | Scott Dunlop,
Asst. Dev. Services
Director |

ADJOURNMENT

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

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, October 18, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 23, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

BACKGROUND/SUMMARY:

This is the public comment portion of the waiver request to increase the unit density. The public hearing should be opened then closed and the Board's action on the item follows under the Regular Agenda.

PRESENTATION: ☐ YES ☐ NO

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

See item #4

STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments conduct the public hearing.

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



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 23, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

BACKGROUND/SUMMARY:

This is the public comment portion of the waiver request to reduce the total number of parking spaces. The public hearing should be opened then closed and the Board's action on the item follows under the Regular Agenda.

PRESENTATION: ☐ YES ☐ NO

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

See item #5

STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments conduct the public hearing.

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



AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 23, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the election of a Board of Adjustments Chairperson to serve a one-year term.

BACKGROUND/SUMMARY:

Since this is the first meeting of the BOA a Chairperson must be elected to serve a one-year appointment. The Chairperson leads the meetings by opening and closing them, announcing quorums, calls for and announces votes, announcing any one who has signed up to speak, and generally controls the decorum of the room.

PRESENTATION: ☐YES ☐NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments elect a Chairperson to serve a one-year term ending 1/1/2021

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 23, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

BACKGROUND/SUMMARY:

Under current R-3 Multi-Family zoning there is a maximum 23 units per acre. Prior to this Board's appointment the Council approved a waiver to allow a different project to exceed the 23 units per acre so our code is being re-written.

PRESENTATION: ☐YES ☐NO

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

Variance Request
Property
Project and Calculations
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments approve a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre.

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



ALM Engineering, Inc. F-3565

September 19, 2019

City of Manor
105 E. Eggleston Street
Manor, TX 78653

Re: Request for Waiver
Manor Commons Multi-Family
13.486 Acre Tract of Land situated in the Green Berry Gates Survey No. 63, ABS 315 and the Calvin Barker Survey No. 38, ABS 58 in Travis County, Texas

City of Manor City Council:

Please accept this letter, on behalf of Alliance Residential Company, as a written request for a Waiver of Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) related to maximum unit density for the above referenced project.

Per Section 34(a), no more than 23 units per acre are allowed for proposed development. We are requesting a waiver to increase this from 23 units per acre to 23.21 units per acre.

The current plan includes 306 units to be located on the proposed property. The current acreage of 13.486 acres would allow 310 units at 23 units per acre. We are being required to dedicate approximately 27 feet of Right of Way along the north side of Old Hwy 20 as part of the platting process. This would reduce the final lot acreage to roughly 13.211 acres. 306 units on this reduced acreage would push the density to slightly less than 23.2 units per acre. We are requesting this waiver based on the hardship created by the Right of Way dedication.

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

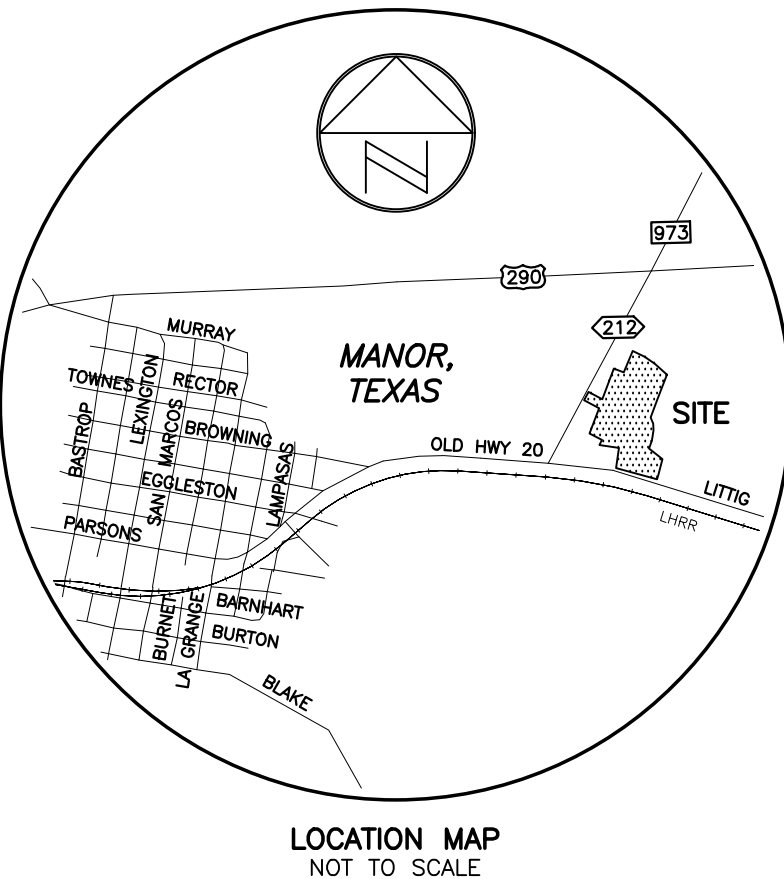
Sincerely,

Matt Mitchell, P.E.



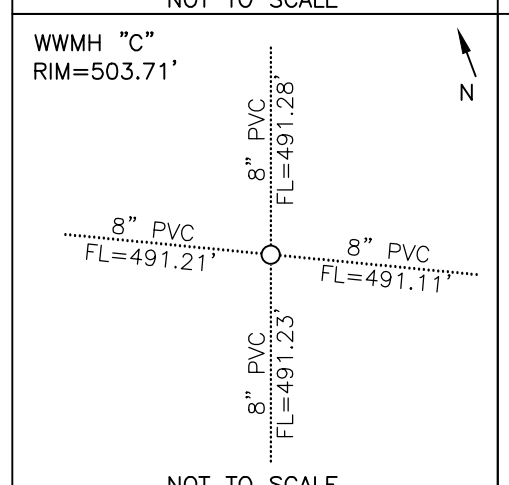
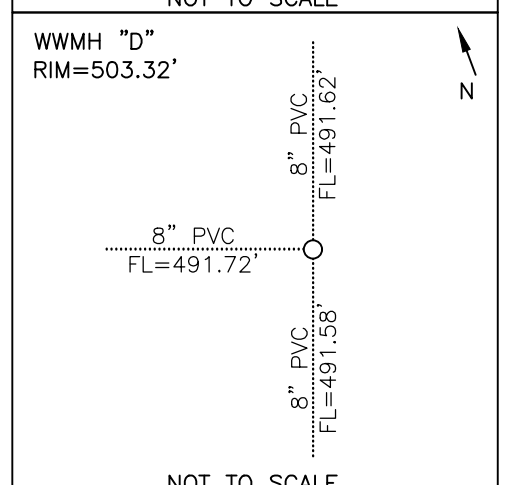
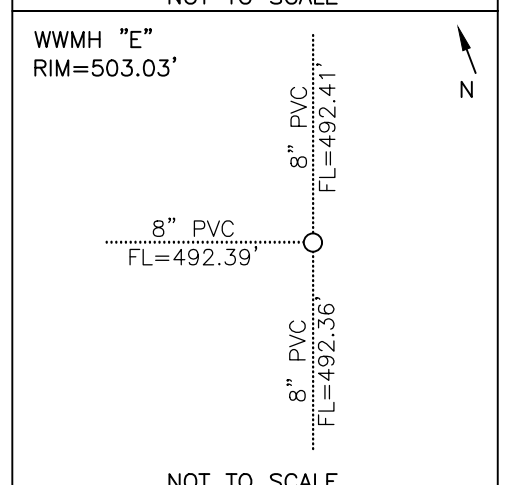
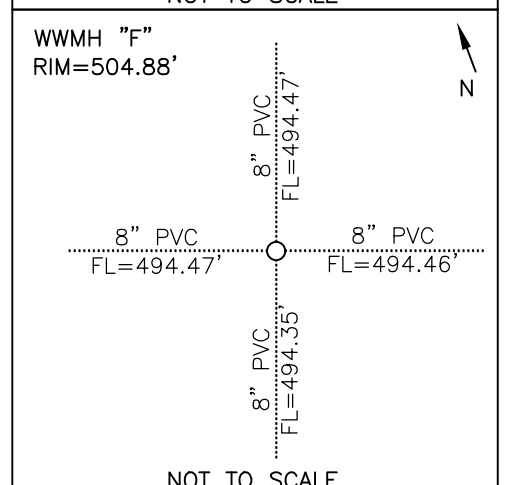
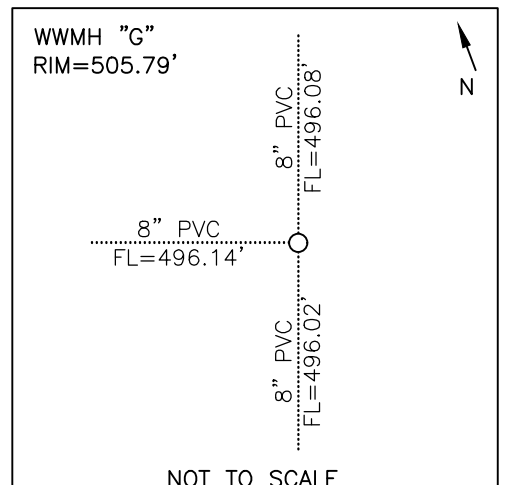
9-19-2019

