



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Philip Tryon, Place 3  
Isaac Rowe, Place 4  
Lian Stutsman, Vice-Chair, Place 5  
Keith Miller, Place 6  
LaKesha Small, Place 7

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AGENDA**

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Wednesday, December 11, 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**

**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 City staff 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 Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the November 13, 2019 Regular Called Meeting. Scott Dunlop,  
Asst. Dev. Services  
Director

**PUBLIC HEARINGS**

2. Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX. Scott Dunlop,  
Asst. Dev. Services  
Director

- |    |  |  |
|----|--|--|
| 3. | <u>Public Hearing</u> : Conduct a public hearing upon a Concept Plan for IDEA-Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.                         | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 4. | <u>Public Hearing</u> : Conduct a public hearing upon a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX. | Scott Dunlop,<br>Asst. Dev. Services<br>Director |

## REGULAR AGENDA

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|----|---|--|
| 5. | Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX. <b>Applicant:</b> ALM Engineering. <b>Owner:</b> Greenview Development 973, LP            | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 6. | Consideration, discussion, and possible action upon a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX. <b>Applicant:</b> M&S Engineering. <b>Owner:</b> Felipe Moctezuma                               | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 7. | Consideration, discussion, and possible action upon a Concept Plan for IDEA-Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. <b>Applicant:</b> Pape-Dawson Engineers. <b>Owner:</b> IDEA Public Schools.                                      | Scott Dunlop,<br>Asst. Dev. Services<br>Director |
| 8. | Consideration, discussion, and possible action upon a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> Las Entradas Development Corp. | Scott Dunlop,<br>Asst. Dev. Services<br>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, December 6, 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](mailto:lalmaraz@cityofmanor.org)*



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

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Lluvia T. Almaraz, City Secretary

DEPARTMENT: Administration

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the November 13, 2019, Regular Meeting.

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### BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

November 13, 2019, P&Z Commission Minutes

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve the Planning and Zoning Commission Minutes of the November 13, 2019, Regular Meeting.

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





Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Philip Tryon, Place 3  
Isaac Rowe, Place 4  
Lian Stutsman, Vice-Chair, Place 5  
Keith Miller, Place 6  
LaKesha Small, Place 7

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

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**Wednesday, November 13, 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 2: Jacob Hammersmith  
Place 3: Philip Tryon  
Place 4: Isaac Rowe  
Place 5: Lian Stutsman, Vice-Chairperson  
Place 6: Keith Miller

#### **ABSENT:**

Place 7: Lakesha Small

#### **CITY STAFF PRESENT:**

Scott Dunlop, Assistant Development Services Director  
Lluvia T. Almaraz, City Secretary

#### **REGULAR SESSION – 6:30 P.M.**

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice-Chair Stutsman at 6:30 p.m. on Wednesday, November 13, 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

1. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the October 16, 2019, Regular Meeting.**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Tryon the P&Z Commission voted five (5) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

## PUBLIC HEARING

2. **Public Hearing: Conduct a public hearing regarding an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

There was no discussion on this item.

**MOTION:** Upon a motion made by Commissioner Tryon and seconded by Commissioner Miller the P&Z Commission voted six (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

## REGULAR AGENDA

3. **Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E. and FM 973 N. Manor, TX. Applicant: ALM Engineering. Owner: Greenview Development 973, LP**

The City staff recommended that the P&Z Commission postpone this item to the December 11, 2019, Regular P&Z Meeting per applicant's request.

Assistant Development Director Dunlop stated that the applicant had requested postponement due to the development agreement not being completed.

**MOTION:** Upon a motion made by Commissioner Miller and seconded by Commissioner Leonard the P&Z Commission voted five (5) For and none (0) Against to postpone a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E. and FM 973 N. Manor, Texas, to the December 11, 2019, Regular P&Z Meeting. The motion carried unanimously.

Commissioner Isaac Rowe arrived at 6:34 p.m. and took his place on the dais.

**4. Consideration, discussion, and possible action on a Coordinated Sign Plan for 201 East Parsons Street, Manor, TX. Applicant: Hunter Heights, LLC. Owner: Hunter Heights, LLC.**

The City staff recommended that the P&Z Commission approve a Coordinated Sign Plan for 201 East Parsons Street, Manor, TX.

Assistant Development Director Dunlop discussed the amended Plat for 109 S. Lexington Street and reasons for denial.

Mary Newman, 201 E. Parson, Suite D, Manor, Texas, spoke to P&Z Commission in support of this item. She introduced herself and discussed her family's new business in Manor, Bud-ee's Smoke & Vape. Ms. Newman thanked city staff for their assistance with the permitting process. Ms. Newman expressed the importance and positive impact of signage for small businesses.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to approve a Coordinated Sign Plan for 201 East Parson Street, Manor, TX. The motion carried unanimously.

**5. Consideration, discussion, and possible action on an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters.**

The City staff recommended that the P&Z Commission approve an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters.

Asst. Development Services Director Dunlop discussed the following amendments to the Zoning Ordinance.

## Zoning Code Modifications

- Definitions (Sec. 14.01.008)
- Establishment of Zoning Districts (Sec. 14.02.003)
  - Created 4 new districts
    - Single Family Estate
    - Two-Family
    - Townhome
    - Multi-Family 15
  - Modified name of 5 districts
    - Single Family Suburban
    - Single Family Standard
    - Multi-Family 25
    - Institutional Small
    - Institutional Large
- Moved and redefined Residential Zoning Districts (Sec. 14.02.004)
- Changed/Re-formatted Residential Permitted Use Table (Sec. 14.02.005)
- Added Residential Land Use Conditions (Sec. 14.02.006)
- Revised Residential Development Standards (Lot sizes, setbacks, DU sizes) (Sec. 14.02.007)
  - Noted that lots in town start at smaller DU size
  - Added section on setback encroachments
- Moved and redefined Non-Residential Zoning Districts (Sec. 14.02.008)
- Changed/Reformatted Non-Residential Permitted Use Table (Sec. 14.02.009)
- Added Non-Residential District Conditions (Sec. 14.02.010)
- Added Non-Residential Use Conditions (Sec. 14.02.011)
- Revised Non-Residential Development Standards (Lot sized, lot areas, setbacks)
  - Added section on setback encroachments
- Moved Historic District, Municipal Parks District, MRRA, and Airport Overlay into Special Districts and Overlay division (Division IV)
- Added Accessory and Temporary Structures and Uses sections (Division V)
- Added Outdoor Storage and Display sections (Sec. 14.02.020)
- Added architectural standards (Division VI)
  - Covers things like façade/elevation differentiation, roof pitches, building articulation, windows and doors, entry articulation, garage doors, pedestrian access, amenities
- Added Specific Use Permit procedures (Article 14.03)
  - Formally Conditional Use Permits
- Revised and added to the Non-conforming section (Article 14.04)

- Nonconforming structure (Sec. 14.04.002) – enlarged up to 50% of its size before needing to conform, damaged greater than 50% needing to conform, vacant for more than 90 days converted to conforming use
- Nonconforming use (Sec. 14.04.003) – cannot be enlarged
- Nonconforming sites (Sec. 14.04.004) – can change to similar tenant or less intense use tenant and not conform. Change to a more intense use tenant and site has to be converted to conforming. Abandoned sites (vacant 90 days. Multi-tenant sites/buildings are vacant if less than 30% occupied.)
- Nonconforming Lots (Sec 14.04.005) – Can be developed as if conforming but cannot be further subdivided if it remains or creates nonconforming lots
- Added zoning procedures and moved PUD procedures (Secs. 14.05.002)

***Provisions removed to be added elsewhere***

- Site plans (added to Site Development Ord, new Chapter 15)
  - Site Development Ord:
    - Site Development Permits (minor updates)
    - Parking Standards (major updates)
    - Landscaping (major updates)
    - Signs (major updates)
    - Outdoor Lighting (no changes)
    - Wireless Transmission Facilities (new code)
- Parking Requirements (added to Site Development Ord, new Chapter 15)
- Sexually oriented businesses (added to Business Chapter 4)
- Performance standards (added to Chapter 8 Offenses and Nuisances as Environmental Standards)

**MOTION:** Upon a motion made by Commissioner Tryon and seconded by Commissioner Miller the P&Z Commission voted six (6) For and none (0) Against to approve an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters. The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:06 p.m. on Wednesday, November 13, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 11<sup>th</sup> day of December 2019.

**APPROVED:**

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Lian Stutsman  
Vice-Chairperson

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

Draft Minutes



AGENDA ITEM NO. <sup>2</sup>\_\_\_\_\_

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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**AGENDA ITEM DESCRIPTION:**

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX.

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**BACKGROUND/SUMMARY:**

This is a 2 lot subdivision in our ETJ. At time of posting it has not been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

See Item 6 for backup

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**STAFF RECOMMENDATION:**

It is City staff's recommendation that the P&Z Commission conduct a public hearing on a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX.

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



AGENDA ITEM NO. <sup>3</sup>\_\_\_\_\_

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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**AGENDA ITEM DESCRIPTION:**

Public Hearing: Conduct a public hearing upon a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.

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**BACKGROUND/SUMMARY:**

This is a 1 lot subdivision to plat the property the IDEA is proposed to locate. At the time of posting, this item has not been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

See Item 7 for backup.

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**STAFF RECOMMENDATION:**

It is City staff's recommendation that the P&Z Commission conduct a public hearing.

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





## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX.

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### BACKGROUND/SUMMARY:

This is a concept plan to amend the concept plan for Las Entradas North that was approved in 2013. The property has been rezoned; removing the R-2 single family and expanding the C-1 light commercial and adding R-3 multi-family. This concept plan reflects the new zoning. It has been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

See Item 8 for backup.

