



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Gil Burrell, Place 3  
Mike Burke, Place 4  
Lian Stutsman, Place 5  
Keith Miller, Place 6  
Bill Myers, Place 7

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

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Wednesday, June 12, 2019

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

### REGULAR SESSION – 6:30 P.M.

#### 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 Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

#### CONSENT AGENDA

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

- |  |   |
|--|---|
| 1. Consideration, discussion, and possible action on denying a Concept Plan for Manor RV Addition, three (3) on 31 acres, more or less, located at 13119 US Hwy 290 East, Manor, TX. <b>Applicant:</b> Kimley-Horn & Assoc. <b>Owner:</b> Gordon Weir. | Scott Dunlop,<br>Assistant<br>Development<br>Director |
|--|---|

## PUBLIC HEARINGS

2. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). **Applicant**: Kimley-Horn & Assoc. **Owner**: Las Entradas Development Corporation Scott Dunlop, Assistant Development Director
3. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2). **Applicant**: Pape Dawson **Owner**: Las Entradas Development Corporation Scott Dunlop, Assistant Development Director
4. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2). **Applicant**: AAA Storage LLC **Owner**: AAA Storage LLC Scott Dunlop, Assistant Development Director
5. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2). **Applicant**: Callaway Architecture **Owner**: Pilot and Legacy Opportunity Fund, LLC Scott Dunlop, Assistant Development Director

## REGULAR AGENDA

6. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the May 8<sup>th</sup> 2019 Regular Meeting. Scott Dunlop, Assistant Development Director
7. Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 6, Town of Manor, locally known as 109 West Brenham to allow for a 10-foot rear setback. **Applicant**: Daniel Ramirez **Owner**: Daniel Ramirez Scott Dunlop, Assistant Development Director
8. Consideration, discussion, and possible action on a Setback Waiver for Lot 5, Block 34, Town of Manor, locally known as 501 Jessie Road to allow for a 10-foot rear setback. **Applicant**: Adrian Barbosa **Owner**: Adrian Barbosa Scott Dunlop, Assistant Development Director

## ADJOURNMENT

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

## 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, June 7, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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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](mailto:ltijerina@cityofmanor.org)*



AGENDA ITEM NO. <sup>1</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Concept Plan for Manor RV Addition, three (3) on 31 acres, more or less, located at 13119 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn & Assoc. Owner: Gordon Weir.

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### BACKGROUND/SUMMARY:

This property is in our ETJ. The subdivision has not been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plan

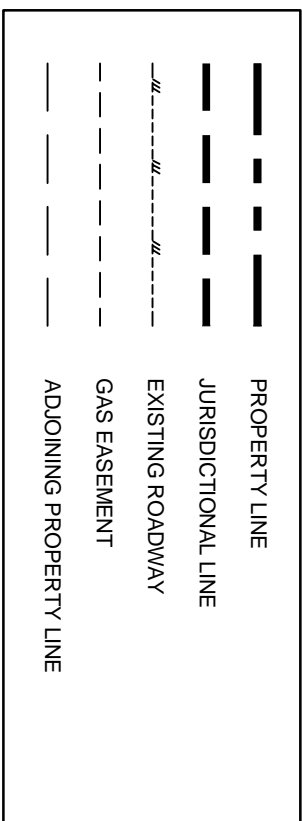
Engineer Comment

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Concept Plan for Manor RV Addition, three (3) on 31 acres, more or less, located at 13119 US Hwy 290 East, Manor, TX.

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



A horizontal graphic scale bar with four segments. The segments are black, white, black, and white from left to right. Above the bar, the numbers 0, 100, 200, and 400 are printed at the segment boundaries. The text 'GRAPHIC SCALE IN FEET' is printed vertically above the scale.



**DEVELOPER:**  
**JEREMY BOYNTON**  
**LAUREATE WEALTH MANAGEMENT**  
**460 N. MAIN ST, SUITE 304**  
**GLEN ELYN, IL 60137**  
**P: 312-300-6765**

**ENGINEER:**  
**ANDREW EVANS, P.E.**  
**KIMLEY-HORN**  
**2600 VIA FORTUNA, TERRACE I, STE. 3000**  
**AUSTIN, TX 78746**  
**P: 512-646-2239**

**RECORD OWNER:**  
**GORDON WIER**  
**13119 US 290 E.**  
**MANOR, TX 78653**

**Know what's below.  
Call before you dig.**

**Know what's below.  
Call before you dig.**

WARNING: CONTRACTOR IS TO  
VERIFY PRESENCE AND EXACT  
LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION.

OF 3

SHEET NUMBER

# MANOR RV ADDITION

CITY OF MANOR  
TRAVIS COUNTY, TEXAS

# CONCEPT PLAN

KHA PROJECT 069259016
DATE APRIL 2019
SCALE: AS SHOWN
DESIGNED BY: BAB
DRAWN BY: BAB
CHECKED BY: ASE



**Kimley»»Horn**

2600 VIA FORTUNA SUITE 300 AUSTIN, TX 78746  
PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM  
©2019 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928

No.	REVISIONS	DATE	BY



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

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Tuesday, June 4, 2019

Bryce Barr  
Kimley-Horn  
2600 Via Fortuna  
Austin 78746  
bryce.barr@kimley-horn.com

Permit Number 2019-P-1195-CP  
Job Address: 13119 US 290 E, Manor, TX. 78653

Dear Bryce Barr,

The first submittal of the 13119 US Hwy 290 E Concept Plan (*Concept Plan*) submitted by Kimley-Horn and received on May 10, 2019, 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. There were exhibits submitted with the Concept Plan that were NOT and will NOT be reviewed as they are not required to be submitted with the Concept Plan. The exhibits that WILL NOT be reviewed as part of the Concept Plan are: plat drainage exhibit, plat driveway exhibit and plat utility exhibit.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(3), a location map drawn at a scale of 2000 feet per inch showing the area within a one-mile radius of the proposed subdivision should be shown on the Concept Plan.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(7), proposed major categories of land use by acreage should be shown on the Concept Plan.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(i), the estimated number of LUEs required for each category of lots should be shown on the Concept Plan.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(ii), the traffic volume to be generated by all proposed development other than single family should be listed on the Concept Plan.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(9), proposed and existing arterial and collector streets to serve the general area should be shown on the Concept Plan.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11), significant drainage features and structures including any regulatory one hundred year floodplains should be shown on the Concept Plan.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12), significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.
9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(15) the location of City Limit lines and/or the outer border of the City's ETJ, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be shown on the Concept Plan.
10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(16), a proposed phasing plan for the development should be provided on the Concept Plan.
11. The City of Manor signature blocks should be added to the Concept Plan. A copy will be provided.
12. A submittal date should be listed on the Concept Plan.

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](http://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.