AN ALTA/NSPS LAND TITLE SURVEY OF 13.486 ACRES (APPROXIMATELY 587,458 SQ. FT.) IN THE GREEN BERRY GATES SURVEY NO. 63, ABS. 315 AND THE CALVIN BARKER SURVEY NO. 38, ABS. 58 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 39.15 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 104.61 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT GREENBURY, L.P. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 15, 2005 AND RECORDED IN DOCUMENT NO. 2005237215 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

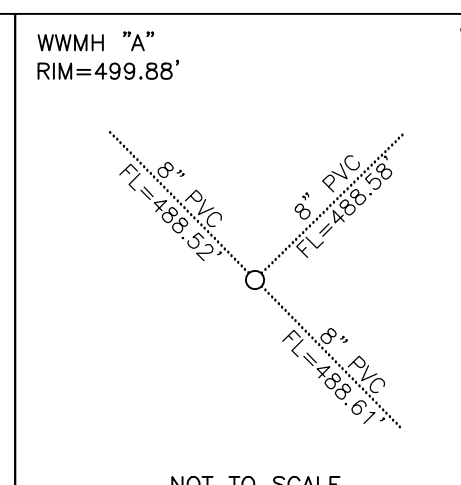
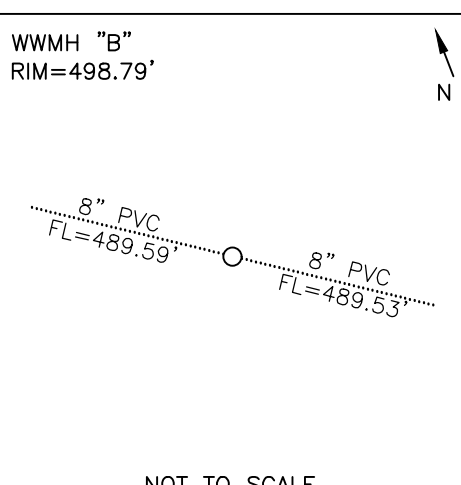


SCALE: 1" = 40'
GRAPHIC SCALE
40 20 0 40

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "DAMOND SURVEYING" CAP FOUND
 - 1/2" REBAR WITH "HOLT CASON" CAP FOUND
 - 1/2" REBAR WITH "VARA SURVEYING" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - 1" IRON PIPE FOUND
 - 600 NAIL FOUND IN 4" CEDAR POST
 - "X" IN CONCRETE FOUND
 - BENCHMARK/CONTROL POINT
 - CLEANOUT
 - STUB OUT
 - FIRE HYDRANT
 - WATER VALVE
 - UNDERGROUND GAS MARKER
 - LIGHT POLE
 - POWER POLE
 - DUY WIRE
 - SDW
 - WASTEWATER MANHOLE
 - UNDERGROUND FIBER MARKER
 - TELECOM UTILITY
 - OVERHEAD UTILITIES
 - EDGE OF ASPHALT PAVEMENT
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - D.E. DRAINAGE EASEMENT
 - G.E. GAS EASEMENT
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - () RECORD INFORMATION



MANHOLE AND INLET NOTE:
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
018 (LO)	17' 11' 11'	(29.5)
INDIVIDUAL TRUNK DIA. (IN INCHES)		
TOTAL (ROOT ZONE)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
CE = CEDAR ELM		
HB = HACKBERRY		
MS = MESQUITE		
541 CE 11 (11)		
542 CE 9 (9)		
543 CE 8 (8)		
544 CE 8 (8) DEAD		
545 CE 8 (8)		
546 CE 9 (9)		
547 CE 8 (8) DEAD		
548 CE 8 (8)		
549 CE 10 (10)		
550 CE 9 8 (13)		
551 CE 9 (9)		
552 CE 10 (10)		
553 CE 16 (16)		
554 CE 10 (11)		
555 CE 9 (9)		
556 CE 9 (9)		
557 CE 11 (11)		
558 CE 11 (11)		
559 MS 13 8 (17)		
560 CE 10 9 (14.5)		
561 CE 9 7 (12.5)		
562 CE 8 (8)		
563 CE 8 (8)		
564 CE 14 (14)		
565 CE 16 (16)		
566 CE 14 (14)		
567 CE 14 (14)		
568 CE 8 (8)		
569 CE 13 (13)		
570 CE 10 (10)		
571 CE 14 12 11 (25.5)		
572 CE 8 (8)		
573 MS 10 (10)		
574 CE 13 (13)		
575 HB 8 (8)		
576 MS 10 (10)		
577 HB 8 (8)		
578 MS 12 9 (16.5)		
579 CE 8 7 (11.5)		
580 CE 11 8 (15)		

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD. HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	S21°05'35"W	219.41'	(S21°05'35"W 219.41')
L2	S20°27'25"W	236.54'	(S20°27'25"W 236.54')
L3	S23°49'08"E	76.46'	(S23°49'08"E 76.46')
L4	S00°45'14"E	72.27'	(S00°45'14"E 72.27')
L5	S08°12'04"W	113.36'	(S08°12'04"W 113.36')
L6	S20°32'02"W	108.42'	(S20°32'02"W 108.42')
L7	S51°55'18"E	197.23'	(S51°55'18"E 197.23')
L8	S15°36'22"W	145.21'	(S15°36'22"W 145.21')
L9	S15°36'22"W	26.59'	(S15°36'22"W 26.59')
L10	N72°52'00"W	252.55'	(N72°52'00"W 252.55')
L11	S23°37'27"W	3.13'	(S23°37'27"W 3.09')
L12	N72°59'19"W	30.75'	(N72°59'19"W 30.33')
L13	N08°18'32"E	195.93'	(N08°18'32"E 196.10')
L14	N81°40'04"W	214.34'	(N79°20'16"W 214.14')
L15	N24°46'02"E	57.17'	(N27°08'50"E 57.17')
L16	N63°10'06"W	158.70'	(N63°01'11"W 158.80')
L17	N02°29'43"E	684.96'	(N03°15'52"E 684.96')
L18	S68°54'03"E	199.71'	(S68°54'03"E 199.71')
L19	N21°20'10"E	240.88'	(N21°20'10"E 240.88')
L20	S54°32'45"E	121.63'	(S54°32'45"E 121.63')
L21	S54°32'45"E	50.76'	(S54°32'45"E 50.76')
L22	N67°42'19"W	77.84'	(N67°42'19"W 78.05')
L23	N22°25'53"E	90.15'	(N22°25'53"E 90.00')

