



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA**

Wednesday, January 8, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the 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 December 11, 2019, Regular Meeting. Scott Dunlop,
Asst. Dev. Services
Director

PUBLIC HEARINGS

2. Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX. Scott Dunlop,
Asst. Dev. Services
Director

- | | | |
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| 3. | <u>Public Hearing</u> : Conduct a public hearing upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |
| 4. | <u>Public Hearing</u> : Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |
| 5. | <u>Public Hearing</u> : Conduct a public hearing upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |
| 6. | <u>Public Hearing</u> : Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |

REGULAR AGENDA

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| 7. | Consideration, discussion, and possible action on the appointment of Chairperson to the Planning and Zoning Commission to serve a one-year term. | Scott Dunlop,
Asst. Dev. Services
Director |
| 8. | Consideration, discussion, and possible action on the appointment of Vice-Chair to the Planning and Zoning Commission to serve a one-year term. | Scott Dunlop,
Asst. Dev. Services
Director |
| 9. | Consideration, discussion, and possible action on a 2020 Planning and Zoning Commission meeting calendar. | Scott Dunlop,
Asst. Dev. Services
Director |
| 10. | Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX. Applicant: Gil Engineering. Owner: Manor ISD | Scott Dunlop,
Asst. Dev. Services
Director |
| 11. | Consideration, discussion, and possible action upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants. Owner: Pilot Legacy Opportunity Fund, LLC | Scott Dunlop,
Asst. Dev. Services
Director |
| 12. | Consideration, discussion, and possible action upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: CLX Ventures, LLC | Scott Dunlop,
Asst. Dev. Services
Director |
| 13. | Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Auspro Enterprises | Scott Dunlop,
Asst. Dev. Services
Director |

- | | |
|--|--|
| 14. Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD | Scott Dunlop,
Asst. Dev. Services
Director |
| 15. 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. | Scott Dunlop,
Asst. Dev. Services
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, January 3, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the December 11, 2019 Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☐NO

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

Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve the Minutes of the December 11, 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
VACANT, Place 6
LaKesha Small, Place 7

PLANNING AND ZONING COMMISSION REGULAR SESSION MINUTES

Wednesday, December 11, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 3: Philip Tryon
Place 4: Isaac Rowe
Place 5: Lian Stutsman, Vice-Chairperson
Place 7: Lakesha Small

ABSENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 6: Vacant

CITY STAFF PRESENT:

Scott Dunlop, Assistant Development Services Director

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, December 11, 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 November 13, 2019, Regular Meeting.**

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted four (4) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

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.**

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 Rowe and seconded by Commissioner Small the P&Z Commission voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

3. **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.**

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 Rowe the P&Z Commission voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

4. **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.**

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 Small and seconded by Commissioner Tryon the P&Z Commission voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

REGULAR AGENDA

- 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. Applicant: ALM Engineering. Owner: Greenview Development 973, LP**

The City staff recommended that the P&Z Commission approve the 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.

Assistant Development Director Dunlop discussed the Concept Plan for the Manor Commons SE Commercial.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Tryon the P&Z Commission voted four (4) For and none (0) Against to approve the 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 motion carried unanimously.

- 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. Applicant: M&S Engineering. Owner: Felipe Moctezuma**

The City staff recommended that the P&Z Commission deny 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.

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted four (4) For and none (0) Against to deny 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 motion carried unanimously.

- 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. Applicant: Pape-Dawson Engineers. Owner: IDEA Public Schools.**

The City staff recommended that the P&Z Commission deny 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.

MOTION: Upon a motion made by Commissioner Small and seconded by Vice-Chair Stutsman the P&Z Commission voted four (4) For and none (0) Against to deny 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 motion carried unanimously.

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. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.

The City staff recommended 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.

Asst. Development Services Director Dunlop discussed the Concept Plan for Las Entradas North.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Tryon the P&Z Commission voted four (4) For and none (0) Against to 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. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted four (4) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 6:45 p.m. on Wednesday, December 11, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 8th day of January 2020.

APPROVED:

Lian Stutsman
Vice-Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX.

BACKGROUND/SUMMARY:

Public hearing for a 3 lot subdivision to plat the properties where MISD New Tech HS, MS, and Admin buildings are located as well as the city's water tower.