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission conduct a public hearing.

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



AGENDA ITEM NO. <sup>5</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX. Applicant: ALM Engineering. Owner: Greenview Development 973, LP

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### BACKGROUND/SUMMARY:

This plan has been approved by our engineers but the developer has requested a postponement to the January 8th meeting while the continue work on an associated development agreement.

This item was postponed at the November 13th and December 11th P&Z meetings.

PRESENTATION: ☐ YES ☒ NO

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

Plan  
Engineer Comments and Approval Letter  
Notice Letter  
Mailing Labels

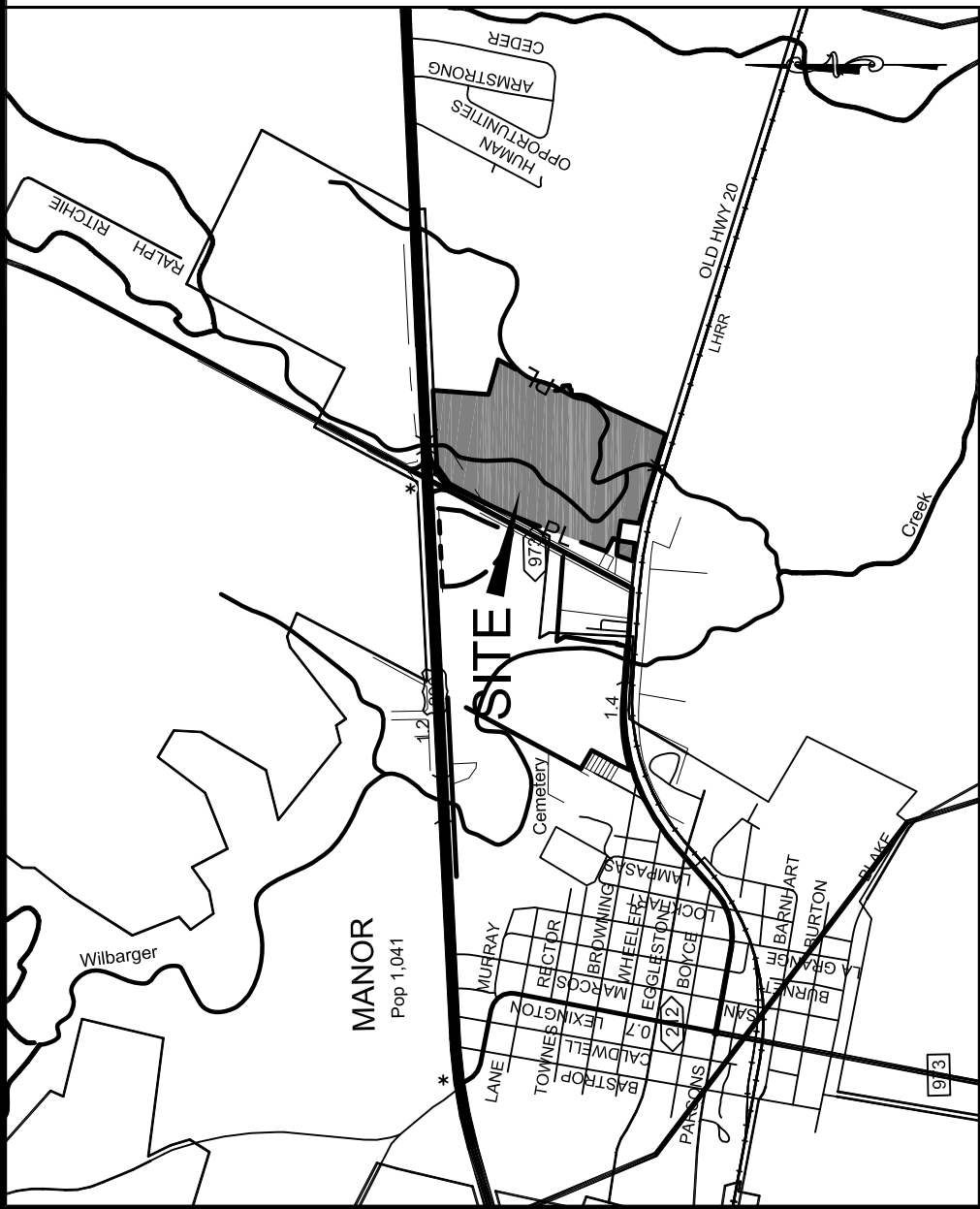
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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission postpone a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX to the January 8th, 2019, Regular Council Meeting.

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





MANOR SE COMMERCIAL  
CONCEPT PLAN - NOT FOR RECORDATION  
REVISION #1  
SUBMITTAL DATE: September 3, 2019

REVISION					DATE
#					
1	1"=200'	9/3/2019	JOB: SITE	DATE: 9/3/2019	SCALE: 1"=200'
2			DRAWN BY: MM	CHECKED BY: MM	

ALM ENGINEERING, INC.  
F-3565  
CONSULTING ENGINEERS  
925 S Capital of TX Hwy, Ste. B220,  
West Lake Hills, Texas 78746  
(512) 431-9600 \* almeneng@sbcglobal.net

MANOR SE COMMERCIAL  
CONCEPT PLAN

MANOR, TX  
FM 973

CONCEPT PLAN

MANOR, TX  
FM 973

9-3-2019

83335

MATTHEW MITCHELL  
LICENSED PROFESSIONAL ENGINEER  
NO. 15543

ALM ENGINEERING, INC. F-3565  
CONSULTING ENGINEERS  
1705 S. Capital of TX Hwy, Ste. 150  
Austin, Texas, 78746

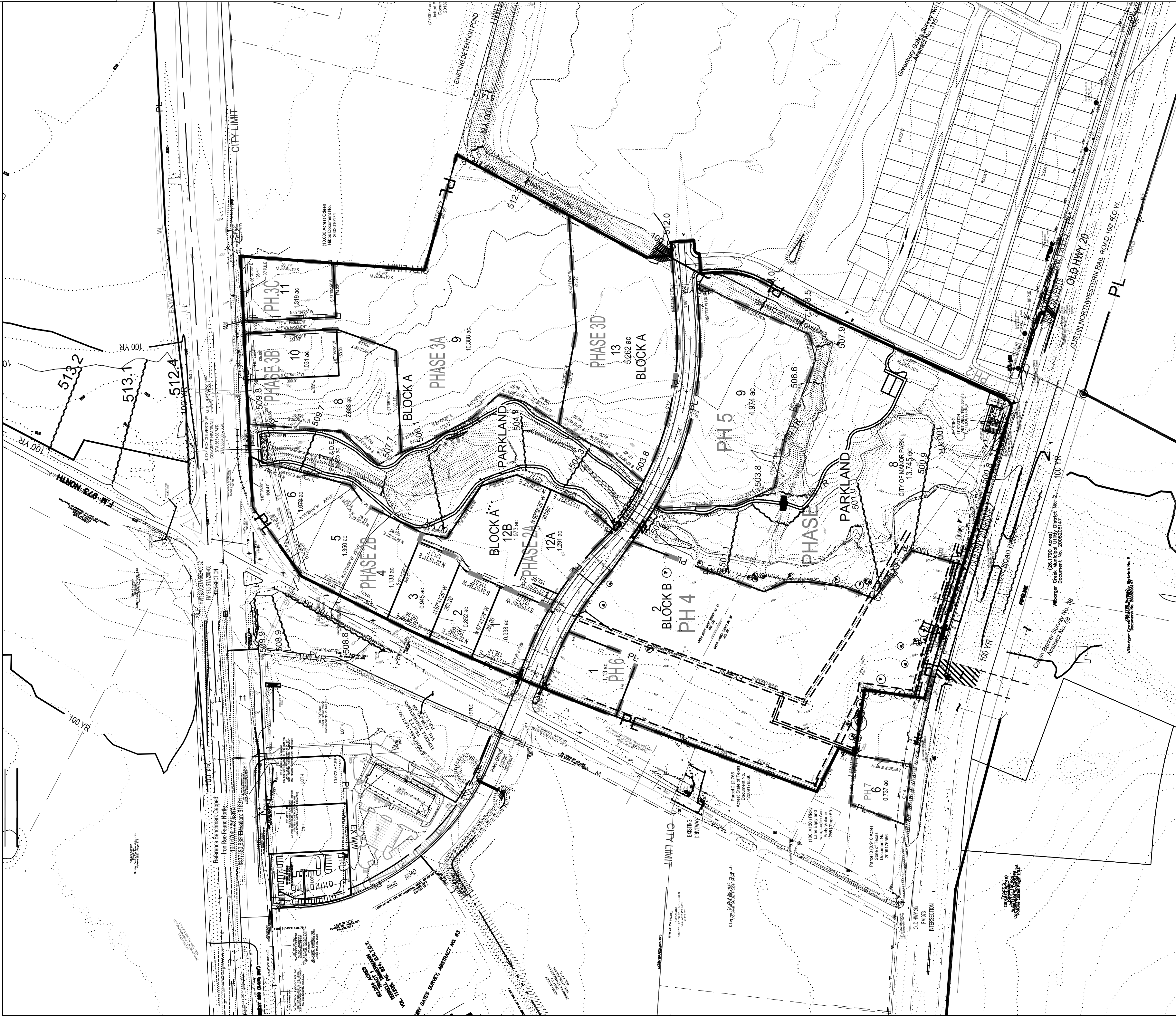
MANOR, TX  
FM 973

MANOR SE COMMERCIAL  
CONCEPT PLAN  
NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS  
ALM ENGINEERING, INC. F-3565  
CONSULTING ENGINEERS  
1705 S. Capital of TX Hwy, Ste. 150  
Austin, Texas, 78746