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	2635.35'	3°35'51"	165.47'	N74°35'51"W	165.44'	(N72°19'45"W 165.99')
C2	9910.00'	0°03'09"	9.08'	N20°31'18"E	9.08'	(N20°31'18"E 9.08')
C3	955.00'	14°08'06"	235.60'	S54°46'36"E	235.00'	(S54°46'36"E 235.00')
C4	955.00'	5°50'56"	97.40'	N64°45'57"W	97.35'	(N64°45'57"W 97.35')
C5	25.00'	90°11'38"	39.35'	S68°55'07"W	35.42'	(S67°07'02"W 35.47')
C6	9910.00'	11°17'59"	224.63'	N21°11'53"E	224.82'	(N21°11'53"E 224.82')
C7	9910.00'	0°48'44"	140.49'	N22°15'14"E	140.49'	(N22°15'14"E 140.35')
C8	1045.00'	23°40'15"	431.72'	S55°49'56"E	428.68'	(S55°49'56"E 429.08')

BENCHMARK INFORMATION:
BM #1: MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF RING DRIVE APPROX. 11' EAST OF THE INTERSECTION OF F.M. 973 AND RING DRIVE, AND APPROX. 27' EAST OF A LIGHT STANDARD ALSO LOCATED ALONG THE NORTH SIDE OF RING DRIVE.
ELEVATION = 510.49'
BM #2: MAG NAIL WITH WASHER SET IN CONCRETE DRAINAGE OPENING LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20 APPROX. 792' EAST OF THE INTERSECTION OF F.M. 973 AND OLD HIGHWAY 20 AND APPROX. 11' EAST OF AN ASPHALT DRIVEWAY ALSO LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20.
ELEVATION = 507.85'
VERTICAL DATUM: NAVD 88 (CGD 128)

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Alamo Title Insurance Company
G.F. No.: ATC1908535 Effective Date: 3/28/19 Issued: 6/11/19
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
10a. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric lines and systems easement
Recording No: Volume 580, Page 139, Deed Records of Travis County, Texas --- May affect, document does not provide enough information to accurately locate the easement.
10b. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Manville Water Supply Corp
Purpose: water pipeline easement
Recording No: Volume 4823, Page 1803, Deed Records of Travis County, Texas --- May affect, document does not provide enough information to accurately locate the easement.
10c. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Manville Water Supply Corp
Purpose: water line easement
Recording No: Volume 7494, Page 470, Deed Records of Travis County, Texas --- Subject to, not plottable
10d. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: wastewater utility easement
Recording No: Document No. 2005066489, Official Public Records of Travis County, Texas --- Does not affect
10e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: temporary construction easement
Recording No: Document No. 2005066490, Official Public Records of Travis County, Texas --- Does not affect
10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: temporary construction easement
Recording No: Document No. 2005066493, Official Public Records of Travis County, Texas --- Subject to, as shown
10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: temporary construction easement
Recording No: Document No. 2005066494, Official Public Records of Travis County, Texas --- Subject to, as shown
10h. Easement(s), terms, conditions and stipulations contained in that certain document:
Enlited: Temporary Access and Roadway Easement Agreement
Enlited by: Greenview Development Greenbury, L.P., a Texas limited partnership, Greenview Development 973, L.P., a Texas limited partnership, and LDG Development, LLC, a Kentucky limited liability company
Recording Date: November 9, 2018
Recording No: Document No. 2018176061, Official Public Records of Travis County, Texas
Reference is hereby made to said document for full particulars. --- Subject to, as shown
10i. Easement(s), terms, conditions and stipulations contained in that certain document:
Enlited: Access, Roadway and Utility Easement Agreement
Enlited by: LDG Development, LLC, a Kentucky limited liability company, Greenview Development Greenbury, L.P., a Texas limited partnership, and Greenview Development 973, L.P., a Texas limited partnership
Recording Date: November 9, 2018
Recording No: Document No. 2018176063, Official Public Records of Travis County, Texas
Reference is hereby made to said document for full particulars. --- Does not affect
10j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: wastewater utility easement
Recording No: Document No. 2018176063, Official Public Records of Travis County, Texas --- Subject to, as shown
10k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: wastewater utility easement
Recording No: Document No. 2018176063, Official Public Records of Travis County, Texas --- Subject to, as shown
10l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Manor, Texas
Purpose: wastewater utility easement
Recording No: Document No. 2018176063, Official Public Records of Travis County, Texas --- Subject to, as shown
10m. Matters contained in that certain document:
Recording Date: October 21, 2009
Recording No: Document No. 2009176556, Official Public Records of Travis County, Texas
Reference is hereby made to said document for full particulars. --- Subject to

FLOOD-PLAIN NOTE:
Small portions of the tract shown hereon lie within Zone "AE" (areas determined to be within the 100 annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on letter of map revision (LOMR) 15-06-2824P, effective date April 11, 2016, for Travis County, Texas and incorporated areas. If this site is not within a identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:
ATTACHMENTS: Maps and Sounds Description
BEARING BASIS:
THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.
SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
• Alliance Realty Partners, LLC
• Greenview Development 973, L.P., a Texas Limited Partnership
• Alamo Title Insurance
• Alamo Title Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 8, 13 & 14 of Table A thereof. The field work was completed on 7/26/19.
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
jben@earlysurveying.com

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8551
FIRM NO. 10194487

PROJECT NO.: 1017-001
DRAWING NO.: 07/29/19
PLOT DATE: 07/29/19
PLOT SCALE: 1" = 40'
DRAWN BY: MAN & JBE
SHEET 01 OF 01

Alliance Residential Company Manor Commons Unit Density Waiver Request

Increase Unit Density from 23 Units/Acre to 23.21 Units/Acre



SITE DATA

SITE LOCATION
MANOR, TX

STRUCTURE
3 STORY GARDEN APARTMENTS

SITE DENSITY
NET SITE AREA +/-13.186 GROSS ACRES
TOTAL UNITS 308
PROPOSED DENSITY +/- 23.21 UNITS/GROSS AC
PROPOSED SITE AREA AND DENSITY ASSUMES
A ROW DEDICATION OF 0.3 ACRES

UNIT MIX		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	174 (835 s.f.)	57%
TWO BEDROOM	132 (1,180 s.f.)	43%
THREE BEDROOM	0	0%
TOTAL	306	100.0%
NUMBER OF BEDS	438	
NET RENTABLE AREA	301,050 N.S.F.	
AVERAGE UNIT SIZE	983.8 N.S.F.	