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation

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### BACKGROUND/SUMMARY:

This rezoning is for the portion of Las Entradas north of 290. They are seeking to expand Light Commercial (C-1) acreage, add Multi-Family (R-3) and diminish single family (R-2). There are ongoing PID negotiations that the city council and staff are engaged in with the developer and as part of that discussion land use and proposed commercial square footages are being discussed. At this time the proposed land use and resulting commercial square footage calculations have not been approved so it is too early to be rezoning the area in accordance with an unapproved land plan. Staff requests a postponement of the public hearing and consideration until the July 10th P&Z meeting.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent  
Rezoning Map  
Notice Letter  
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission postpone a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1) until July 10, 2019.

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

April 25, 2019

City of Manor  
Attn: Scott Dunlop  
105 E. Eggleston St.  
Manor, Texas 78653

**Re: Las Entradas North  
12.6-Acre Multi-Family, 1.69/9.86-Acre Tracts – Letter of Intent  
Northwest of the Intersection of US Highway 290 and Gregg Manor Road  
Manor, Texas 78653**

Dear Staff:

Please accept this Summary Letter for the above referenced project. The proposed Las Entradas North development is located along the westbound frontage of US Highway 290 in Manor, Texas. The existing property consists of a 12.3-acre developed tract, and approximately 92 acres of undeveloped land.

A concept plan for the parent tract was previously approved on 08/14/2013, which had originally designated the subject tracts as single-family residential use. Due to market demand, multi-family and commercial uses are now being considered for 12.6 acres and 11.55 acres of land within the existing single family residential use, respectively. Therefore, the Owner intends to submit an application to rezone these tracts of land from R-2 (Single Family Residential) to R-3 (Multi-Family Residential) and C-1 (Light Commercial).

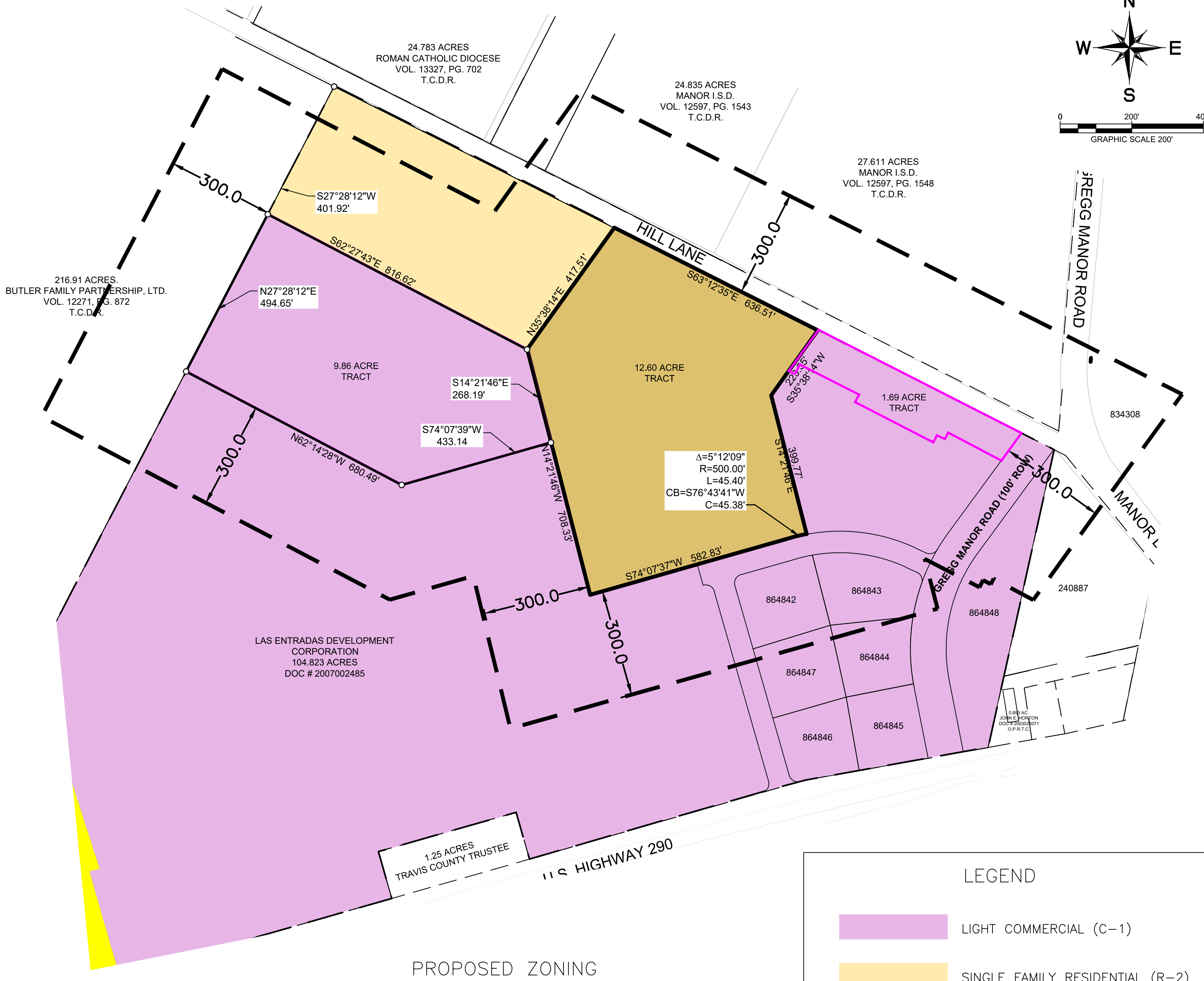
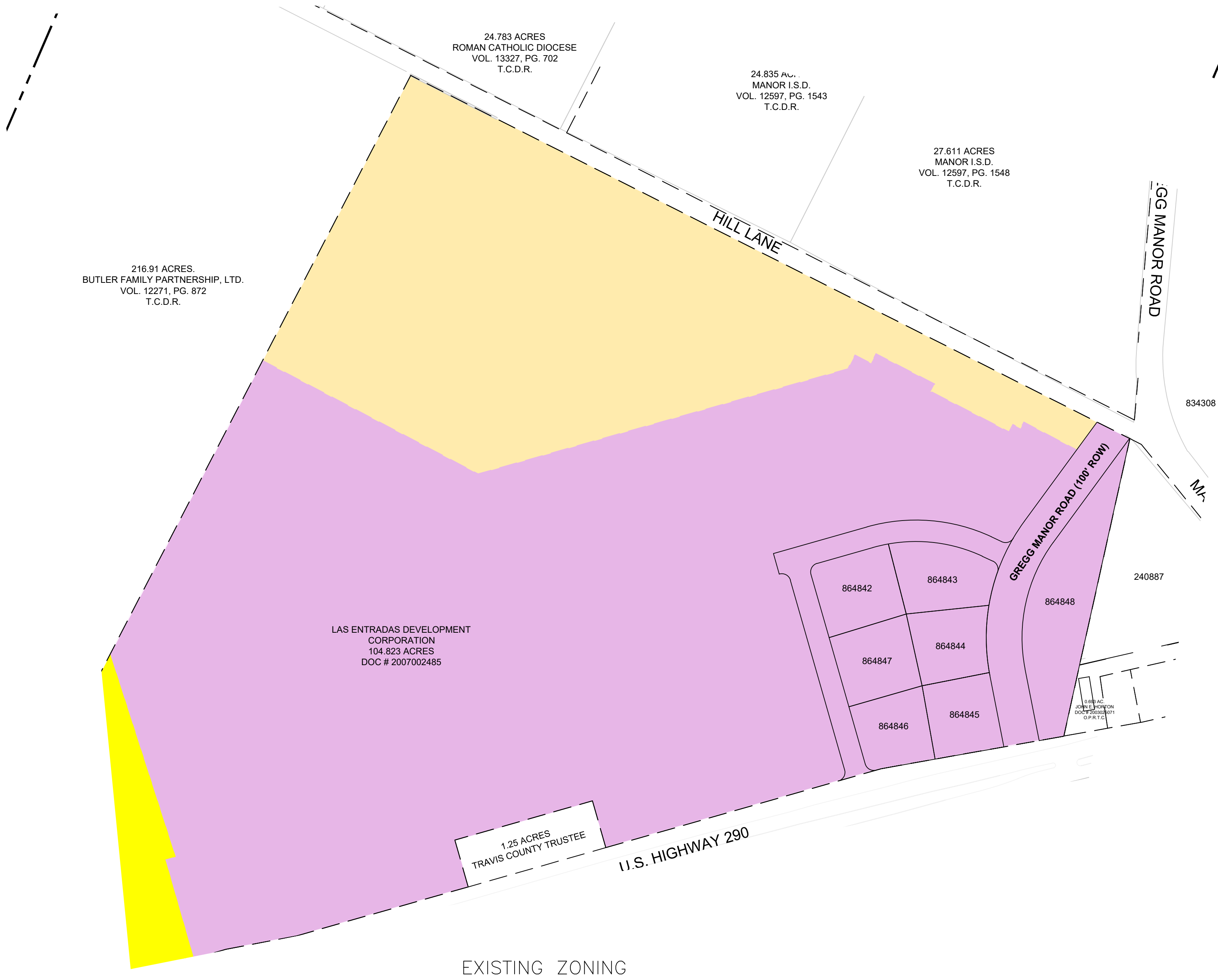
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brett Burke  
Project Manager