200 100 0 200 400  
1"=200'

ALM



MANOR COMMERCIAL WW LINE A				
BLOCK A	AC	1500 GPD/AC	LUE'S	
1	0.599	1408	5.2	
2	0.599	1408	5.2	
3	0.599	1408	5.2	
4	1.198	1708	6.3	
5A	1.300	1995	7.4	
5B	1.300	1995	7.4	
BLOCK B				
1	0.599	1408	5.2	
2	0.599	1408	5.2	
3	0.599	1408	5.2	
4	1.198	1708	6.3	
5A	1.300	1995	7.4	
5B	1.300	1995	7.4	
BLOCK C				
1	0.599	1408	5.2	
2	0.599	1408	5.2	
3	0.599	1408	5.2	
4	1.198	1708	6.3	
5A	1.300	1995	7.4	
5B	1.300	1995	7.4	

LEGEND

EXISTING CONTOURS

100 YR FLOOD PLAIN

PROPERTY LINE

ADJOINER

EXISTING WATER MAIN

EXISTING WASTEWATER N

PROPOSED C.O.M. WW LN

GUARD RAIL

EX. GAS MAIN

PHASE LINES

Owner 3.017 Acres Greenview Development 973, L.P. Document No. 2009176562  
2.62 Acres Greenview Development 973, L.P. Document No. 2005070724  
39.15 Acres Renatides Greenview Development 973, L.P. Document No. 2005187773  
Approximately 28.609 out of the 104.61 Acres Greenview Development Greenbury, L.P.  
Document No. 2005232715  
Barth Timmermann  
501 VALE STREET  
AUSTIN, TEXAS  
78746  
(512) 479-8614  
(512) 479-8577 (FAX)  
ALM Engineering, Inc.  
925 S. Capital of TX Hwy,  
West Lake Hills, Texas 78746  
512-431-9600  
almeneng@sbcglobal.net  
Surveyor: Holt Carson, RPLS No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704  
(512) 442-0990

Total Number of Blocks: 2  
Total Number of Lots: 19  
Total Acreage: 73.249 AC  
A portion of this property is located in Zone "AE", as defined in the map revision to FIRM Panel No. 48453C0485J, Travis County, Texas, dated April 11, 2016.  
A CLOMR has been approved for modification of the Floodplain contained within this study under Case # 16-06-1566F. A CLOMR will be submitted following completion of the Flood Plan Modifications.

Water and Wastewater Provider :  
LINEAR FEET OF NEW STREETS:  
RING ROAD - ASBUILT 1650 LF  
Submittal Date:  
ZONING: Manor Commons P.U.D.

CITY OF MANOR  
105 E Eggleston St,  
Manor, TX 78631  
Phone: 512-272-5555

RESIDENTIAL WATER EAST OF PARK :  
13805 TX-95,  
Coupland, TX 78615

Electrical Supply  
BLUEBONNET ELECTRIC COOP  
5198 East Austin St.  
P.O. Box 240  
Giddings, TX 78942

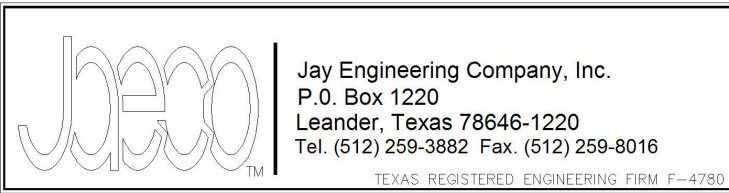
Gas Supply  
Atmos Energy  
823 Congress Av. #600  
Austin, TX 78701-2435  
1-888-286-6700

ESTIMATED PHASE DATES  
PHASE 1 - 2019 COMPLETED  
PHASE 2A - 2019  
PHASE 2B - 2020  
PHASE 3A - 2021  
PHASE 3B - 2021  
PHASE 3C - 2021  
PHASE 4 - 2019  
PHASE 5 - 2022  
PHASE 6 - 2020  
PHASE 7 - 2022

GENERAL NOTES:  
1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department Plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.  
2.) All water and wastewater construction must be inspected by the City of Manor.  
3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.  
4.) Prior to construction, a site development permit must be obtained from the City of Manor.  
5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.  
6.) The property owners or assigns shall maintain all drainage easements on private property.  
7.) The property owners or assigns shall maintain all drainage easements as may be necessary and shall not prohibit access by governmental authorities.  
8.) All building setback lines shall be in accordance with the City of Manor current Zoning Ordinance.  
9.) This subdivision is located within the City of Manor Incorporated City Limits as of this date January 2015.

REVISIONS/CORRECTIONS				
Number	Description	Revised By (Initials)	Revised Date	Revised Date
1	REVISION 1: BLOCK 12B TO MANOR COMMONS LOT 16-18 IN MANOR COMMONS	BT	1	9/3/2019





Date: Tuesday, October 15, 2019

Matt Mitchell  
ALM Engineering, Inc.  
925 S Capital of TX Hwy, Ste B220  
West Lake Hills 78746  
almeng@sbcglobal.net

Permit Number 2019-P-1217-CP  
Job Address: Revised Manor Commons Concept Plan, Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Revised Manor Commons Concept Plan (*Concept Plan*) submitted by ALM Engineering, Inc. and received on October 30, 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. The P&Z Chairperson signature block should just state P&Z Chairperson without a name.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(4), a layout of the entire tract and its relationship to adjacent property, existing development and recorded plats should be provided 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)(5), the owner's name, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls should be provided 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)(7), proposed major categories of land use by acreage should be listed 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), the proposed number of residential and non-residential lots, tracts or parcels should be listed on the Concept Plan along with the number of LUEs required for each category as well as the traffic volume to be generated by all proposed development other than single family residential.
6. Ring Road is labeled as Ring Drive on the Concept Plan. Please update to the correct street name. Ring Road should be labeled in Manor Commons SE.
7. Clearly show the approximate boundaries of the proposed phases. It is unclear where some of the boundary lines are located.

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, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

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



October 17, 2019

Re: Permit Number 2019-P-1217-CP  
Revised Manor Commons Concept Plan, Manor, TX. 78653  
Response #1

To Whom It May Concern,

1. The P&Z Chairperson signature block should just state P&Z Chairperson without a name.  
RESPONSE: Corrected as discussed.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(4), a layout of the entire tract and its relationship to adjacent property, existing development and recorded plats should be provided on the Concept Plan.  
RESPONSE: Recorded plat information has been added for LDG, City Park, and Village at Manor Commons, Phase 1 properties.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(5), the owner's name, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls should be provided on the Concept Plan.  
RESPONSE: All owner and deed information within 300 feet has been shown.

4. 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 listed on the Concept Plan.  
RESPONSE: See table on right side of page.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8), the proposed number of residential and non-residential lots, tracts or parcels should be listed on the Concept Plan along with the number of LUEs required for each category as well as the traffic volume to be generated by all proposed development other than single family residential.  
RESPONSE: See tables on right side of page.

6. Ring Road is labeled as Ring Drive on the Concept Plan. Please update to the correct street name. Ring Road should be labeled in Manor Commons SE.  
RESPONSE: RING DRIVE is the correct street name and has been labeled at all locations

7. Clearly show the approximate boundaries of the proposed phases. It is unclear where some of the boundary lines are located.

RESPONSE: Phase lines have been widened to help clarify boundaries.

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

Sincerely,

  
Matt Mitchell, P.E.





Date: Thursday, November 7, 2019

Matt Mitchell  
ALM Engineering, Inc.  
925 S Capital of TX Hwy, Ste B220  
West Lake Hills 78746  
almeng@sbcglobal.net

Permit Number 2019-P-1217-CP  
Job Address: Revised Manor Commons Concept Plan, Manor 78653

Dear Matt Mitchell,

We have conducted a review of the concept plan for the above-referenced project, submitted by Matt Mitchell and received by our office on October 30, 2019, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

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

Sincerely,

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

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







## DEVELOPMENT SERVICES DEPARTMENT

September 23, 2019

RE: Notification for a Concept Plan – Revised Manor Commons SE Commercial

Dear Property Owner,

The City of Manor Planning and Zoning Commission and City Council will be conducting a special and a regularly scheduled meeting for the purpose of considering and acting upon on a concept plan. The request will be posted on the agenda as follows:

**Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on October 16, 2019 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 16, 2019 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this concept plan has been filed.