PARKING REQUIRED		
TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	1.8	313
TWO BEDROOM	1.8	238
THREE BEDROOM	N/A	0
TOTAL		551

PARKING PROVIDED	
STANDARD LEASING SPACES	8
TUCK-UNDER GARAGE SPACES	0
DETACHED GARAGE SPACES	0
SURFACE SPACES	530
CARPORT	0
TOTAL STANDARD	538
LEASING VAN HC SPACES	2
SURFACE VAN HC SPACES	0
SURFACE STANDARD HC SPACES	12
DETACHED GARAGE HC SPACES	0
CARPORT ACCESSIBLE	0
TOTAL HC	14
TOTAL	552 (1.8)



DENSITY STUDY
SCALE: 1:150

MANOR COMMONS
ATTAINABLE - MANOR, TX

19160

8.27.2019



Unit Density Waiver Request Data

1 Bedroom Apartments	174
2 Bedroom Apartments	132
Total Apartment Units	306
Net Site Area in Acres (Including 0.3 Acre On-Site Utility Easement)	13.186
Gross Site Area in Acres (Excluding 0.3 Acre On-Site Utility Easement)	13.486

Unit Density Waiver Request

Currenet Code: Maximum Unit Density per Acre	23.0
Waiver request to increase current Density per Acre code (Incl. ROW Ded.)	23.21
Waiver request to increase current Density per Acre code (Excl. ROW Ded.)	22.72

Additional Benefits of Density Waiver

City of Manor Household Increase	3.00
City of Manor Median Household Income **	\$59,855
Increased Household Income to Manor	\$179,565
Additional Retail Sales (\$9,645 per capita in 2012*)	\$57,870

* NMHC 2017 American Community Survey

** According to US Census Bureau

Alliance Residential Company

South Texas Division Overview



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For more information contact:

CYRUS BAHRAMI

Managing Director, South Texas
713.800.1745
cbahrami@allresco.com

JEFF DILTZ

Development Director, Austin/San Antonio
281.381.1568
jdiltz@allresco.com

MARK BRAMLETT

Development Director, Houston
713.800.1784
mbramlett@allresco.com

BRANDON FLEETWOOD

CFO, South Texas
602.359.0529
bfleetwood@allresco.com

“A VERTICALLY-INTEGRATED,
U.S. MULTIFAMILY
OPERATING COMPANY”

ONE THE LARGEST, PRIVATE U.S. MULTIFAMILY COMPANIES

The firm is privately-owned and capitalized exclusively by its active principal – it has no institutional/outside company ownership or company debt. We offer a vertically integrated platform with expertise across acquisition, development, redevelopment, asset management, property management and investment management, as well as investor capabilities in a core, value-add and development capacity that can rarely be accessed without the use of multiple managers. Alliance has 35 regional offices nationwide, with a proven track record of buying, building and managing throughout the West, Southwest, Central, Southeast, Mid-Atlantic and Northeast.

NATIONAL NETWORK, LOCAL FOCUS

Our national presence, complemented by local-market expertise, allows Alliance to deliver a number of crucial resources, including best-in-class operational practices, information sharing and a broad-based support infrastructure. Alignment of interests with our national company and capital partners allows each local office to focus on maximizing returns through strategies that relate to the local markets.

INFRASTRUCTURE DESIGNED TO LEVERAGE RESOURCES

Having multiple disciplines under one roof on a national scale allows us to parlay the strengths and insights of our investment and operations teams into a strategic advantage for our clients and communities. In-house property management also separates true multifamily operators from financial engineers and momentum players. Overall, it takes years of commitment to achieve the optimal quality and scale of these services, which deters many from even attempting.

HIGH ACTIVITY IN RECENT YEARS

Alliance Residential Company is one of the largest multifamily developers and the fourth largest multifamily manager in the nation. Our exclusive focus on multifamily investing and aggressive risk management allowed us to navigate the previous downturn successfully, thus there are no legacy concerns. Modest leverage, and a lack of for-sale exposure or unentitled land investing, have always been mainstays of our strategic plan.

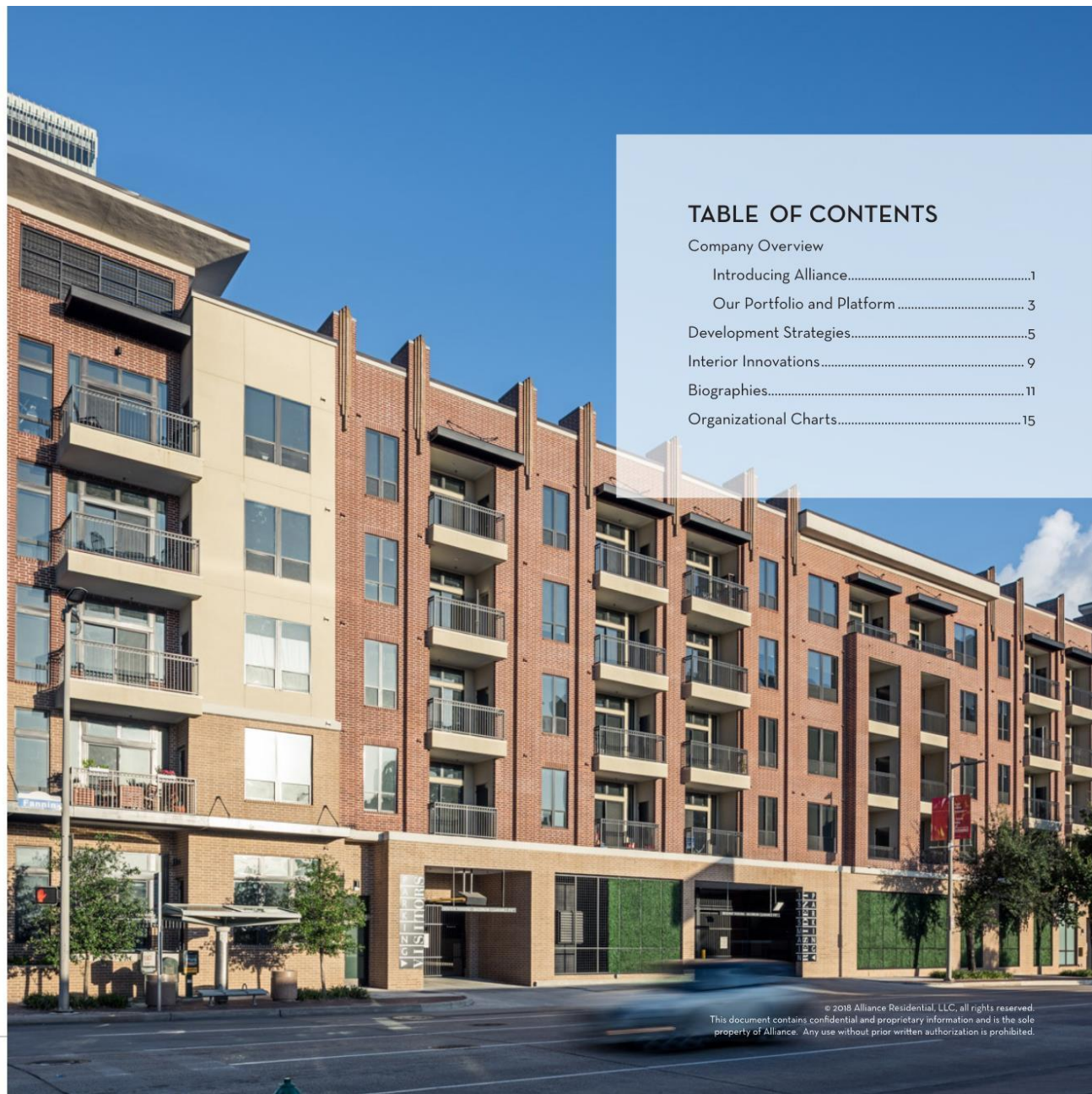


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Company Overview

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Our Portfolio and Platform 3

Development Strategies.....5

Interior Innovations 9

Biographies.....11

Organizational Charts.....15

NATIONAL PRESENCE



- One of the largest private U.S. multifamily companies with 35 offices throughout the West, Southwest, South-Central, Southeast, Mid-Atlantic and Northeast
- Headquartered in Phoenix, AZ
- Active buyer, builder and manager across 20 states and 33 metropolitan areas
- \$4.4B principal portfolio (11,000+ units)
- \$15B managed portfolio (94,000+ units)

SPONSOR STRENGTH & TENURED TEAM

- Principals have strong track record of working together through multiple cycles since the mid-1980s.
- Alliance principals have extensive public company management experience, including taking Gables Residential public in 1994 and merging with BRE Properties in 1997.
- We are a privately-owned firm capitalized exclusively by active principals, ensuring no institutional/ outside ownership or company debt.