LAS ENTRADAS NORTH - LAND USE COMPARISON				
LAND USE	Existing Acres	Proposed Acres	Delta	
Light Commercial (C-1)	70.4	75.7	5.3	
Multi Family (R-3)	0	12.6	12.6	
Single Family Residential (R-1)	8.5	8.5	0	
Single Family Residential (R-2)	25.7	7.8	-17.9	
Total	104.6	104.6		

LEGEND

LIGHT COMMERCIAL (C-1)

SINGLE FAMILY RESIDENTIAL (R-2)

MULTI-FAMILY RESIDENTIAL (R-3)

SINGLE FAMILY RESIDENTIAL (R-1)

# LAS ENTRADAS NORTH - ZONING COMPARISON

Manor, Texas  
April 19

INSET DETAIL – 1.69-ACRE TRACT

Kimley»Horn

10814 Jollyville Road  
Building IV, Suite 300  
Austin, Texas 78759  
512-418-1771  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH AFFECTED AGENCIES, AND/OR OTHER DATA.



May 28, 2019

RE: Las Entradas North Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for Las Entradas North. 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 rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1).**

The Planning and Zoning Commission will convene at 6:30PM on June 12, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 19, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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 Commission and Council members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

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

Manor Independent School District  
P.O. Box 359  
Manor, Texas 78653-0359

Scott Baylor & White Health  
MS-20-D642  
2401 S 31<sup>st</sup> Street  
Temple, Texas 76508-0001

Butler Family Partnership Ltd.  
P.O. Box 9190  
Austin, Texas 78766-9190

COTTONWOOD HOLDINGS LTD  
% DWYER REALTY COMPANIES  
9900 US HIGHWAY 290 E  
MANOR , TX 78653-9720

LAS ENTRADAS DEVELOPMENT  
CORPORATION  
9900 US HIGHWAY 290 E  
MANOR , TX 78653-9720



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2). Applicant: Pape Dawson Owner: Las Entradas Development Corporation

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### BACKGROUND/SUMMARY:

This property is between Frontier Bank and Baylor, Scott, and White. The proposed use (quick lube and minor auto repair) would fall under "automotive repair services" which is not allowed in C-1 zoning but is allowed under C-2. C-2 allows for activities associated with the use of the property to occur outside the confines of the building as well as storing materials on all-weather surfaces. There are also other uses within C-2 that would be inconsistent with the adjacent C-1 properties such as building maintenance services and construction sales and services. Staff recommends denial for these reasons. However, it is noted that staff does not take issue with the use as presented, just the higher commercial zoning and the other associated uses and activities that would allow. There will be a proposed amendment to the zoning code later this year that, among other changes, would make the distinction to permit "minor automotive repair" in C-1 and "major automotive repair" in C-2, where "minor" would include activities like oil changes or brake pad replacement conducted within the confines of a structure with no outdoor activity/storage and "major" would include overhauling engines and body repairs. If approved, this proposed use would be allowed in C-1 as currently presented.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent  
Owner Authorization  
Rezoning Map  
Proposed Layout  
Notice Letter & Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny a rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2).

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



May 10, 2019

City of Manor  
Planning and Zoning  
105 E. Eggleston Street  
Manor, TX 78653

Re: Las Entradas North Section 1, Lot 3 – Rezoning Letter of Intent

Pape-Dawson Engineers would like to request a change in zoning for Lot 3, Block, A of Las Entradas North Section 1. The site is currently zoned as light commercial (C-1). We are submitting this application to request a change in zoning to medium commercial (C-2). Proposed use of the lot will be an automobile maintenance service station for oil changes.

Due to the size of the property, 0.972-acre, and adjacent land use. It is our belief that a rezoning to C-2 for our propose use will not cause any adverse impact to adjacent properties and conforms with the intent of the zoning regulations of the City of Manor.

Please feel free to contact our office with any questions or concerns.

Sincerely,  
Pape-Dawson Engineers, Inc.