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 below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,



Scott Dunlop,  
Assistant Development Director

sdunlop@cityofmanor.org  
512-272-5555 ext. 5

PACESETTER HOMES, LLC  
14400 THE LAKES BLVD.  
BLD C, STE 200  
PFLUGERVILLE, TX 78660

CUBE HHF LP  
5 OLD LANCASTER RD  
MALVERN, PA 19355

HIBBS ODEEN  
PO BOX 14332  
AUSTIN , TX 78761-4332

GREENVIEW DEVELOPMENT 157 L P  
501 VALE ST  
AUSTIN , TX 78746

GREENVIEW DEVELOPMENT 157 LP  
% BARTH TIMMERMAN  
501 VALE ST  
AUSTIN , TX 78746

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

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

PARKER JODIE M & JOYCE F  
12211 OLD HIGHWAY 20  
MANOR , TX 78653-4506

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

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

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

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

TIMMERMANN GERALDINE  
PO BOX 4784  
AUSTIN, TX 78765

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

BUTLER FAMILY PARTNERSHIP LTD  
PO BOX 9190  
AUSTIN , TX 78766-9190

BUTLER FAMILY PARTNERSHIP LTD  
PO BOX 9190  
AUSTIN , TX 78766-9190

BUTLER FAMILY PARTNERSHIP LTD  
PO BOX 9190  
AUSTIN , TX 78766-9190

TIMMERMANN TERRELL  
PO BOX 4784  
AUSTIN, TX 78765-4784

TIMMERMANN TERRELL  
PO BOX 4784  
AUSTIN, TX 78765-4784

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

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



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX. Applicant: M&S Engineering. Owner: Felipe Moctezuma

---

### BACKGROUND/SUMMARY:

This is a 2 lot subdivision in our ETJ. At time of posting it has not been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

Plan

Notice Letter

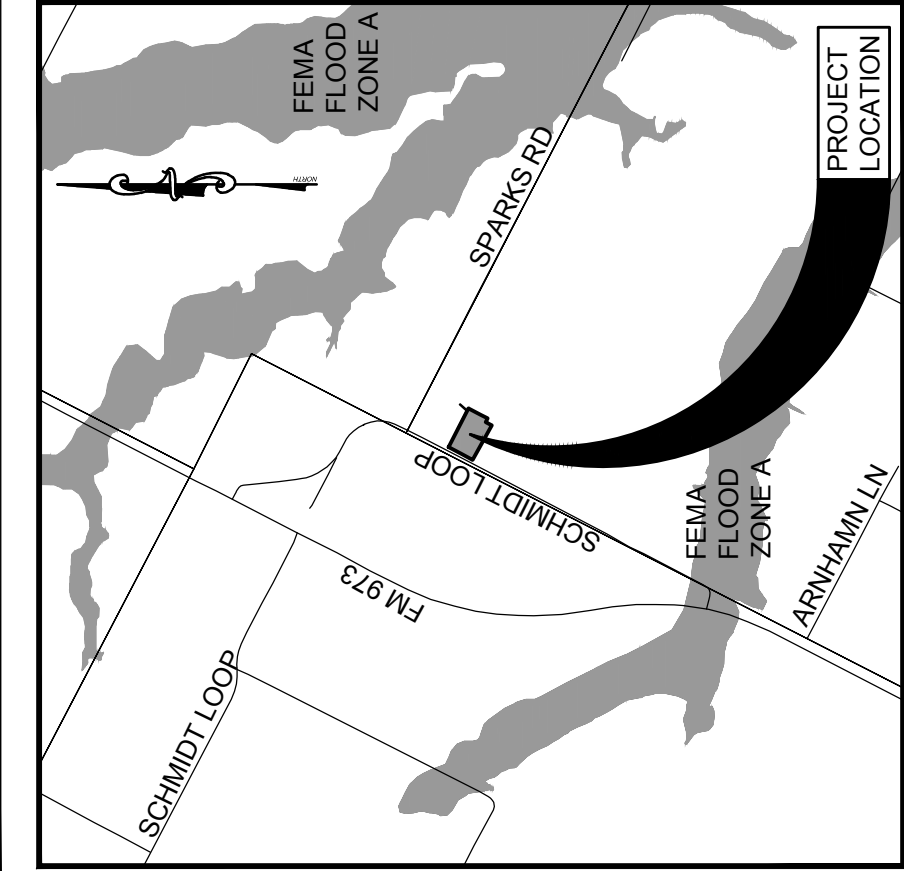
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission disapprove a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX.

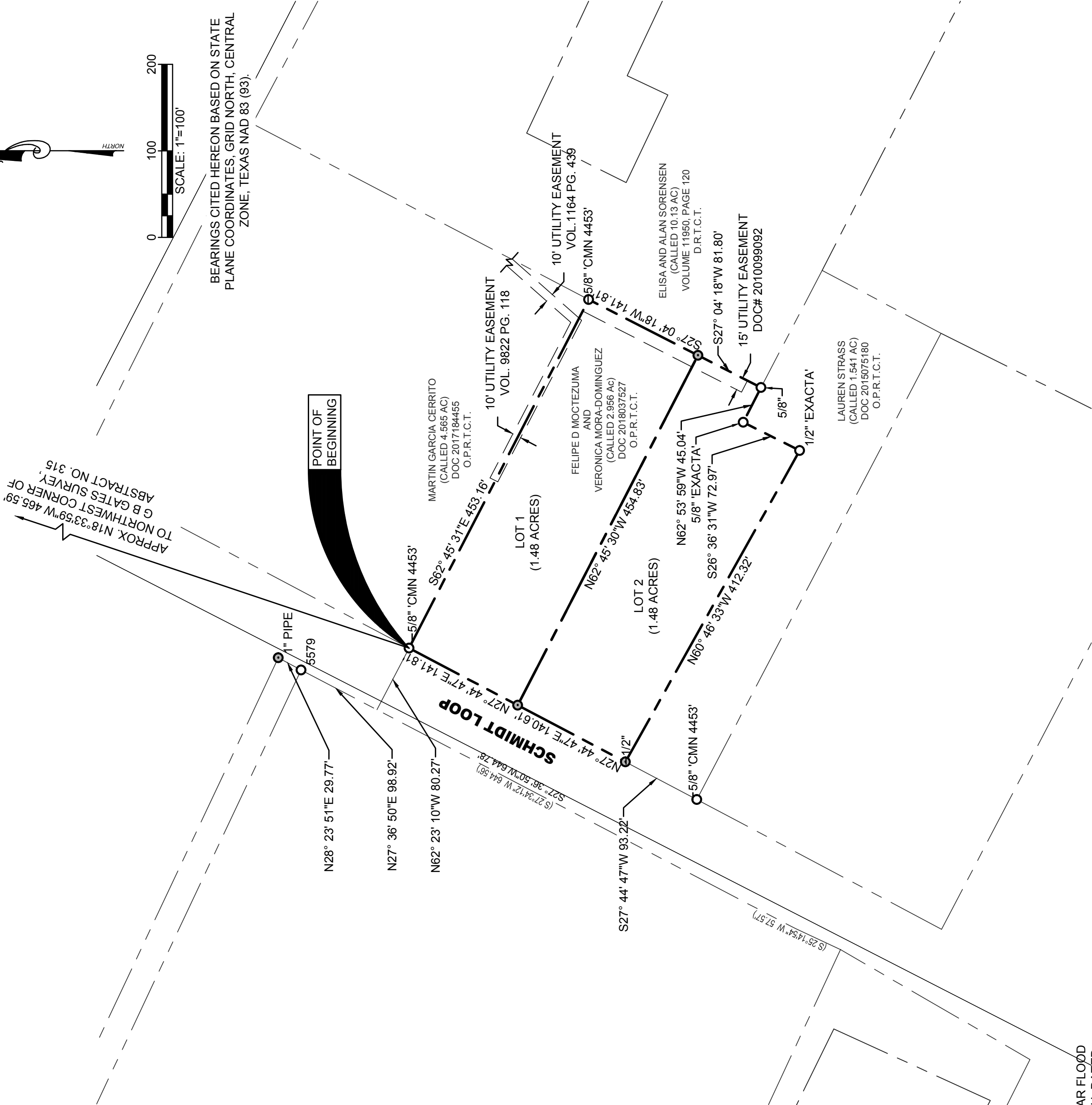
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



LEGEND

- IRON ROD SET, MARKED "FOREST 1847"
- IRON ROD FOUND

FINAL PLAT OF  
FDJ MOCTEZUMA



OWNER: FELIPE DE JESUS MOCTEZUMA  
1200 BROADMOOR ROAD DR. APT 201  
AUSTIN, TX 78723  
PHONE (910)545-4210  
EMAIL FELIPEMOCTEZUMA27@GMAIL.COM

SURVEYOR: WILLIAM F. FOREST JR., RPLS  
FOREST SURVEYING  
1002 ASH ST.  
GEORGETOWN, TX 78626  
PHONE (512)930-5927  
EMAIL BETHANN@FORESTSURVEYING.COM

ENGINEER: JEN HENDERSON, PE  
M&S ENGINEERING  
FIRM F-1394  
102 W. MORROW ST.  
GEORGETOWN, TEXAS 78626  
PHONE 830.228.5446  
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: OCTOBER 4, 2019

REVISION DATE:

ORIGINAL SURVEY: G B GATES SURVEY  
ABSTRACT NO. 205

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD  
PLAIN AS SHOWN ON FIRM PANEL 48453C0295H, DATED  
09/26/2008

NEW STREETS: NO NEW STREETS ARE PLANNED  
LAND USE: RESIDENTIAL

PERIMETER FIELD NOTES:

BEING 2.96 ACRES OF LAND, SITUATED IN THE GREENBERRY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED AS 2.956 ACRES, IN A DEED TO FELIPE D. MOCTEZUMA AND VERONICA MORA-DOMINGUEZ, RECORDED IN DOCUMENT NO. 2018037527, OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THIS TRACT WAS SURVEYED ON THE GROUND IN SEPTEMBER OF 2019 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHWEST CORNER OF SAID 2.956 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF A 4.565 ACRE TRACT THAT WAS CONVEYED TO MARTIN GARCIA CERRITO, AS RECORDED IN DOCUMENT NO. 2017184465, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID POINT ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP (80 FT. WIDE),

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 4.565 ACRE TRACT, S 62°45'31" E, 453.16 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHEAST CORNER OF SAID 2.956 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF SAID 4.565 ACRE TRACT, SAME BEING A POINT IN THE WEST LINE OF A CALLED 10.13 ACRE TRACT TO ELISA AND ALAN SORENSEN, RECORDED IN VOLUME 11950, PAGE 120, DEED RECORDS TRAVIS COUNTY, TEXAS,