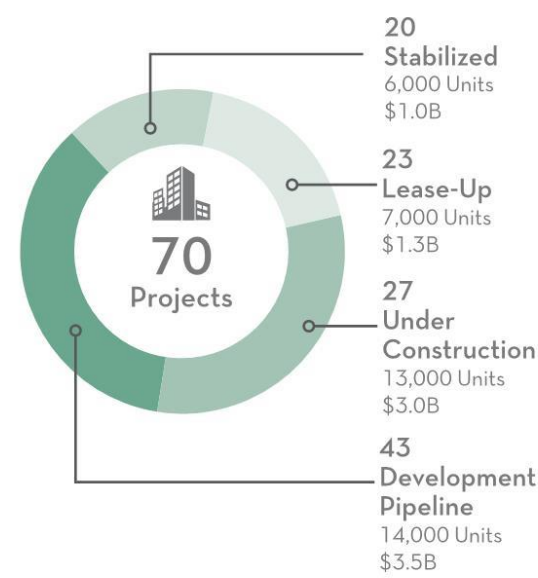
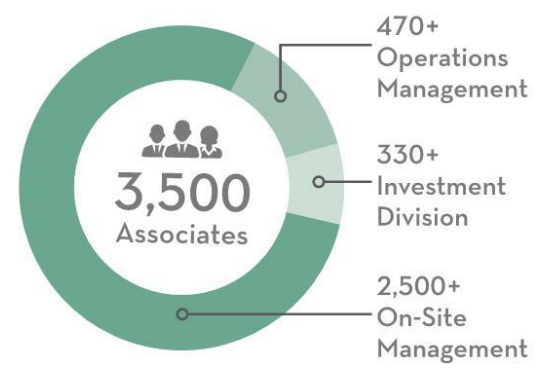
STRATEGIC SOURCING & EFFICIENT EXECUTION

- Alliance investment and development teams identify market opportunities in conjunction with property management.
- We focus on a research-driven process with strong underwriting discipline, and offer in-house capabilities for acquiring, repositioning and restructuring financial instruments. REOs and short sales are done off-market with pre-existing clients.
- Attractive risk-adjusted returns are achieved through lower costs and better alignment of interests with a manager that has an owner/operator mentality.

RISK MANAGEMENT

- Our commitment to identifying, managing and mitigating risk across our portfolio and at the corporate level is a key factor of our success.
- In-place policies and procedures, as well as coordinated communication between departments, ensures a proactive troubleshooting and problem-solving mechanism.





VALUE OF THE VERTICALLY-INTEGRATED PLATFORM

SOURCING	<ul style="list-style-type: none"> Alliance's acquisitions team leverages its financial, banking and brokerage contacts to generate deal flow and a significant investment pipeline Regional investment teams access opportunities through local relationships In-house property management team provides exceptional market data and area knowledge
UNDERWRITING/ CLOSING	<ul style="list-style-type: none"> Comprehensive investment analysis using in-house management platform, third-party research and local/national expertise Extensive due diligence includes review of financials, the surrounding market and performance, as well as a physical inspection Broad network of lender relationships and conservative leverage approach maintain financial flexibility and mitigate performance risks Investment committee reviews/approves all underwriting/financing
ASSET MANAGEMENT/ REPOSITIONING	<ul style="list-style-type: none"> Dedicated asset engineering team improves renovation capacity and maintenance operation, helping increase performance and value Regional construction companies function as general contractors on ground-up developments and major capital renovation programs Management platform facilitates a closer connection to the real estate, enhances talent retention and vendor buying power, and achieves overall operating efficiencies
INVESTMENT EXIT	<ul style="list-style-type: none"> Extensive disposition analysis considers market conditions, property-specific issues, and the current and prospective capital markets Broad network of broker relationships support disposition analysis and provide flexibility on representation Hold/sell analysis focuses on pricing and timing of the disposition



October 7, 2019

RE: Alliance Manor Commons Multi-Family Unit Density Variance

Dear Property Owner:

The City of Manor Board of Adjustments will be conducting a public hearing to consider a variance request for Alliance Manor Commons Multi-Family. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre.

The Board of Adjustments will convene at 6:30PM on October 23, 2019 at 105 E. Eggleston St. in the City Council Chambers.

Ordinance Requirements:

Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) – 23 units per acre

Requested Variance:

23.21 units per acre

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to the Board members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Assistant Development Director
512-272-5555 ext. 5

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732

GERALDINE TIMMERMANN
PO BOX 4784
AUSTIN , TX 78765-4784

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR , TX 78653-5151

RICKY LANE & LESLIE ANN EARLY
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

RICKY LANE & LESLIE ANN EARLY
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

GREENVIEW DEVELOPMENT GREENBURY L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 23, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20 (m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

BACKGROUND/SUMMARY:

Our code currently requires in one section that 2 spaces per unit and in another section that 2 spaces plus 1/2 space for each bedroom two be provided which is why this variance request is from two provisions of our code. The city council has previously approved a parking reduction for another multi-family project to 1.8 spaces per unit and our code is being modified.

PRESENTATION: ☐ YES ☐ NO

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

Variance Request
Property
Project and Calculations
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments approve a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit.

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



September 13, 2019

City of Manor
105 E. Eggleston Street
Manor, TX 78653

Re: Request for Waiver
Manor Commons Multi-Family
13.486 Acre Tract of Land situated in the Green Berry Gates Survey No. 63, ABS 315 and the Calvin Barker Survey No. 38, ABS 58 in Travis County, Texas

City of Manor City Council:

Please accept this letter, on behalf of Alliance Residential Company, as a written request for a Waiver of Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) related to required parking spaces of the City of Manor Code of Ordinances for the above referenced project.

Per Section 34(b)(iv)(C) and Section 20(m), a minimum of two (2) off-street parking spaces shall be provided for each living unit. We are requesting a waiver to lower the minimum parking spaces from 2 to 1.8 spaces per each living unit.

Alliance Residential Company has provided supporting information which has been included with this waiver request. The information addresses the typical parking rates for surrounding communities based on the mix of one- and two-bedroom apartments as well as the impact of standard occupancy rates. Please review pages 3, 4 & 5 of the information packet for a breakdown of the information.

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

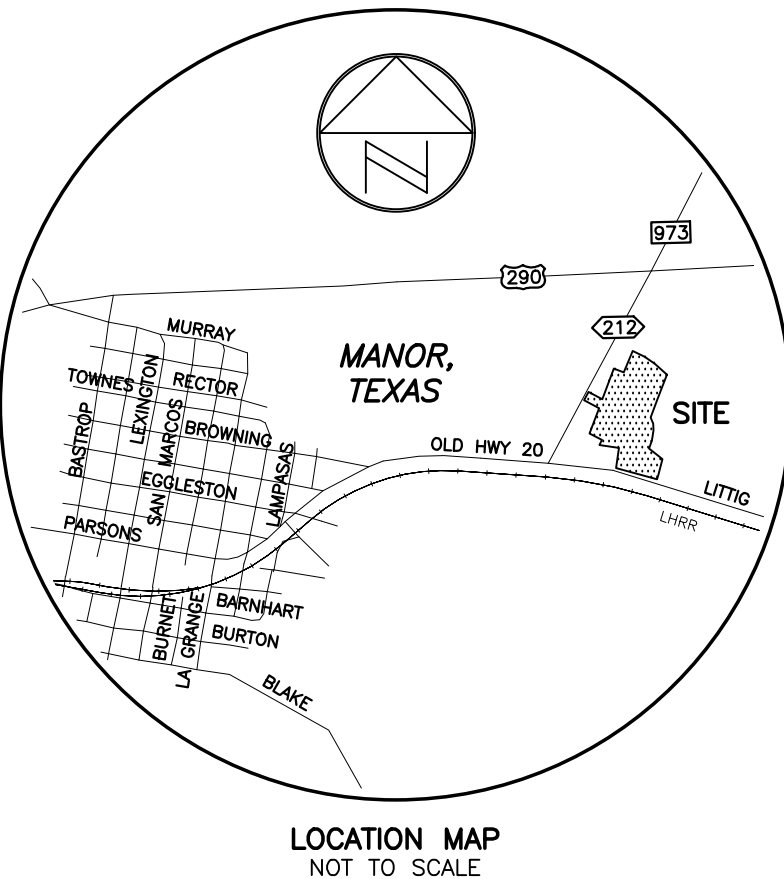
Sincerely,

Matt Mitchell, P.E.