James Yu P.E.  
Project Manager



May 17, 2019

Mr. Scott Dunlop  
City of Manor  
105 E. Eggleston Street  
Manor, Tx 78653

RE: Las Entradas North Section 1 Lot 3 Block A Jiffy Lube Rezoning Request

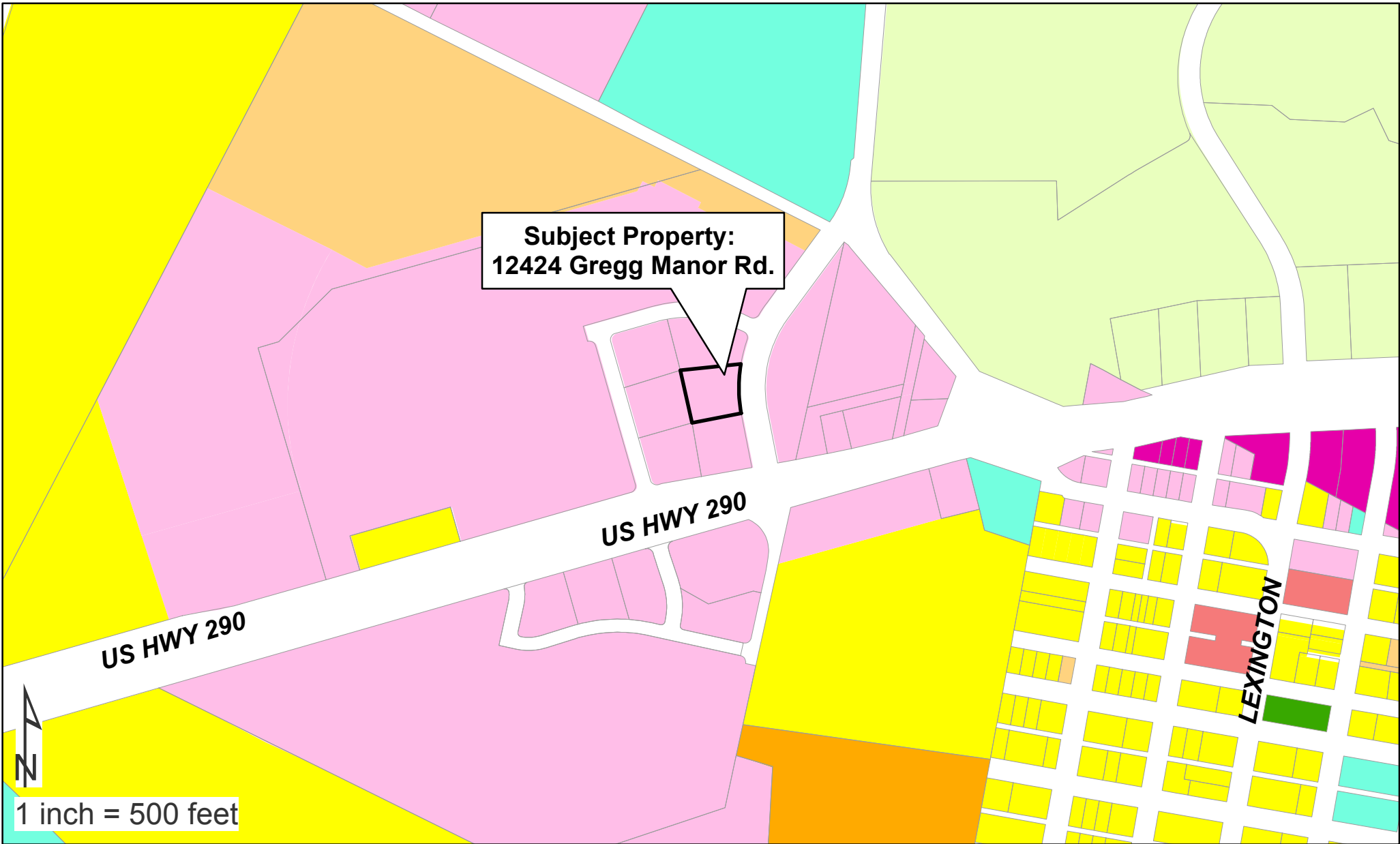
Dear Mr. Dunlop:

Owner Las Entradas Development Corporation does not object to Jiffy Lube's rezoning, if necessary, for their proposed use based on the understanding that the premium building facility elevations will be used and the Las Entradas Architectural Guidelines will be adhered to when the project is finally constructed.

Sincerely,

  
Peter A. Dwyer, President  
Las Entradas Development Corporation





## Proposed Zoning: Medium Commercial (C-2)

*Current Zoning District:  
Light Commercial (C-1)*

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





May 28, 2019

RE: 12424 Gregg Manor Road Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 12424 Gregg Manor Road. 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 rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on June 12, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 19, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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 Commission and Council members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

A handwritten signature in blue ink, appearing to be 'Scott Dunlop', written in a cursive style.

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

Las Entradas Development Corporation  
9900 US Highway 290 E  
Manor, TX 78653-9720

Scott Baylor & White Health  
MS-20-D642 2401 S 31<sup>st</sup> St  
Temple, TX 76508-0001

Gabs Inc.  
407 Talkeetna Ln  
Cedar Park, TX 78613-2532

Frontier Bank of Texas  
PO Box 551  
Elgin, TX 78621-0551

Cottonwood Holdings LTD  
9900 US Highway 290 E  
Manor, TX 78653-9720

John E Horton  
5201 Rain Creek Pkwy  
Austin, TX 78759-5641



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2). Applicant: AAA Storage LLC Owner: AAA Storage LLC

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### BACKGROUND/SUMMARY:

This property was annexed in 2017 and was zoned Agricultural as the default zoning. The property had a site development permit with Travis County prior to the annexation to construct storage units. As a vested use, they were not required to rezone the property when they applied for their building permit. However, sign permits are not associate with vested rights so when an application was made for signs they were informed for properties within the city allowable signs and sign face areas are based on current zoning. Agricultural zones currently don't allow for signs so they are proposing to zone the property to C-2 Medium Commercial, which allows for the current use of the property as "convenience storage" so they can receive sign permits.