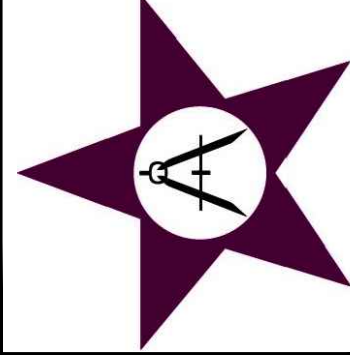
THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 10.13 ACRE TRACT, S 27°04'18" W, 223.61 FEET, TO A 5/8" IRON PIN FOUND (STEEL PIN), AT THE SOUTHWEST CORNER OF SAID 10.13 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT, SAME BEING A POINT IN THE NORTH LINE OF A CALLED 1.541 ACRE TRACT TO LAUREN STRAUSS DOC. 2015075180 DEED RECORDS TRAVIS COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 62°53'59" W, 45.04 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.541 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, S 26°36'31" W, 72.97 FEET, TO A 1/2" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE LOWER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 60°46'33" W, 412.32 FEET, TO A 1/2" CAPPED IRON PIN SET (STEEL PIN), MARKED "FOREST RPLS 1847", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 1.541 ACRE TRACT, SAME BEING A POINT IN THE EAST LINE OF SAID SCHMIDT LOOP, FROM WHICH A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE SOUTHWEST CORNER OF SAID 1.541 ACRE TRACT, BEARS: S 27°44'47" W, 93.22 FEET

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP, N 27°44'47" E, 282.43 FEET, TO THE POINT OF BEGINNING.



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SHEET  
01 OF 02



# FINAL PLAT OF FDJ MOCTEZUMA

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

1, FELIPE DE JESUS MOCTEZUMA SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY [SUBDIVIDE, RESUBDIVIDE, AMEND, ETC] SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS TRAVIS COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS

FDI MOCTEZUMA

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FELIPE DE JESUS MOCTEZUMA  
11200 BROADMOOR ROAD DR. APT 201  
AUSTIN, TX 78723

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FELIPE DE JESUS MOCTEZUMA, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 201\_\_.

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF  
MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_.

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

MAYOR

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 201\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVIOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS;

WE, WILLIAM F. FOREST JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF MANOR REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WILLIAM F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4249  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS;

JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDAED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48453C0295H, EFFECTIVE DATA 09/26/2008.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

TENNIFER L. HENDERSON  
REGISTERED PROFESSIONAL ENGINEER, NO. 116883  
STATE OF TEXAS

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

ALAN DAVID MCMURRY  
GENERAL MANAGER  
AQUA WATER SUPPLY CORPORATION

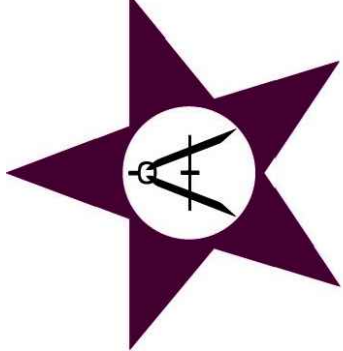
DATE: \_\_\_\_\_

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT THAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR TRAVIS COUNTY AND TRAVIS COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE TRAVIS COUNTY AND CITIES HEALTH DISTRICT (TCHD) AND TRAVIS COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DATE \_\_\_\_\_

TCCD DIRECTOR \_\_\_\_\_

ENVIRONMENTAL HEALTH SERVICES, TCCD



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CIVIL | ELECTRICAL | STRUCTURAL | MEP

**TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394**  
**WWW.MSENGR.COM | (830) 228-5446**



## DEVELOPMENT SERVICES DEPARTMENT

November 18, 2019

RE: Notification for a Short Form Final Plat – FDJ Moctezuma Subdivision

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a regularly scheduled meeting for the purpose of considering and acting upon on a short form final plat. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion, and possible action upon a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, located at 15721 Schmidt Loop, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on December 11, 2019 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this short form final plat has been filed.

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 below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,

Scott Dunlop,  
Assistant Development Director

sdunlop@cityofmanor.org  
512-272-5555 ext. 5

MOCTEZUMA, FELIPE D &  
VERONICA MORA-DOMINGUEZ  
1200 BROADMOOR DR APT 104  
AUSTIN, TX 78723-3101

ARBORETUM CROSSING LLC  
401 CONGRESS AVE 33RD FL  
AUSTIN, TX 78701-3792

SORENSEN, ELSA & ALAN  
PO BOX 143162  
AUSTIN, TX 78714-3162

SORENSEN, ELSA  
PO BOX 143162  
AUSTIN, TX 78714-3162

STAUSS, LAUREN  
15713 SCHMIDT LP  
MANOR, TX 78653

MARTINEZ, JORGE LUIS  
JOSE LUIS MARTINEZ  
REYNA MARTINEZ  
16403 KNOTTINGHAM DR.  
PFLUGERVILLE, TX 78660-2119

PAZ, JILMER  
206 COMANCHE CIR  
HUTTO, TX 78634-5485

DYRENFURTH, WALTER J  
15800 SCHMIDT LOOP  
MANOR, TX 78653-4089

CANTY, MARGARET M  
UNIT 2  
11421 SCHMIDT LN  
MANOR, TX 78653-3662



AGENDA ITEM NO. 7

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. Applicant: Pape-Dawson Engineers. Owner: IDEA Public Schools.

---

### BACKGROUND/SUMMARY:

This is a 1 lot subdivision to plat the property the IDEA is proposed to locate. At the time of posting, this item has not been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

Plan  
TIA Determination form  
Notice Letter  
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission disapprove a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.

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



OWNER:

IDEA PUBLIC SCHOOLS  
2115 W. PIKE BLVD.  
WESLACO, TEXAS 78596  
CONTACT: WYATT TRUSCHETT  
PH: (956) 377-8000

DEVELOPER:

PROJECT MANAGEMENT SERVICES, INC.  
1822 W. BRAKER LANE, STE. 81734  
AUSTIN, TEXAS 78758  
CONTACT: PETER HAYES  
PH: (512) 989-7045

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
CONTACT: SHAUNA WEAVER, P.E.  
STACEY WEICHERT, P.E.  
PH: (210) 375-9000

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.  
10801 NORTH MOPAC EXPRESSWAY  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
CONTACT: VALERIE ZURCHER, R.P.L.S.  
PH: (512) 454-8711

SITE INFORMATION:

1 LOT, K-12 SCHOOL  
PHASE 1: ~80,300 SF  
STUDENTS: 635  
LUE:16  
TRAFFIC VOLUME (TRIPS PER DAY):1,175  
OPENING FALL 2021

PHASE 2: ~27,100 SF  
STUDENTS: 896  
LUE:0  
TRAFFIC VOLUME (TRIPS PER DAY):1,657  
OPENING FALL 2023

FULL BUILD: ~107,400 SF  
TOTAL STUDENTS: 1,531  
TOTAL TRAFFIC VOLUME (TRIPS PER DAY): 2,832

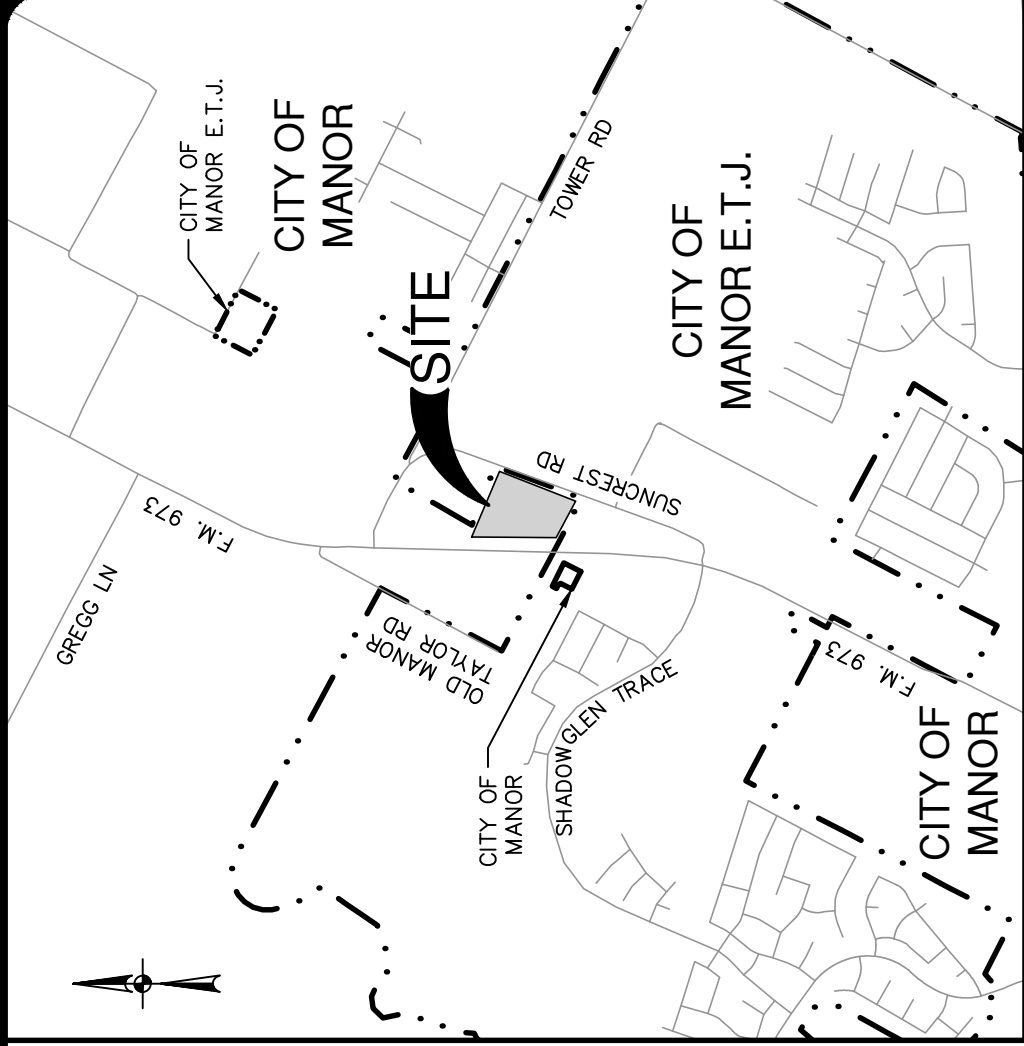
NOTES:  
1. THE PROPERTY REFERENCED ON THIS CONCEPT  
PLAN IS CONSIDERED CITY OF MANOR.  
2. THERE ARE NO PARKS, PUBLIC FACILITIES OR  
OTHER COMMONLY OWNED AREAS ASSOCIATED  
WITH THIS CONCEPT PLAN.