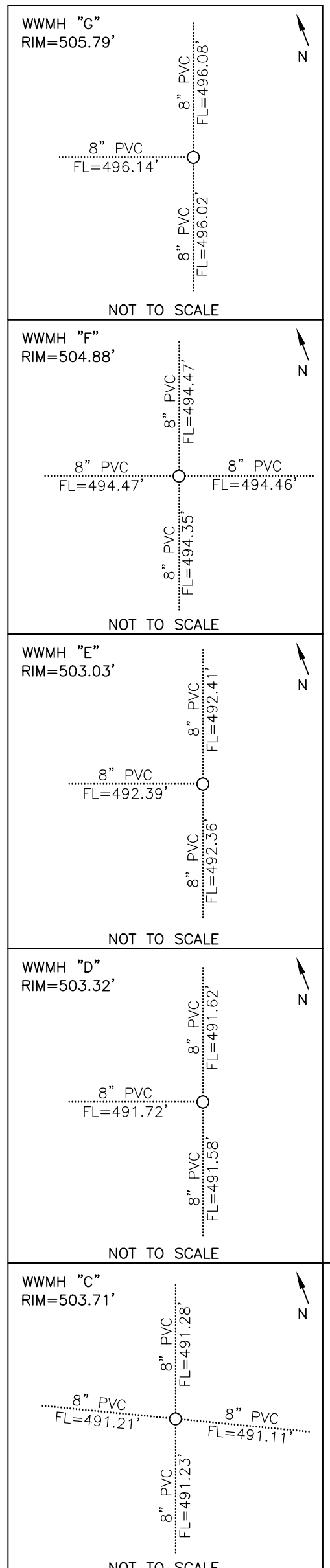
9-13-2019

AN ALTA/NSPS LAND TITLE SURVEY OF 13.486 ACRES (APPROXIMATELY 587,458 SQ. FT.) IN THE GREEN BERRY GATES SURVEY NO. 63, ABS. 315 AND THE CALVIN BARKER SURVEY NO. 38, ABS. 58 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 39.15 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 104.61 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT GREENBURY, L.P. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 15, 2005 AND RECORDED IN DOCUMENT NO. 2005237215 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1" = 40'
GRAPHIC SCALE

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "DAMOND SURVEYING" CAP FOUND
 - 1/2" REBAR WITH "HOLT CASON" CAP FOUND
 - 1/2" REBAR WITH "VARA SURVEYING" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - 1" IRON PIPE FOUND
 - 600 NAIL FOUND IN 4" CEDAR POST
 - "X" IN CONCRETE FOUND
 - BENCHMARK/CONTROL POINT
 - CLEANOUT
 - STUB OUT
 - FIRE HYDRANT
 - WATER VALVE
 - UNDERGROUND GAS MARKER
 - LIGHT POLE
 - POWER POLE
 - DUY WIRE
 - SDW
 - WASTEWATER MANHOLE
 - UNDERGROUND FIBER MARKER
 - TELECOM UTILITY
 - OVERHEAD UTILITIES
 - EDGE OF ASPHALT PAVEMENT
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - D.E. DRAINAGE EASEMENT
 - G.E. GAS EASEMENT
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - () RECORD INFORMATION



TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES)

TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

CE = CEDAR ELM
HB = HACKBERRY
MS = MESQUITE

541	CE	11	(11)
542	CE	9	(9)
543	CE	8	(8)
544	CE	8	(8) DEAD
545	CE	8	(8)
546	CE	9	(9)
547	CE	8	(8) DEAD
548	CE	8	(8)
549	CE	10	(10)
550	CE	9	(9)
551	CE	10	(10)
552	CE	10	(10)
553	CE	16	(16)
554	CE	10	(11)
555	CE	9	(9)
556	CE	9	(9)
557	CE	11	(11)
558	CE	11	(11)
559	MS	13	8 (17)
560	CE	10	9 (14.5)
561	CE	9	7 (12.5)
562	CE	8	(8)
563	CE	8	(8)
564	CE	14	(14)
565	CE	16	(16)
566	CE	14	(14)
567	CE	14	(14)
568	CE	8	(8)
569	CE	13	(13)
570	MS	10	(10)
571	CE	14	12 11 (25.5)
572	CE	8	(8)
573	MS	10	(10)
574	CE	13	(13)
575	HB	8	(8)
576	MS	10	(10)
577	HB	8	(8)
578	MS	12	9 (16.5)
579	CE	8	7 (11.5)
580	CE	11	8 (15)

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD. HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	S21°05'35"W	219.41'	(S21°05'35"W 219.41')
L2	S20°27'25"W	236.54'	(S20°27'25"W 236.54')
L3	S23°49'08"E	76.46'	(S23°49'08"E 76.46')
L4	S00°45'14"E	72.27'	(S00°45'14"E 72.27')
L5	S08°12'04"W	113.36'	(S08°12'04"W 113.36')
L6	S20°32'02"W	108.42'	(S20°32'02"W 108.42')
L7	S51°55'18"E	197.23'	(S51°55'18"E 197.23')
L8	S15°36'22"W	145.21'	(S15°36'22"W 145.21')
L9	S15°36'22"W	26.59'	(S15°36'22"W 26.59')
L10	N72°52'00"W	252.55'	(N72°52'00"W 252.55')
L11	S23°37'27"W	3.13'	(S23°37'27"W 3.13')
L12	N72°59'19"W	30.75'	(N72°59'19"W 30.75')
L13	N08°18'32"E	195.93'	(N08°18'32"E 195.93')
L14	N81°40'04"W	214.34'	(N81°40'04"W 214.34')
L15	N24°46'02"E	57.17'	(N24°46'02"E 57.17')
L16	N63°10'06"W	158.70'	(N63°10'06"W 158.70')
L17	N02°29'43"E	684.96'	(N02°29'43"E 684.96')
L18	S68°54'03"E	199.71'	(S68°54'03"E 199.71')
L19	N21°20'10"E	240.86'	(N21°20'10"E 240.86')
L20	S54°32'45"E	121.63'	(S54°32'45"E 121.63')
L21	S54°32'45"E	50.76'	(S54°32'45"E 50.76')
L22	N67°42'19"W	77.84'	(N67°42'19"W 77.84')
L23	N22°25'53"E	90.15'	(N22°25'53"E 90.15')

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	2635.35'	3°35'51"	165.47'	N74°35'51"W	165.44'	(N74°35'51"W 165.99')
C2	9910.00'	0°03'09"	9.08'	N20°31'18"E	9.08'	(N20°31'18"E 9.08')
C3	955.00'	14°08'06"	235.60'	S54°46'36"E	235.00'	(S54°46'36"E 235.00')
C4	955.00'	5°50'56"	97.40'	N64°45'57"W	97.35'	(N64°45'57"W 97.35')
C5	25.00'	90°11'38"	39.35'	S68°55'07"W	35.42'	(S68°55'07"W 35.42')
C6	9910.00'	11°17'59"	224.63'	N21°11'53"E	224.62'	(N21°11'53"E 224.62')
C7	9910.00'	0°48'44"	140.49'	N22°15'14"E	140.49'	(N22°15'14"E 140.36')
C8	1045.00'	23°40'15"	431.72'	S55°49'56"E	428.68'	(S55°49'56"E 429.08')

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF RING DRIVE APPROX. 11' EAST OF THE INTERSECTION OF F.M. 973 AND RING DRIVE, AND APPROX. 27' EAST OF A LIGHT STANDARD ALSO LOCATED ALONG THE NORTH SIDE OF RING DRIVE.