PRESENTATION: ☐ YES ☐ NO

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

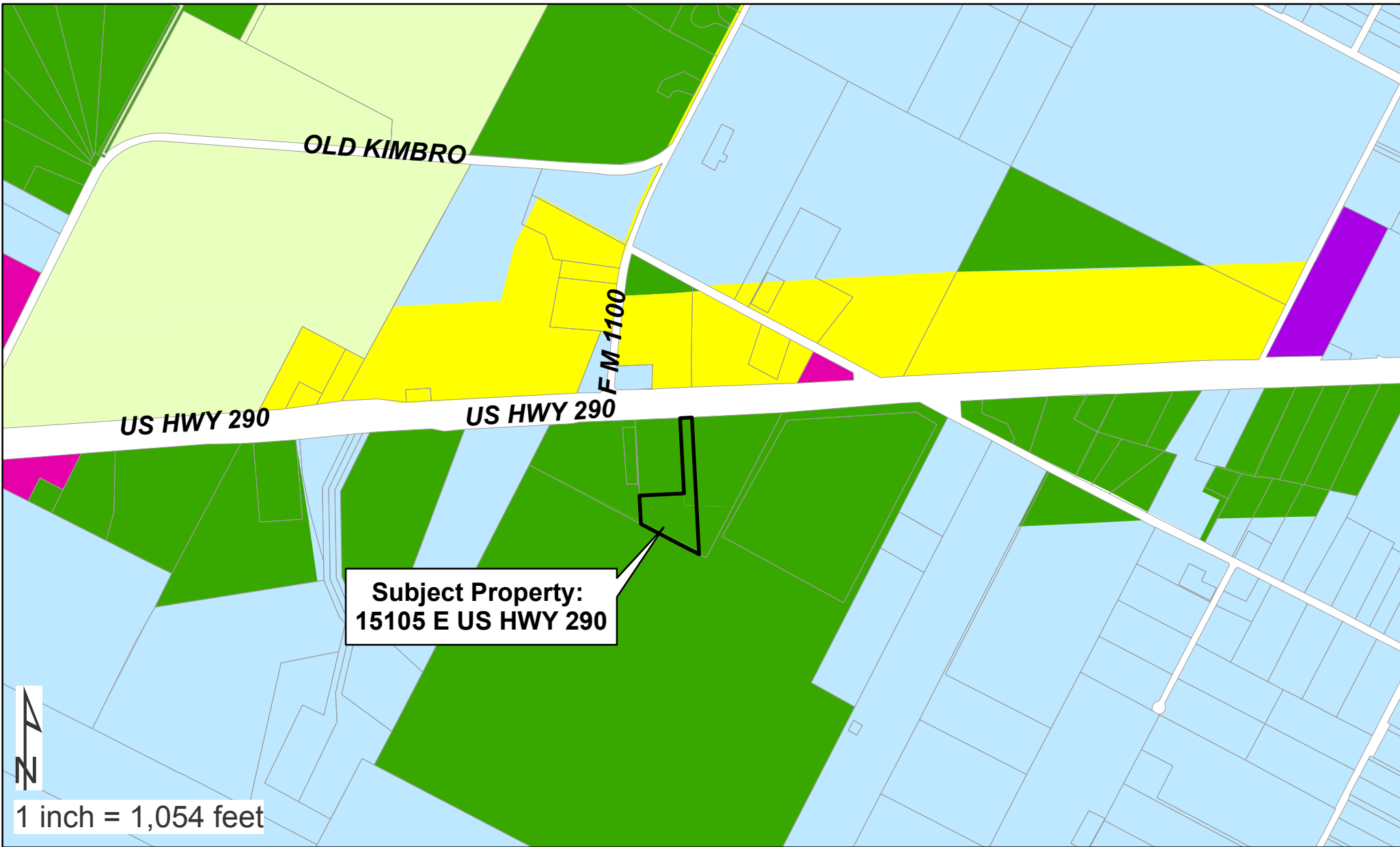
Rezoning map  
Area Image  
Notice Letter  
Mailing labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2).

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



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

*Current Zoning District:*  
*Agricultural (A)*

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





May 28, 2019

RE: 15105 US Hwy 290 E Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 15105 US Hwy 290 E. 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 rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on June 12, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 19, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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 Commission and Council members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

A handwritten signature in black ink, appearing to be 'Scott Dunlop', written over a large, stylized, looping flourish.

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

PURTLE HERBERT GUY  
13105 FM 1100  
MANOR , TX 78653-4528

SCHULTZ TERRY LEE  
15201 VOELKER LN  
MANOR , TX 78653-4521

JM ASSETS LP  
4203 SPINNAKER CV  
AUSTIN, TX 78731-5130

CENTEX MATERIALS LLC  
3019 ALVIN DEVANE BLVD STE 100  
AUSTIN , TX 78741-7419

CAPITAL AREA YOUTH SOCCER  
ASSOCIATION  
PO BOX 352  
MANOR , TX 78653-0352

JUBY EUGENE & SUE ELLEN  
10708 HIBBS LN  
MANOR , TX 78653-5207



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2). Applicant: Callaway Architecture Owner: Pilot and Legacy Opportunity Fund, LLC

---

### BACKGROUND/SUMMARY:

This property was annexed in 2017 and was zoned Agricultural as the default zoning. The applicant has proposed a multi-family project with retail along the 290 frontage. Staff supports the use with the exception that additional depth of the commercial tracts was requested due to the increased ROW of 290 when the road is expanded, which could then make the commercial tracts narrow and less able to be developed. Staff would request the item be postponed until they July 10th meeting so the applicant can determine how and if they'd like to present the item with additional commercial acreage.

PRESENTATION: ☐ YES ☐ NO

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

Letter of intent

Rezoning map 1 and 2

Area Image

Notice Letter

Mailing labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission postpone a rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2) to the July 10th Planning and Zoning Commission meeting.

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



Michael L. Walker, CPM  
Pilot And Legacy Opportunity Fund, LLC  
16051 Addison Rd, Suite 201  
Addison, TX 75001  
May 15, 2019

Thomas Bolt  
Director of Development Services  
City of Manor  
105 E. Eggleston Street  
Manor, TX 78653

Dear Thomas Bolt:

Manor has been ranked the seventh fastest growing suburb in the country, driving a need for commercial and multifamily development along the Highway 290 corridor. Consequently, I wish to rezone the properties located at 12511 and 12601 U.S. Highway 290 E in Manor, TX. They are both currently zoned agricultural and, in my opinion, this does not allow development to their highest and best use. I propose to re-subdivide the tracts into three parcels: two sites that front on Highway 290 and the third set back behind them. The two highway sites would be zoned Medium Commercial (C-2) and the third site would be zoned Multi-family Residential (R-3). I believe this change in use would be consistent with most of the existing properties along Highway 290 and would prove to benefit the vitality of a growing, prosperous City of Manor.