PRESENTATION: ☐YES ☐NO

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

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

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

MANOR INDEPENDENT SCHOOL DISTRICT
MANOR NEW TECH HIGH SCHOOL,
MANOR MIDDLE SCHOOL,
MANOR TRANSPORTATION OFFICES,
MANOR TRANSPORTATION, AND
MANOR ADMINISTRATION OFFICES

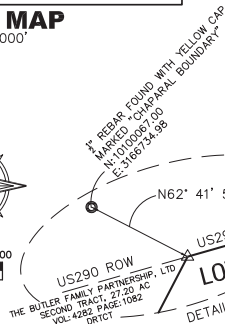


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SCALE: 1" = 100'
 INITIAL DATE: TBD



THE BULLER FAMILY PARTNERSHIP
SCOTT TRACT 1225 40'
VOL 4292 PAGE 1092
OFFICE

LOCA TRANSMISSION SERVICE
TRANSMISSION SERVICE
2010307E 1225 40'
OFFICE

COOPERATION

(329900 00 1W 1225 50')
3291103 1W 1225 40')
37 20240E 1225 40')
3001007E 1225 30')

SPECIAL FLOOD HAZARD AREA: WITHOUT BASE

SRP 25' 14" 281.64'
TO IRON ROD FOUND ON THE
NORTH LINE OF 1.5 LANE TRAIL
RECORDED

R.O.W.

S14° 17' 09"E 61.73''

CITY OF AUSTIN
VOLUME: 9837 PAGE: 414

THE BUTLER FAMILY PARTNERSHIP, LTD
SECOND TRACT P277.20 AC

MANOR INDEPENDENT
SCHOOL DISTRICT
V2895 P310
DRTCT

MANOR INDEPENDENT
SCHOOL DISTRICT
V2895 P310
DRTCT

CITY OF MANOR
0.286 AC
DOC#2004026860

JOYCE TURNER
50' R.O.W
VOL: 3075 PAGE: 340
DRCT

ARSONS ST (OLD TX20)

ORIGINAL TRACTS
NOT TO SCALE

U.S. 290 ROW VARIES

MATCH LINE

JAMES MANOR SURVEY No. 40 ABS 546

93' >
0.97' (R.O.W)
DISTRICT
82.61' (7.06')

FEMA FLOOD
PANEL NUMBER
EFFECTIVE DATE

LOT 1
19.15 AC

LOT 2
18.97 AC

FEMA FLOOD MAP: AREA OF MINIMAL FLOOD HAZARD: ZONE X
PANEL NUMBER: 48453C0480J
EFFECTIVE DATE 8/18/2014

ELECTRICAL EASEMENT
DOC#2019179773
OPRTCT

ARCH LENGTH:17.30'
RADIUS:261.698
CH BEARING:S82° 27' 04"W
CH LENGTH:17.30
S01°28'33"E 65.0°

LOT 3

ARCH LENGTH:38.33'
RADIUS:25.000
CH BEARING:N42° 08' 56"E
CH LENGTH:34.68

ARCH LENGTH:38.75'
RADIUS:25.000
CH BEARING:N46° 10' 41"W

CH LENGTH:34.99
(N87°58'00"W 385.36')
S89° 24' 50"W 360.85

W PARSONS ST (OLD TX20)
(ROW VARIES)

ARCH LENGTH:174.74'
RADIUS:2643.331
CH BEARING:S84° 20' 42"W
CH LENGTH:174.71

CITY OF AUSTIN
VOLUME: 9837 PAGE:
ROW VARIES

RECORD INFORMATION

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** CITY OF MANOR      [ ]  MANOR ISD
   DOC#2004026860  OPRCTCT  12.03 AC V2895 PG310 DRCTCT

<>  MANOR ISD      ( ( )  THE BUTLER FAMILY PARTNERSHIP
   8AC V2895 PG305 DRCTCT  TRACT 2 27.20AC V4282 PG1082

( )  MANOR ISD      { }  LCRA TRANSITION EASEMENT
   18.98 AC V5173 P1425 DRCTCT  DOC#2010003912 OPRCTCT

OPRCTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
RPRCTCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
DRCTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS

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- 1/2" IRON ROD FOUND W/ RED CAP STAMPED "CAPITAL SURVEYING"
- ◎ 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP MARKED "GIL ENGINEERING"

GIL ENGINEERING

CONSULTING ENGINEERS - PLANNERS -SURVEYORS -
DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm E-1186

Texas Registered Surveying Firm 10022600



PLAT INFORMATION:

Owner/Subdivider: Manor Independent School District
10335 US Hwy 290E
Manor, Texas 78660

Engineer: Gil Engineering Associates Inc.
504 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Surveyor: Gil Engineering Associates Inc.
504 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Legal Description: A DESCRIPTION OF 38.274 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 4 ABS 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS, 37.94 ACRES CONVEYED TO THE MANOR INDEPENDENT SCHOOL DISTRICT AND 0.338 ACRES CONVEYED TO THE CITY OF MANOR