LEGEND:

PROPERTY LINE  
PROPERTY LINE (ADJACENT)  
CITY LIMITS LINE  
EXISTING WASTEWATER FORCE MAIN  
EXISTING OVERHEAD ELECTRIC  
EXISTING CONTOURS  
FEMA FLOOD BOUNDARY

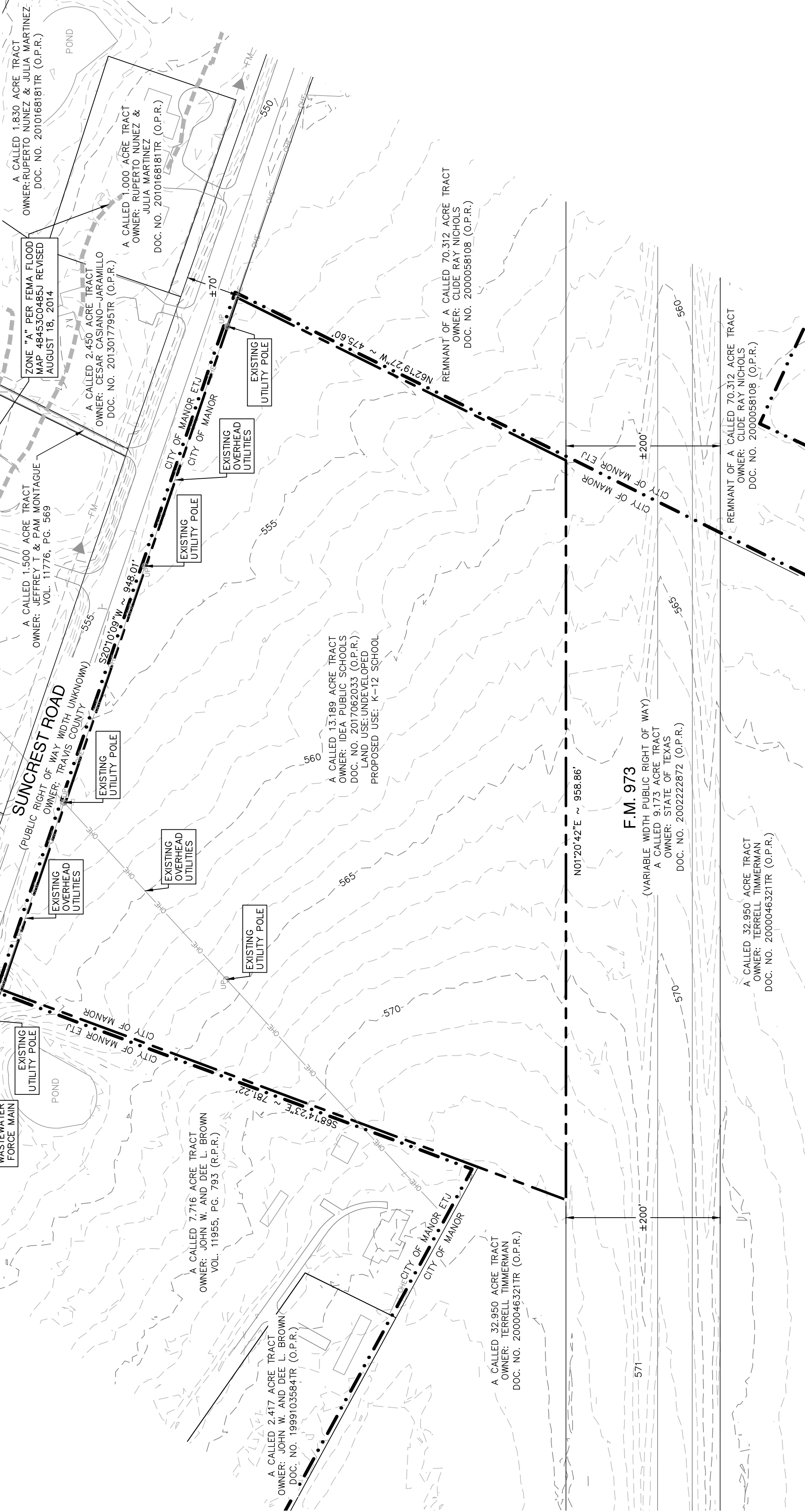


SCALE: 1"= 100'  
0' 100' 200' 300'



LOCATION MAP

1" = 2000'



PAPE-DAWSON ENGINEERS  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800

IDEA - MANOR  
MANOR, TEXAS  
CONCEPT PLAN

PLAT NO. \_\_\_\_\_  
JOB NO. 11175-00  
DATE OCTOBER 29, 2019  
DESIGNER SW  
CHECKED SW DRAWN JF  
SHEET EXH



## TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

**APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION**

PROJECT NAME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ TELEPHONE NO: \_\_\_\_\_

APPLICATION STATUS: \_\_\_\_\_ DEVELOPMENT ASSESSMENT: \_\_\_\_\_ ZONING: \_\_\_\_\_ SITE PLAN: \_\_\_\_\_

### EXISTING:

### FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY

### PROPOSED

### FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
					Total		

### ABUTTING ROADWAYS

### FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION

### FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DISTRIBUTION: \_\_\_\_\_  
 \_\_\_\_\_ FILE \_\_\_\_\_ CAP. METRO \_\_\_\_\_ TxDOT \_\_\_\_\_ Austin DSD \_\_\_\_\_ TRAVIS CO. \_\_\_\_\_ TOTAL COPIES: \_\_\_\_\_

**NOTE: A TIA determination must be made prior to submittal of any preliminary plat or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.**



DEVELOPMENT SERVICES DEPARTMENT

November 18, 2019

RE: Notification for a Concept Plan

Dear Property Owner,

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings for the purpose of considering and acting upon on a concept plan. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion, and possible action upon a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on December 11, 2019 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 18, 2019 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this concept plan has been filed.

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 below. Any communications I receive will be made available to the Commissioners and Council during the discussion of this item.

Sincerely,

  
Scott Dunlop,  
Assistant Development Director

sdunlop@cityofmanor.org  
512-272-5555 ext. 5



Ruperto Nunez & Julia Martinez  
13809 FM 973 N  
Manor, Tx 78653-3896

John W. & Dee L. Brown  
14200 Suncrest Rd.  
Manor, Tx 78653-3902

Cesar Casiano-Jaramillo & Salvador  
Casiano-Jaramillo  
13901 Suncrest Rd.  
Manor, Tx 78653-4156

Jeffrey T. & Pam Montague  
13909 Suncrest Rd.  
Manor, Tx 78653-3897

Stephaine L. Ward & Annette W. Klyberg  
13915 Suncrest Rd.  
Manor, Tx 78653-3897

Naul Mauricio Paz  
14005 Suncrest Rd.  
Manor, Tx 78653-3898

Naul Mauricio Paz & Francisco A. Chavez  
1116 Canyon Maple Rd.  
Pflugerville, Tx 78660-5808

Emehul & Maria G. Alvarado  
12101 Tower Rd.  
Manor, Tx 78653-4541

Clide R. Nichols  
415 Honeycomb Cir.  
Driftwood, Tx 78619-5706

Terrell Timmerman  
PO Box 4784  
Austin, Tx 78765-4784

Dee L. Brown  
14200 Suncrest Rd.  
Manor, Tx 78653-3902



AGENDA ITEM NO. 8

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.