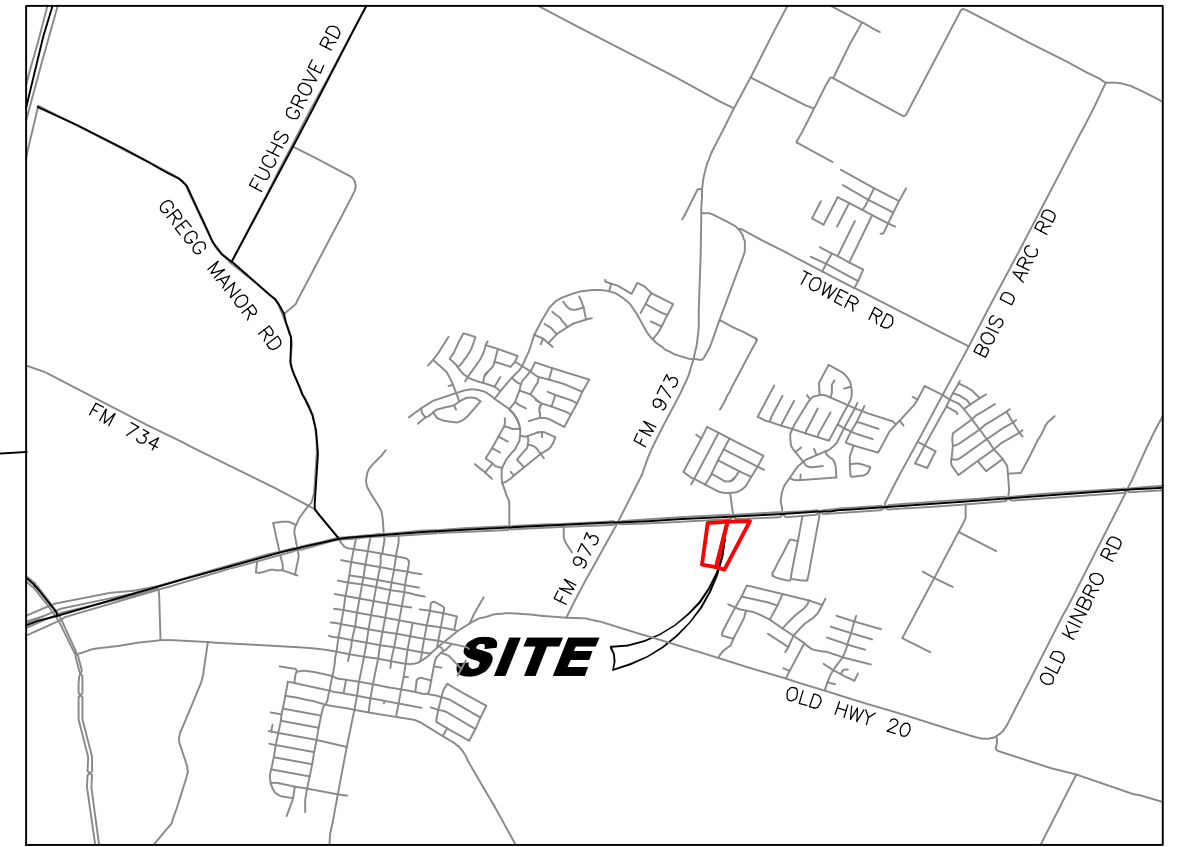
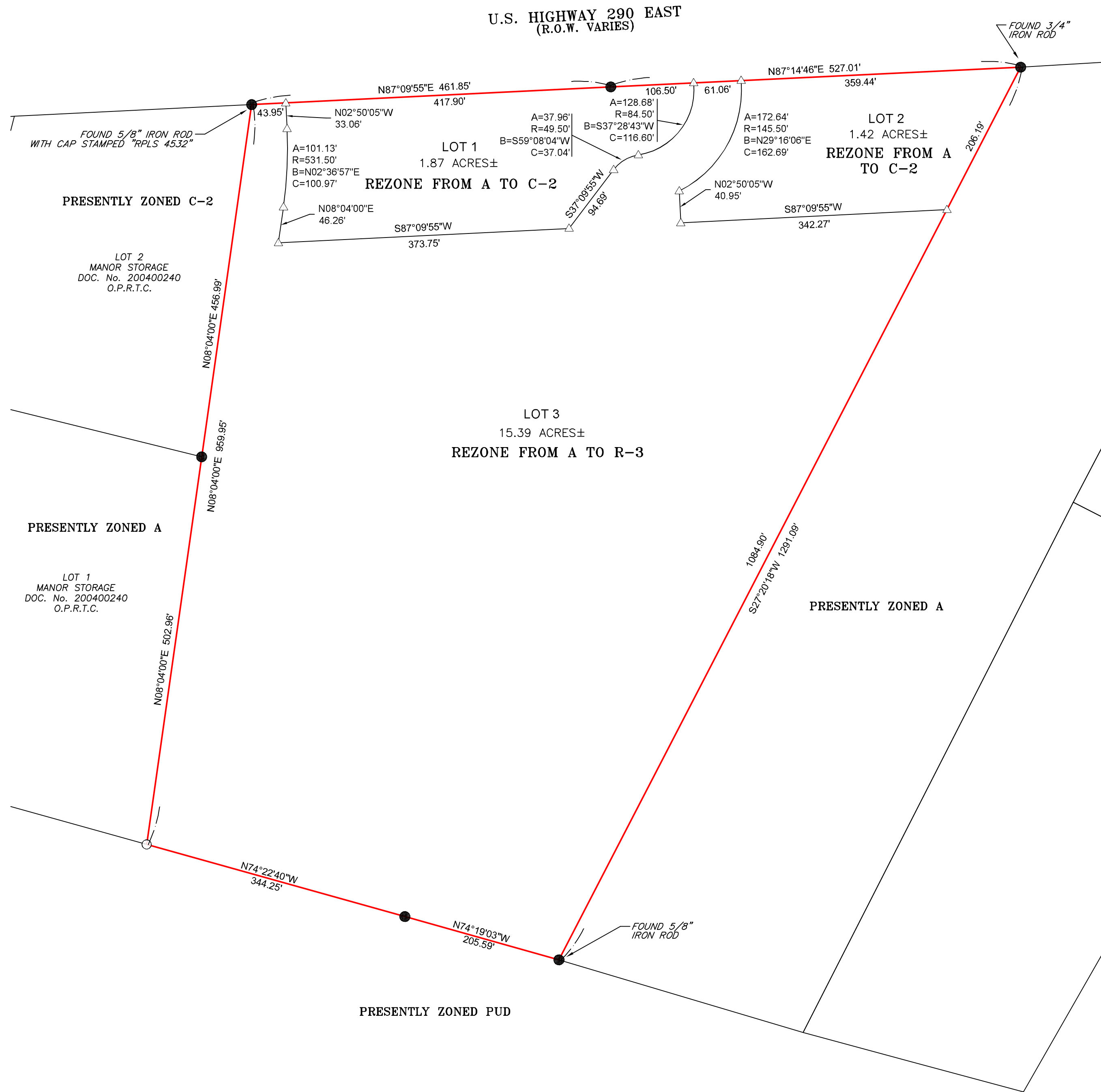
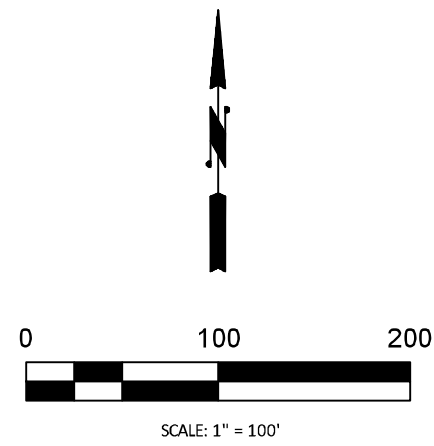
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Walker", written in a cursive style.