ELEVATION = 510.49'

BM #2: MAG NAIL WITH WASHER SET IN CONCRETE DRAINAGE OPENING LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20 APPROX. 792' EAST OF THE INTERSECTION OF F.M. 973 AND OLD HIGHWAY 20 AND APPROX. 11' EAST OF AN ASPHALT DRIVEWAY ALSO LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20.

ELEVATION = 507.85'

VERTICAL DATUM: NAVD 88 (CGD 128)

FLOOD-PLAIN NOTE:

Small portions of the tract shown hereon lie within Zone "AE" (areas determined to be within the 100 annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on letter of map revision (LOMR) 15-06-2824P, effective date April 11, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

ATTACHMENTS: Maps and Sounds Description

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

- Alliance Realty Partners, LLC
- Greenview Development 973, LP, a Texas Limited Partnership
- Alamo Title Insurance
- Alamo Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 8, 13 & 14 of Table A thereof.

The field work was completed on 7/26/19.

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
jben@earlysurveying.com

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8551
FIRM NO. 10194487

PROJECT NO.: 1017-001
DRAWING NO.: 07/29/19
PLOT DATE: 07/29/19
PLOT SCALE: 1" = 40'
DRAWN BY: MAN & JBE
SHEET 01 OF 01

Alliance Residential Company Manor Commons Parking Waiver Request

2 spaces/unit to 1.80 spaces/unit



SITE DATA

SITE LOCATION
MANOR, TX

STRUCTURE
3 STORY GARDEN APARTMENTS

SITE DENSITY
NET SITE AREA +/-13.186 GROSS ACRES
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PROPOSED DENSITY +/- 23.21 UNITS/GROSS AC
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DETACHED GARAGE SPACES	0
SURFACE SPACES	530
CARPORT	0
TOTAL STANDARD	538
LEASING VAN HC SPACES	2
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SURFACE STANDARD HC SPACES	12
DETACHED GARAGE HC SPACES	0
CARPORT ACCESSIBLE	0
TOTAL HC	14
TOTAL	552 (1.8)



<u>Parking Reduction Request Data</u>	
1 Bedroom Apartments	174
2 Bedroom Apartments	132
Total Apartment Units	306
<u>Parking Waiver Request</u>	
Current Code: Min Required Parking per Unit	2.0
Total Required parking spaces per code	612
Waiver request to reduce min parking per unit 10% from 2.0 to 1.8	1.8
Total <i>Proposed</i> Parking Spaces	551
US Average Motor Vehicles per Apartment Unit*	1.2
Parking spaces needed based on US Average	367
Parking space reduction requested	61
Expected apartment vacancy rate based on similar apartment locations***	7%
Anticipated Vacant Apartments	22
Anticipated Vacant Parking Spaces	40
Potential Visitor (extra) parking spaces with waiver approval	144
<u>Benefits of Parking Waiver Request</u>	
Impervious Cover at 2.0 spaces/unit (SF)	230,766
Impervious Cover at 1.8 spaces/unit (SF)	209,788
Reduced Impervious Cover with Approved Waiver (SF)	20,978
Approximate Impervious Cover % Decrease with Approved Waiver	10%

* NMHC 2017 American Community Survey

*** Attached Occupancy Analysis

OCCUPANCY ANALYSIS

HOUSTON													
	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Average
Villages of Briar Forest	97.7%	97.5%	96.2%	96.1%	94.9%	96.1%	96.0%	95.2%	93.6%	94.3%	93.6%	91.1%	95.2%
TH at Woodmill Creek	95.2%	95.2%	93.3%	90.1%	87.9%	89.3%	87.7%	86.3%	87.7%	91.3%	92.8%	93.6%	90.9%
Pine Creek Ranch	93.4%	91.1%	88.2%	88.5%	89.6%	91.6%	92.7%	93.6%	93.1%	92.3%	92.0%	91.9%	91.5%
Briar Meadows			95.5%	92.7%	91.6%	91.3%	89.7%	88.3%	90.2%	91.7%	92.1%	92.9%	91.6%
Broadstone Woodmill Creek	90.9%	91.7%	90.5%	90.3%	90.0%	90.3%	88.6%	90.6%	91.5%	90.9%	88.8%	88.1%	90.2%
Broadstone Briar Forest	92.8%	91.6%	91.0%	92.5%	91.3%	90.1%	89.4%	90.0%	89.4%	87.1%	87.5%	91.5%	90.4%
New Territory I	92.1%	90.8%	89.8%	91.8%	95.6%	96.7%	95.0%	93.3%	93.8%	93.1%	92.7%	94.5%	93.3%
New Territory II	93.2%	92.7%	92.4%	93.7%	95.7%	95.7%	93.7%	95.2%	95.0%	93.7%	92.4%	93.5%	93.9%
Houston Average	93.6%	92.9%	92.1%	92.0%	92.1%	92.6%	91.6%	91.6%	91.8%	91.8%	91.5%	92.2%	92.1%

AUSTIN													
	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Average
The Allure	92.5%	91.9%	92.1%	95.0%	94.3%	93.5%	93.9%	93.8%	94.9%	92.4%	94.7%	96.1%	93.8%
Autumn Ranch	91.9%	89.6%	88.6%	88.8%	88.4%	87.9%	86.6%	87.7%	89.6%	89.5%	89.9%	93.7%	89.3%
Broadstone Grand Avenue	92.1%	93.1%	93.5%	96.4%	96.8%	96.1%	95.1%	94.9%	93.1%	94.1%	94.5%	94.3%	94.5%
Meritage at Steiner Ranch	97.2%	96.5%	96.6%	96.5%	93.9%	92.6%	93.0%	93.6%	94.9%	95.6%	95.2%	95.6%	95.1%
Montelena	97.3%	99.1%	98.2%	96.5%	97.1%	96.0%	94.9%	96.2%	95.5%	95.5%	95.6%	95.1%	96.4%
Palm Valley	93.2%	93.2%	91.4%	90.0%	90.1%	91.1%	93.6%	93.0%	93.2%	94.8%	94.7%	96.9%	92.9%
City North at Sunrise Ranch	93.4%	93.9%	92.4%	91.8%	92.9%	93.7%	93.0%	93.4%	93.7%	93.0%	93.5%	95.3%	93.3%
Broadstone Travesia	95.0%	92.6%	91.7%	91.8%	92.4%	91.8%	91.9%	92.6%	95.9%	95.3%	96.5%	97.6%	93.8%
Bristol Heights	91.9%	90.1%	91.8%	93.4%	93.9%	93.8%	93.9%	94.2%	95.3%	95.4%	94.1%	94.7%	93.5%
Austin Average	93.8%	93.3%	92.9%	93.4%	93.3%	92.9%	92.9%	93.2%	94.0%	94.0%	94.3%	95.5%	93.6%

<u>Multifamily Land Use Parking Ratio Comparison</u>		
Municipality	Required Parking	Ratio (50/50 mix)
<i>City of Manor</i>		
1 Bedroom	2 per unit	2 per unit
2 Bedroom	2 per unit	
<i>City of Austin</i>		
1 Bedroom	1.5 per unit	1.75 per unit
2 Bedroom	2 per unit	
<i>City of Round Rock</i>		
1 Bedroom	1.5 per unit	1.75 per unit
2 Bedroom	2 per unit	
<i>City of Leander</i>		
1 Bedroom	1.5 per unit	1.75 per unit
2 Bedroom	2 per unit	