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### BACKGROUND/SUMMARY:

This is a concept plan to amend the concept plan for Las Entradas North that was approved in 2013. The property has been rezoned; removing the R-2 single family and expanding the C-1 light commercial and adding R-3 multi-family. This concept plan reflects the new zoning. It has been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

Plan  
Engineer Comments and Responses  
Approval Letter  
Notice Letter  
Mailing Labels

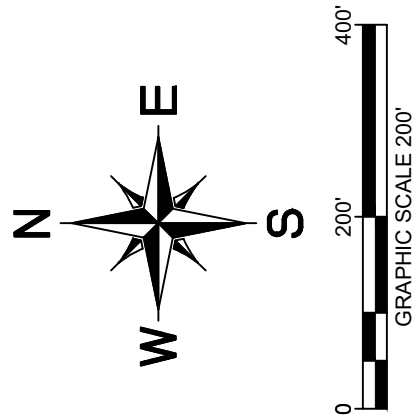
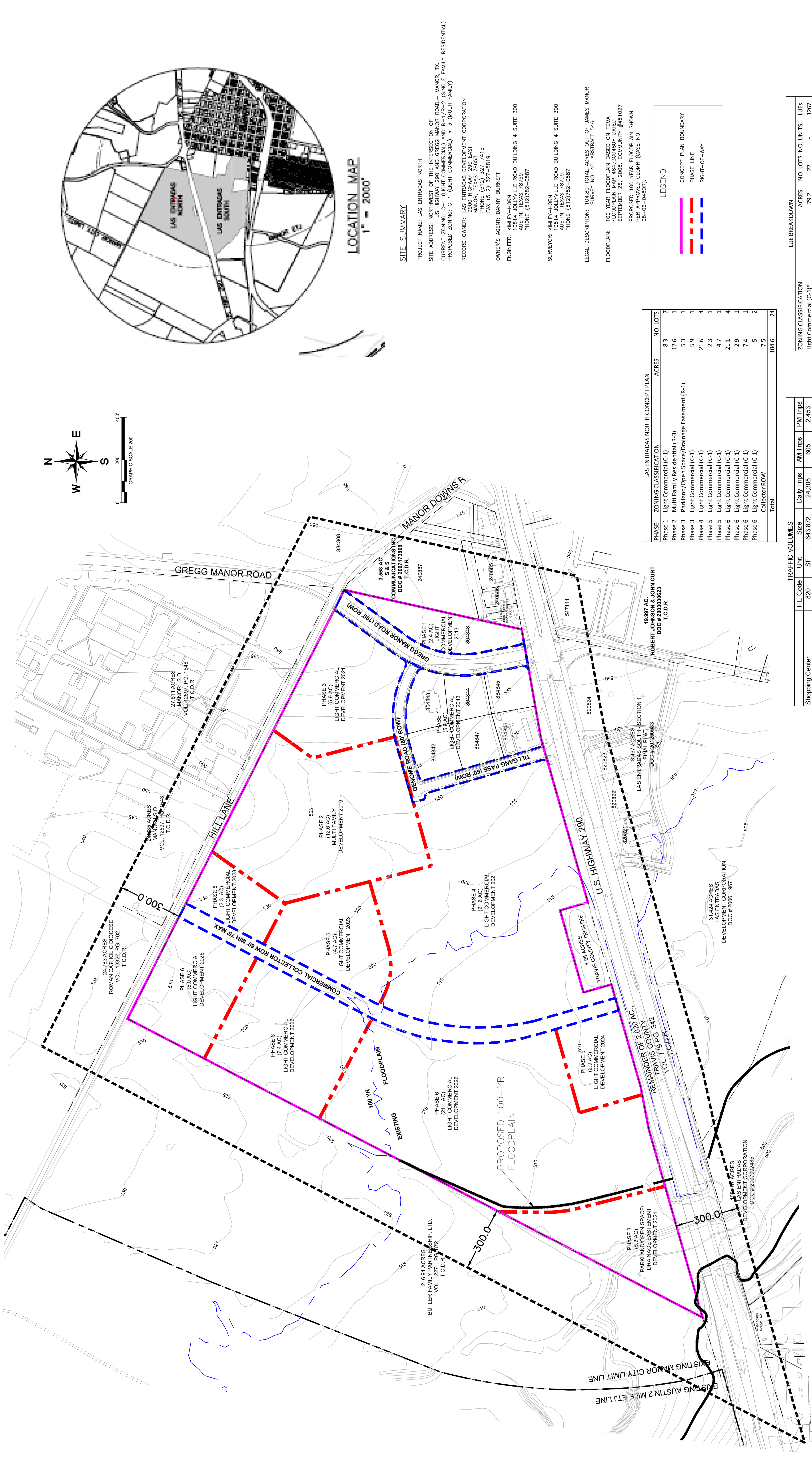
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### STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX.

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





LOCATION MAP  
1" = 2000'

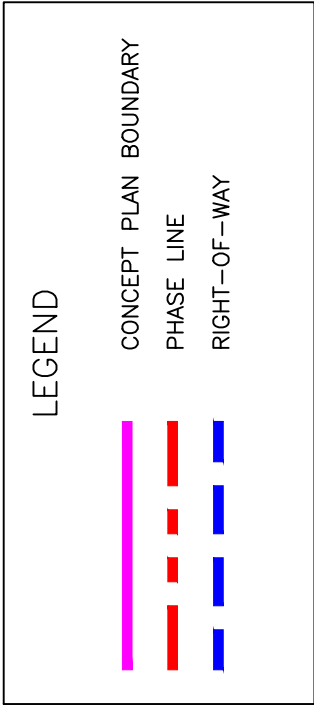
SITE SUMMARY

PROJECT NAME: LAS ENTRADAS NORTH  
SITE ADDRESS: NORTHWEST OF THE INTERSECTION OF  
US HIGHWAY 290 AND GREGG MANOR ROAD, MANOR, TX.  
CURRENT ZONING: C-1 (LIGHT COMMERCIAL) AND R-1/R-2 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED ZONING: C-1 (LIGHT COMMERCIAL), R-3 (MULTI FAMILY)  
RECORD OWNER: LAS ENTRADAS DEVELOPMENT CORPORATION  
9000 HIGHWAY 290 EAST  
MANOR, TEXAS 78653  
PHONE (512) 327-7415  
FAX (512) 327-5819  
OWNER'S AGENT: DANNY BURNETT  
ENGINEER: KIMLEY-HORN  
10814 JOLLYVILLE ROAD BUILDING 4 SUITE 300  
AUSTIN, TEXAS 78759  
PHONE (512) 782-0587

SURVEYOR: KIMLEY-HORN  
10814 JOLLYVILLE ROAD BUILDING 4 SUITE 300  
AUSTIN, TEXAS 78759  
PHONE (512) 782-0587

LEGAL DESCRIPTION: 104.80 TOTAL ACRES OUT OF JAMES MANOR  
SURVEY NO. 40, ABSTRACT 546

FLOODPLAIN: 100 YEAR FLOODPLAIN BASED ON FEMA  
FLOODPLAIN MAP 48453C0480H DATED  
SEPTEMBER 26, 2008, COMMUNITY #481027  
PROPOSED 100 YEAR FLOODPLAIN SHOWN  
PER APPROVED GLOMR (CASE NO.  
08-06-0480R).



LAS ENTRADAS NORTH CONCEPT PLAN			
PHASE	ZONING CLASSIFICATION	ACRES	NO. LOTS
Phase 1	Light Commercial (C-1)	8.3	7
Phase 2	Multi Family Residential (R-3)	12.6	1
Phase 3	Parkland/Open Space/Drainage Easement (R-1)	5.3	1
Phase 4	Light Commercial (C-1)	5.9	1
Phase 5	Light Commercial (C-1)	21.6	4
Phase 6	Light Commercial (C-1)	2.3	1
Phase 6	Light Commercial (C-1)	4.7	1
Phase 6	Light Commercial (C-1)	21.1	4
Phase 6	Light Commercial (C-1)	2.9	1
Phase 6	Light Commercial (C-1)	7.4	1
Phase 6	Light Commercial (C-1)	5	2
Collector ROW		7.5	
Total		104.6	24

TRAFFIC VOLUMES				
ITE Code	Unit	Size	Daily Trips	AM Trips
Shopping Center	SF	64,372	24,308	605
Warehousing	SF	65,000	354	39
Hotel	RM	350	2,926	165
Multifamily Housing (Mid-Rise)	DU	267	1,454	96
Total			29,042	900

LUE BREAKDOWN				
ZONING CLASSIFICATION	ACRES	NO. LOTS	NO. UNITS	LUES
Light Commercial (C-1)*	79.2	22	-	1267
Multi Family Residential (R-3)**	12.6	1	267	134
Parkland/Open Space/Drainage Easement (R-1)	5.3	1	-	2
Collector ROW	7.5	-	-	-
TOTALS	104.6	24	267	1403

\*16 LUE/Acre  
\*\*0.5 LUE/Unit

DATE	REVISION #	DESCRIPTION	APPROVAL
9/27/2019	1	ADDED R-3 USE DELETED R-2 USE INCREASED C-1 USE	

LAS ENTRADAS NORTH - CONCEPT PLAN AMENDMENT  
ORIGINAL PLAN APPROVED 08/14/13  
Manor, Texas  
April 19



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 IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE BENEFIT OF A SURVEY AND APPROVAL BY THE LOCAL GOVERNMENT.

K:\ASB\_Civil\08140800 LAS ENTRADAS LAS ENTRADAS - GENERAL EXHIBITS\ASB\CONCEPT PLAN\08140800 LAS ENTRADAS NORTH-CONCEPT PLAN AMENDMENT-COMPARISSON-COLOR UPDATE.DWG  
9/27/2019 4:16 PM  
DWG NAME  
LAST SAVED





Date: Friday, May 31, 2019

Brandon Hammann  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Campus IV, Suite 300  
Austin TX  
brandon.hammann@kimley-horn.com

Permit Number 2019-P-1192-CP  
Job Address: Las Entradas North Concept Plan Amendment, Manor, TX. 78653

Dear Brandon Hammann,

The first submittal of the Las Entradas North Concept Plan Amendment (*Concept Plan*) submitted by Kimley-Horn and Associates, Inc. and received on October 23, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(2), the revision date should be shown on the Concept Plan.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(i), the number of LUEs required for each category of lots should be listed 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)(8)(ii), the traffic volume to be generated by all proposed development other than single-family residential 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)(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.
5. An existing 100-year floodplain and proposed 100-year floodplain are shown on the Concept Plan. Has a LOMR/CLOMR been approved for the site?
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(f)(5), zoning of the tract(s) shall permit the uses proposed by the Concept Plan, or a zoning amendment necessary to permit the proposed uses shall be required prior to approval of the Concept Plan. The zoning shown on the Concept Plan has not been approved yet.