Michael L. Walker, CPM  
Managing Partner  
Pilot And Legacy Opportunity Fund, LLC  
Walker Holder Residential, Inc

# REZONING REQUEST



VICINITY MAP  
(NOT TO SCALE)

## LEGEND

- 1/2" IRON ROD SET  
(PINK CAP STAMPED  
"SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- A ARC
- R RADIUS
- B BEARING
- C CHORD

**DATUM & BEARING BASIS**  
TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
ELEVATION DATA NAVD 88, GEOID 12B.  
DISTANCES IN US SURVEY FEET (GRID).

**GENERAL NOTES:**  
1) THIS IS NOT A BOUNDARY SURVEY

**PROJECT ADDRESS**  
MANOR, TX 78653  
PROJECT NO. 19-0141



INFO@SURVEYWORKSAUSTIN.COM  
SURVEYWORKSAUSTIN.COM  
1207 UPLAND DRIVE  
AUSTIN, TX 78741  
FIRM #10194157  
(512) 599-8067

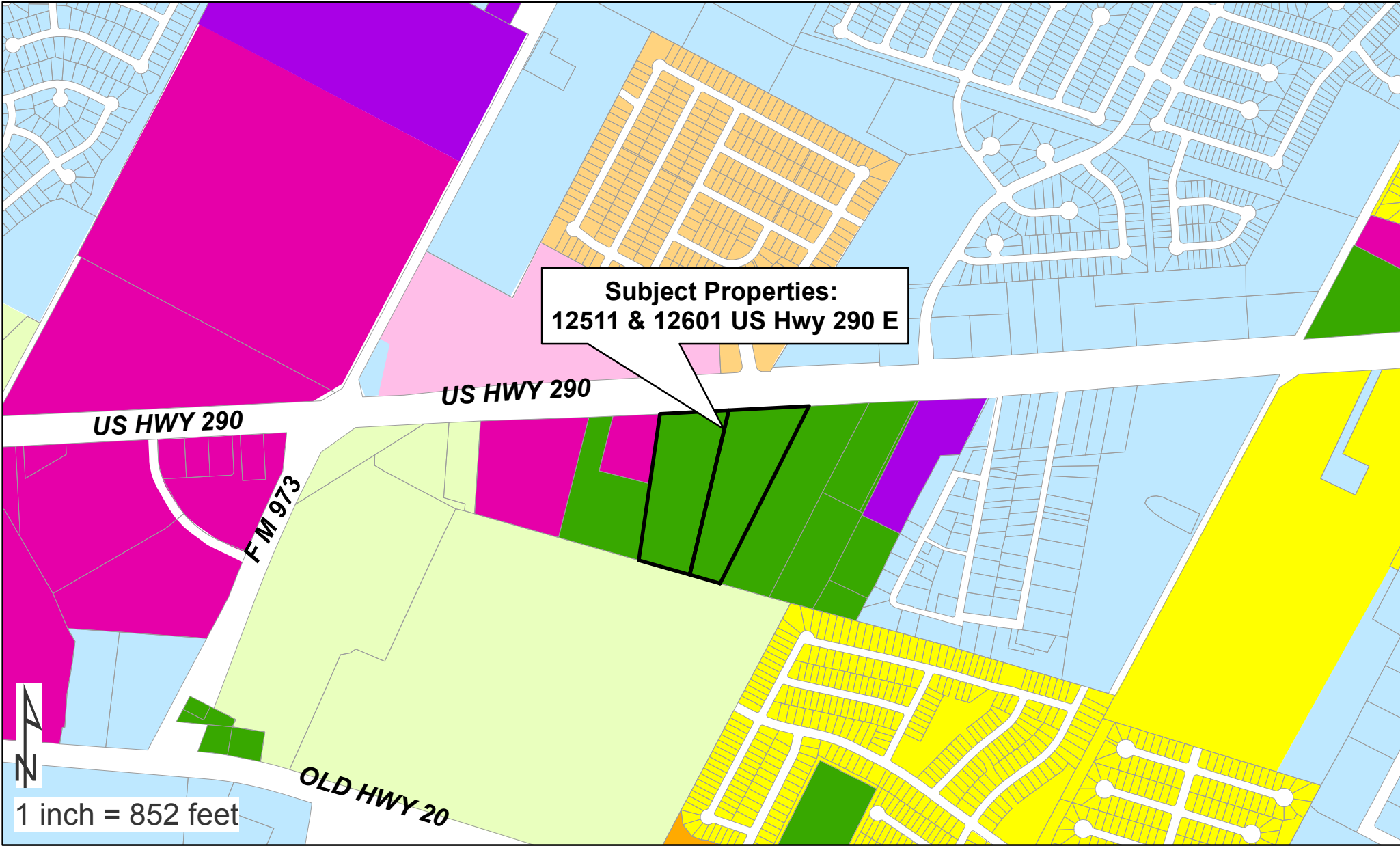
I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE  
WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF  
PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF  
MY KNOWLEDGE AND BELIEF.

**Preliminary**

05/16/2019 9:22 AM

DEREK KINSAUL, R.P.L.S. NO. 6356 MAY 15, 2019

SHEET  
1 of 1



**Proposed Zoning:**  
**Multi-Family (R-3)**  
**Medium Commercial (C-2)**

*Current Zoning District:*  
*Agricultural (A)*

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





May 28, 2019

RE: 12511/12601 US Hwy 290 E Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 12511 & 12601 US Hwy 290 E. 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 rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on June 12, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 19, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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 Commission and Council members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

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

**Terrell Timmermann**  
PO Box 4784  
Austin, TX 78765-4784

**Bluebonnet Electric Cooperative Inc.**  
PO Box 260888  
Plano, TX 75026-0888

**Greenview Development Greenbury LP**  
501 Vale St.  
Austin, TX 78746-5732

**City of Manor**  
201 E Parsons St  
Manor, TX 78653-4785

**Manor Plaza LLC**  
1150 CR 126  
Georgetown, TX 78626-2454

**Cube HHF LP**  
5 Old Lancaster Rd  
Malvern, PA 19355-2132

**IBC Partners LTD**  
9900 US Highway 290 E  
Manor, TX 78653-9720



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Gil Burrell, Place 3  
Mike Burke, Place 4  
Lian Stutsman, Place 5  
Keith Miller, Place 6  
Bill Myers, Place 7

## **PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

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**Wednesday, May 08, 2019**

**6:30 p.m.**

**Manor City Hall – Council Chambers  
105 E. Eggleston Street**

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### **COMMISSIONERS**

#### **PRESENT:**

Place 1: Julie Leonard  
Place 3: Gil Burrell  
Place 4: Mike Burke  
Place 5: Lian Stutsman, Vice-Chair  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 2: Jacob Hammersmith

### **CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

### **REGULAR SESSION – 6:30 P.M.**

With a quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, May 08, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

### **PUBLIC COMMENTS**

No one appeared to speak at this time.