Alliance Residential Company

South Texas Division Overview



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For more information contact:

CYRUS BAHRAMI

Managing Director, South Texas
713.800.1745
cbahrami@allresco.com

JEFF DILTZ

Development Director, Austin/San Antonio
281.381.1568
jdiltz@allresco.com

MARK BRAMLETT

Development Director, Houston
713.800.1784
mbramlett@allresco.com

BRANDON FLEETWOOD

CFO, South Texas
602.359.0529
bfleetwood@allresco.com

“
**A VERTICALLY-INTEGRATED,
U.S. MULTIFAMILY
OPERATING COMPANY**
”

ONE THE LARGEST, PRIVATE U.S. MULTIFAMILY COMPANIES

The firm is privately-owned and capitalized exclusively by its active principal – it has no institutional/outside company ownership or company debt. We offer a vertically integrated platform with expertise across acquisition, development, redevelopment, asset management, property management and investment management, as well as investor capabilities in a core, value-add and development capacity that can rarely be accessed without the use of multiple managers. Alliance has 35 regional offices nationwide, with a proven track record of buying, building and managing throughout the West, Southwest, Central, Southeast, Mid-Atlantic and Northeast.

NATIONAL NETWORK, LOCAL FOCUS

Our national presence, complemented by local-market expertise, allows Alliance to deliver a number of crucial resources, including best-in-class operational practices, information sharing and a broad-based support infrastructure. Alignment of interests with our national company and capital partners allows each local office to focus on maximizing returns through strategies that relate to the local markets.

INFRASTRUCTURE DESIGNED TO LEVERAGE RESOURCES

Having multiple disciplines under one roof on a national scale allows us to parlay the strengths and insights of our investment and operations teams into a strategic advantage for our clients and communities. In-house property management also separates true multifamily operators from financial engineers and momentum players. Overall, it takes years of commitment to achieve the optimal quality and scale of these services, which deters many from even attempting.

HIGH ACTIVITY IN RECENT YEARS

Alliance Residential Company is one of the largest multifamily developers and the fourth largest multifamily manager in the nation. Our exclusive focus on multifamily investing and aggressive risk management allowed us to navigate the previous downturn successfully, thus there are no legacy concerns. Modest leverage, and a lack of for-sale exposure or unentitled land investing, have always been mainstays of our strategic plan.



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NATIONAL PRESENCE



- One of the largest private U.S. multifamily companies with 35 offices throughout the West, Southwest, South-Central, Southeast, Mid-Atlantic and Northeast
- Headquartered in Phoenix, AZ
- Active buyer, builder and manager across 20 states and 33 metropolitan areas
- \$4.4B principal portfolio (11,000+ units)
- \$15B managed portfolio (94,000+ units)

SPONSOR STRENGTH & TENURED TEAM

- Principals have strong track record of working together through multiple cycles since the mid-1980s.
- Alliance principals have extensive public company management experience, including taking Gables Residential public in 1994 and merging with BRE Properties in 1997.
- We are a privately-owned firm capitalized exclusively by active principals, ensuring no institutional/ outside ownership or company debt.

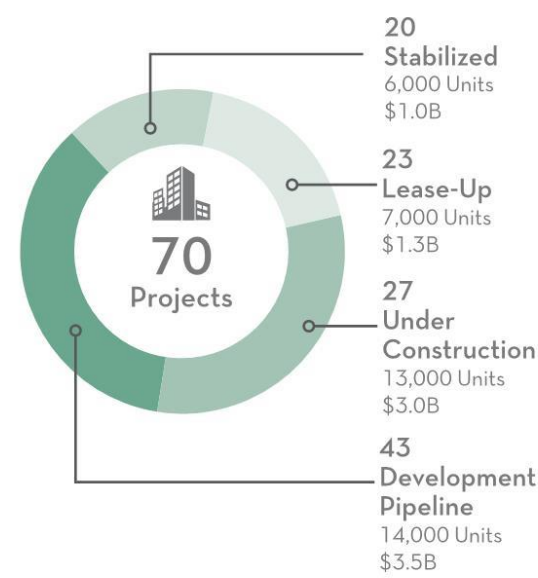
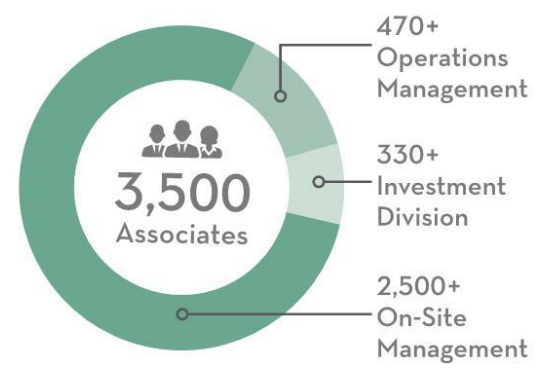
STRATEGIC SOURCING & EFFICIENT EXECUTION

- Alliance investment and development teams identify market opportunities in conjunction with property management.
- We focus on a research-driven process with strong underwriting discipline, and offer in-house capabilities for acquiring, repositioning and restructuring financial instruments. REOs and short sales are done off-market with pre-existing clients.
- Attractive risk-adjusted returns are achieved through lower costs and better alignment of interests with a manager that has an owner/operator mentality.

RISK MANAGEMENT

- Our commitment to identifying, managing and mitigating risk across our portfolio and at the corporate level is a key factor of our success.
- In-place policies and procedures, as well as coordinated communication between departments, ensures a proactive troubleshooting and problem-solving mechanism.





VALUE OF THE VERTICALLY-INTEGRATED PLATFORM

SOURCING	<ul style="list-style-type: none"> Alliance's acquisitions team leverages its financial, banking and brokerage contacts to generate deal flow and a significant investment pipeline Regional investment teams access opportunities through local relationships In-house property management team provides exceptional market data and area knowledge
UNDERWRITING/ CLOSING	<ul style="list-style-type: none"> Comprehensive investment analysis using in-house management platform, third-party research and local/national expertise Extensive due diligence includes review of financials, the surrounding market and performance, as well as a physical inspection Broad network of lender relationships and conservative leverage approach maintain financial flexibility and mitigate performance risks Investment committee reviews/approves all underwriting/financing
ASSET MANAGEMENT/ REPOSITIONING	<ul style="list-style-type: none"> Dedicated asset engineering team improves renovation capacity and maintenance operation, helping increase performance and value Regional construction companies function as general contractors on ground-up developments and major capital renovation programs Management platform facilitates a closer connection to the real estate, enhances talent retention and vendor buying power, and achieves overall operating efficiencies
INVESTMENT EXIT	<ul style="list-style-type: none"> Extensive disposition analysis considers market conditions, property-specific issues, and the current and prospective capital markets Broad network of broker relationships support disposition analysis and provide flexibility on representation Hold/sell analysis focuses on pricing and timing of the disposition



October 7, 2019

RE: Alliance Manor Commons Multi-Family Parking Variance

Dear Property Owner:

The City of Manor Board of Adjustments will be conducting a public hearing to consider a variance request for Alliance Manor Commons Multi-Family. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit.

The Board of Adjustments will convene at 6:30PM on October 23, 2019 at 105 E. Eggleston St. in the City Council Chambers.

Ordinance Requirements:

Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) – 2 parking spaces per unit

Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) – 2 spaces minimum each living unit, ½ space each additional bedroom above two

Requested Variance:

1.8 parking stalls per unit

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to the Board members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Assistant Development Director
512-272-5555 ext. 5

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732

GERALDINE TIMMERMANN
PO BOX 4784
AUSTIN , TX 78765-4784

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR , TX 78653-5151

RICKY LANE & LESLIE ANN EARLY
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

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101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

GREENVIEW DEVELOPMENT GREENBURY L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746-5732