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.



July 29, 2019

Pauline Gray, P.E.  
Staff Engineer  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220

**RE: Permit Number 2019-P-1192-CP  
Las Entradas North Concept Plan Amendment  
Manor, TX 78653**

Dear Ms. Gray,

Please accept this *Comment Response Letter* in reply to Jay Engineering Company Inc.'s review dated, Friday, May 31, 2019. Original comments have been included below for reference. All Kimley-Horn responses are listed in blue.

#### Engineer Review

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(2), the revision date should be shown on the Concept Plan.  
*Response: Revision Table, including Revision Date, has been added to the title block.*
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(i), the number of LUEs required for each category of lots should be listed on the Concept Plan.  
*Response: LUE's are now broken out for each category.*
3. 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 residential should be shown on the Concept Plan.  
*Response: Traffic volumes have been added to the plan.*
4. 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.  
*Response: Existing features have been added to the plan.*
5. An existing 100-year floodplain and proposed 100-year floodplain are shown on the Concept Plan. Has a LOMR/CLOMR been approved for the site?  
*Response: Yes, a CLOMR has been approved for the site. Approved CLOMR letter and a PDF of the CLOMR have been uploaded to the MGN portal.*
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(f)(5), zoning of the tract(s) shall permit the uses proposed by

the Concept Plan, or a zoning amendment necessary to permit the proposed uses shall be required prior to approval of the Concept Plan. The zoning shown on the Concept Plan has not been approved yet.

*Response: Noted. Rezoning application was submitted concurrently with the Concept Plan Amendment.*

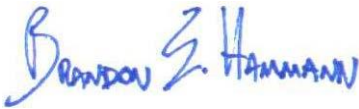
*In addition to addressing the comments above, the following changes were made to the Concept Plan Amendment:*

- 1. Added Genome Road and Tillgang Pass ROW.*
- 2. Revise land areas of uses to account for ROW.*
- 3. Revised phasing and associated start dates.*
- 4. Replace Single Family Residential with Light Commercial.*

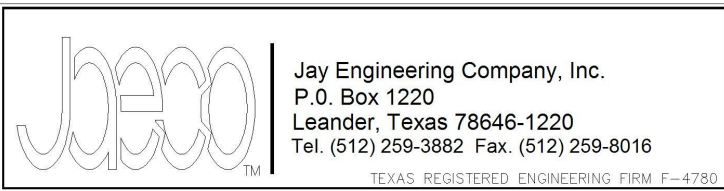
Please contact me for further information or should you need clarification. I can be reached directly at [brandon.hammann@kimley-horn.com](mailto:brandon.hammann@kimley-horn.com) or by telephone at (512) 271-6314.

Sincerely,

KIMLEY-HORN & ASSOCIATES, INC.



Brandon Hammann, P.E.



Date: Friday, August 23, 2019

Brandon Hammann  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Campus IV, Suite 300  
Austin TX  
brandon.hammann@kimley-horn.com

Permit Number 2019-P-1192-CP  
Job Address: Las Entradas North Concept Plan Amendment, Manor 78653

Dear Brandon Hammann,

The subsequent submittal of the Las Entradas North Concept Plan Amendment submitted by Kimley-Horn and Associates, Inc. and received on October 23, 2019, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(2), the revision date should be shown on the Concept Plan.~~

**2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(i), the number of LUEs required for each category of lots should be listed on the Concept Plan. The LUEs for multifamily are listed as per unit but the number of units is not provided. Provide background as to why 16 LUEs/Acre was used for Light Commercial. The traffic volume categories are different than what is listed for the LUE Breakdown.**

~~3. 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 residential 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)(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. There are buildings in Phase 1 that are not shown.**

**5. An existing 100-year floodplain and proposed 100-year floodplain are shown on the Concept Plan. Has a LOMR/CLOMR been approved for the site? The comment response letter stated that the approved CLOMR letter and a PDF of the CLOMR was submitted with the update, but it was not provided.**

**6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(f)(5), zoning of the tract(s) shall permit the uses proposed by the Concept Plan, or a zoning amendment necessary to permit the proposed uses shall be required prior to approval of the Concept Plan. The zoning shown on the Concept Plan has not been approved yet.**

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

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

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

September 27, 2019

Pauline Gray, P.E.  
Staff Engineer  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646-1220

**RE: Permit Number 2019-P-1192-CP  
Las Entradas North Concept Plan Amendment  
Manor, TX 78653**

Dear Ms. Gray,

Please accept this *Comment Response Letter* in reply to Jay Engineering Company Inc.'s review dated, Friday, August 23, 2019. Original comments have been included below for reference. All Kimley-Horn responses are listed in blue.

#### Engineer Review

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8)(i), the number of LUEs required for each category of lots should be listed on the Concept Plan. The LUEs for multifamily are listed as per unit but the number of units is not provided. Provide background as to why 16 LUEs/Acre was used for Light Commercial. The traffic volume categories are different than what is listed for the LUE Breakdown.

*Response: Multifamily units added to LUE Breakdown table (number of multifamily units revised to match current land plan for multi-family lot).*

*16 LUEs/commercial acre is a conservative conversion factor and is based on the previously approved Concept Plan.*

*LUEs are based on zoning classification/category (per the original approved Concept Plan) whereas traffic volumes are based on potential uses within the zoning classifications. Specific uses are necessary to determine estimated traffic volumes.*

4. 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. There are buildings in Phase 1 that are not shown.

*Response: Phase 1 buildings added.*

5. An existing 100-year floodplain and proposed 100-year floodplain are shown on the Concept Plan. Has a LOMR/CLOMR been approved for the site? The comment response letter stated that the approved CLOMR letter and a PDF of the CLOMR was submitted with the update, but it was not provided.

*Response: Documentation uploaded via MGN.*

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(f)(5), zoning of the tract(s) shall permit the uses proposed by the Concept Plan, or a zoning amendment necessary to permit the proposed uses shall be required prior to approval of the Concept Plan. The zoning shown on the Concept Plan has not been approved yet.

*Response: Acknowledged. R-3 zoning has been approved. R-2>C-1 zoning is pending approval.*

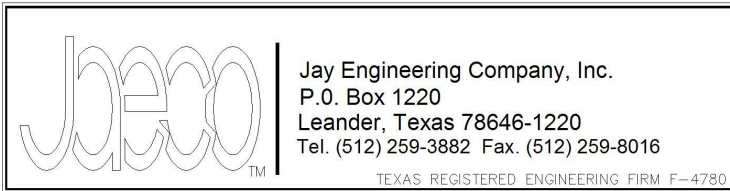
Please contact me for further information or should you need clarification. I can be reached directly at [brandon.hammann@kimley-horn.com](mailto:brandon.hammann@kimley-horn.com) or by telephone at (512) 271-6314.

Sincerely,

KIMLEY-HORN & ASSOCIATES, INC.



Brandon Hammann, P.E.



Date: Thursday, October 24, 2019

Brandon Hammann  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Campus IV, Suite 300  
Austin TX  
brandon.hammann@kimley-horn.com

Permit Number 2019-P-1192-CP

Job Address: Las Entradas North Concept Plan Amendment, Manor 78653

Dear Brandon Hammann,

We have conducted a review of the concept plan for the above-referenced project, submitted by Brandon Hammann and received by our office on October 23, 2019, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

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

Sincerely,

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







**DEVELOPMENT SERVICES DEPARTMENT**

November 18, 2019

RE: Notification for a Concept Plan – Las Entradas North Amendment

Dear Property Owner,

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings for the purpose of considering and acting upon on a concept plan. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion, and possible action upon a Concept Plan for Las Entradas North, twenty-four (24) lots on 104.6 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on December 11, 2019 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 18, 2019 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this concept plan has been filed.

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 below. Any communications I receive will be made available to the Commissioners and Council during the discussion of this item.

Sincerely,

Scott Dunlop,  
Assistant Development Director

sdunlop@cityofmanor.org  
512-272-5555 ext. 5

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

Roman Catholic Diocese of Austin Texas  
6225 Hwy 290 E  
Austin, Texas 78723-1028

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

Travis County  
P.O. Box 1748  
Austin, Texas 78767-1748

Kaslik Bay LLC  
c/o George Faddou  
407 Talkeetna Lane  
Cedar Park, Texas 78613-2532

Randolph-Brooks Federal Credit Union  
1 Randolph Brooks Parkway  
Live Oak, Texas 78233-2416

Auto Zone Texas LP  
123 S Front Street  
Memphis, TN 38103-3607

CVS Pharmacy Inc.  
c/o CVS Caremark Corp.  
1 CVS Dr. #10029-01  
Woonsocket, RI 02895-6146

Johnson Robert J & Curt D Johnson  
501 W Koenig Lane  
Austin, TX 78751

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

Cottonwood Holdings Ltd.  
c/o Dwyer Realty Companies  
9900 US Highway 290 E  
Manor, TX 78653-9720

Protestant Episcopal Church of Diocese TX  
c/o Cottonwood Holdings Ltd.  
9900 US Highway 290 E  
Manor, TX 78653-9720

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

Frontier Bank of Texas  
P.O. Box 551  
Elgin, TX 78621-0551

GABS Inc.  
407 Talkeetna Lane  
Cedar Park, TX 78613-2532