## CONSENT AGENDA

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

1. **Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Section 22, seventy (70) lots on 13.72 acre, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor Tx. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.**
2. **Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2, Section 23A, eighty-four (84) lots on 21.76 acres, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.**
3. **Consideration, discussion, and possible action on denying a Concept Plan for Las Entradas North, eighty-three (83) lots on 104.6 acres, more or less, located near US Hwy 290 East and Gregg Manor Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corporation**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Burke, and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against to deny as submitted agenda items 1 - 3. The motion carried unanimously.

## PUBLIC HEARINGS

4. **Public Hearing and First Reading: Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). Applicant: Capital Area Youth Soccer Association Owner: Capital Area Youth Soccer Association**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Chairperson Myers opened the public hearing.

No one appeared to speak at this time.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against to close the public hearing. The motion carried unanimously.

**MOTION:** Upon a motion made by P&Z Commissioner Burke, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to recommend approval of a rezoning request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). The motion carried unanimously.

Commissioner Leonard arrived at 6:35

## **REGULAR AGENDA**

### **5. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the April 10, 2019 Regular Meeting.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Burrell, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve the April 10, 2019 Planning Commission meeting minutes. The motion carried unanimously.

### **6. Consideration, discussion, and possible action on Final Plat for Arnhamn Subdivision, eight (8) lots on 20.01 acre, more or less, located at 11811 Arnhamn Lane, Manor, TX. Applicant: SW Engineers, Inc. Owner: L4S, LLC**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Leonard, and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted five (5) For and one (1) Against to approve a Final Plat for Arnhamn Subdivision, eight (8) lots on 20.01 acre, more or less, located at 11811 Arnhamn Lane, Manor, TX. The motion carried.

### **7. Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, located near N. FM 973 and Ring Road, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Burke, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Final Plat for Manor Commons SE Commercial Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, located near N. FM 973 and Ring Road, Manor, TX. The motion carried unanimously.

## **ADJOURNMENT**

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:40 p.m. on Wednesday, May 08, 2019.

These minutes approved by the Planning and Zoning Commission on the 12<sup>th</sup> day of June, 2019

### **APPROVE:**

### **ATTEST:**

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Bill Myers,  
Chairperson

---

Scott Dunlop,  
Assistant Development Director



AGENDA ITEM NO. 7

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

---

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 6, Town of Manor, locally known as 109 West Brenham to allow for a 10-foot rear setback. Applicant: Daniel Ramirez Owner: Daniel Ramirez

---

### BACKGROUND/SUMMARY:

The applicant is proposing to construct a single family home and requires a reduced rear setback to accommodate the structure.

PRESENTATION: ☐ YES ☐ NO

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

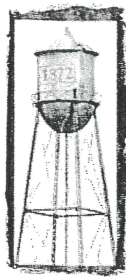
Setback Waiver request

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Setback Waiver for Lot 10, Block 6, Town of Manor, locally known as 109 West Brenham to allow for a 10-foot rear setback.

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



CITY OF  
**MANOR**  
EST.  1872  
TEXAS

## SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Exhibit A, Article II, Section 20(j)(2)*

### Applicant Contact Information

Name: Daniel Ramirez  
Address: 13625 Briar Creek Loop Manor, TX 78053  
Phone Number: (512) 227-7801 Email: ramirezpatad2@gmail.com

### Property Information

Address: 109 W. Brenham St.  
Lot: 10 Block: 6  
Zoning District: \_\_\_\_\_  
Requested Front Setback: \_\_\_\_\_  
Requested Rear Setback: 19 ft.  
Requested Side Setback: \_\_\_\_\_

Daniel Ramirez  
Applicant Signature

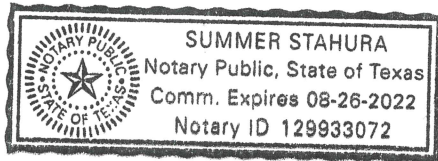
5-8-14  
Date

Setback Waiver Request

STATE OF TEXAS                    §  
COUNTY OF TRAVIS                    §

BEFORE ME the undersigned authority on this day personally appeared Daniel Ramirez  
Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing  
document and that s/he executed such document for the purposes and consideration therein expressed  
and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of  
May, 2019



Summer Stahura  
Notary Public - State of Texas

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_ 2019.

THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
William Myers,  
Chairperson

ATTEST:

\_\_\_\_\_  
Scott Dunlop  
Assistant Development Director

After recording return to:  
Development Services Dept.  
City of Manor  
105 East Eggleston St.  
Manor, TX 78653



AGENDA ITEM NO. 8

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

---

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 5, Block 34, Town of Manor, locally known as 501 Jessie Road to allow for a 10-foot rear setback. Applicant: Adrian Barbosa Owner: Adrian Barbosa

---

### BACKGROUND/SUMMARY:

The applicant is proposing to construct a single family home and requires a reduced rear setback to accommodate the structure.

PRESENTATION: ☐ YES ☐ NO

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

Setback Waiver request

---

### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Setback Waiver for Lot 5, Block 34, Town of Manor, locally known as 501 Jessie Road to allow for a 10-foot rear setback.

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



## SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Exhibit A, Article II, Section 20(j)(2)*

### Applicant Contact Information

Name: Adrian Barbosa  
Address: 501 Jesse Rd. Manor, TX 78653  
Phone Number: (512) 436-1803 Email: aduranjr.atx@gmail.com

### Property Information

Address: 501 Jessie Rd.  
Lot: 5 Block: 34  
Zoning District: R-1  
Requested Front Setback: \_\_\_\_\_  
Requested Rear Setback: 10 ft.  
Requested Side Setback: \_\_\_\_\_

Adrian Barbosa Lopez  
Applicant Signature

6.4.19  
Date

Setback Waiver Request

STATE OF TEXAS                   §  
COUNTY OF Travis           §

BEFORE ME the undersigned authority on this day personally appeared Adrian Barbosa  
Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing  
document and that s/he executed such document for the purposes and consideration therein expressed  
and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4 day of  
June, 2019.



Rebecca Rodriguez  
Notary Public - State of Texas

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_ 2019.

THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
William Myers,  
Chairperson

ATTEST:

\_\_\_\_\_  
Scott Dunlop  
Assistant Development Director

After recording return to:  
Development Services Dept.  
City of Manor  
105 East Eggleston St.  
Manor, TX 78653