Benchmarks: NORTHING:10100067.00
EASTING: 3166734.98
ELEVATION:535.61
DESCRIPTION: 3" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"

Total Number of Blocks: 1

Total Number of Lots: 3 Total Acreage: 38.46

Residential:	0	Acres: 0
Non-Residential:	3	Acres:38.46
Open Space:	0	Acres: 0
Detention:	0	Acres: 0

Linear Feet

Street 1: 1095
Street 2: 0
Total: 0

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT MANOR INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF A DESCRIPTION OF 39.01 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No.40, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 38.27 CONVEYED TO MANOR INDEPENDENT SCHOOL DISTRICT IN VOLUME 2895 PAGE 310 (12.03AC) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 2895 PAGE 310 (8AC TRACT) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 5173 PAGE 1425 (18.98AC) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MANOR INDEPENDENT SCHOOL DISTRICT DOES HEREBY SUBDIVIDE 39.01 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOW AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, AD

Elmer Fisher Jr, BOARD PRESIDENT OF MANOR INDEPENDENT SCHOOL DISTRICT
10335 US HWY 290E
MANOR, TX 78653

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No.40, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. MANOR INDEPENDENT SCHOOL DISTRICT DOES HEREBY SUBDIVIDE 0.286 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOW AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, AD

Thomas M. Bolt, CITY MANAGER
105 E EGGLESTON STREET
MANOR, TX, 78653

SIGNATURE BLOCKS:

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

APPROVED:

CHAIRPERSON

ATTEST:

LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

APPROVED:

DR. LARRY WALLACE JR. MAYOR

ATTEST:

LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA BEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OR AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 2015, A.D., AT _____ O'CLOCK ____M., DULY RECORDED ON THIS ____ DAY OF 2015 A.D. AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48453C0260 J EFFECTIVE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014. THIS PROPERTY IS SITUATED IN ZONE "X".

VICTOR M. GIL _____ DATE
PROFESSIONAL ENGINEER
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT I VICTOR M. GIL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOW EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON

VICTOR M. GIL P.E. R.P.L.S
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

GIL ENGINEERING

CONSULTING ENGINEERS - PLANNERS - SURVEYORS -
DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600





AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.

BACKGROUND/SUMMARY:

Public hearing to establish 3 lots. Two are commercial (C-2) and one is multi-family (R-3).

PRESENTATION: ☐YES ☐NO

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

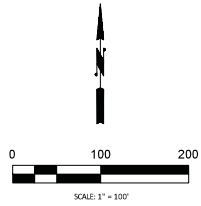
Plat.

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

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

FINAL PLAT
THE RESIDENCES AT GRASSDALE
TOTAL ACREAGE = 18.69±



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
- CH CHORD
- S.B.L. SET BACK LINE
- N/F NOW OR FORMERLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°09'55"W	6.74
L2	S03°11'00"E	14.06
L3	S08°04'00"W	196.84
L4	S36°56'00"E	55.73
L5	N87°09'55"E	497.92
L6	N42°09'55"E	160.32
L7	N02°45'14"W	139.90
L8	S87°14'46"W	166.64
L9	S02°45'14"E	148.17
L10	S42°09'55"W	176.88
L11	S87°09'55"W	31.28
L12	S02°50'05"E	25.44
L13	S87°09'55"W	26.50
L14	N02°50'05"W	7.50
L15	S87°09'55"W	451.37
L16	S02°50'05"E	25.44
L17	S87°09'55"W	20.00
L18	N02°50'05"W	43.65
L19	N36°56'00"W	52.64
L20	N08°04'00"E	203.16
L21	N03°11'00"W	12.21
L22	S87°09'55"W	438.95
L23	S87°14'46"W	328.77
L24	S27°20'18"W	23.12

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____, SOLE OWNER OF THE CERTAIN 18.69 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ 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 SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF MANOR MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHONG HOON CHO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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 _____

N/F
GREENVIEW DEVELOPMENT GREENBURY L.P.
DOC. NO. 200327215
O.P.R.T.C.

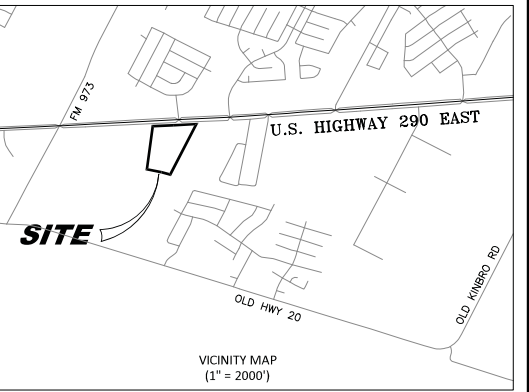
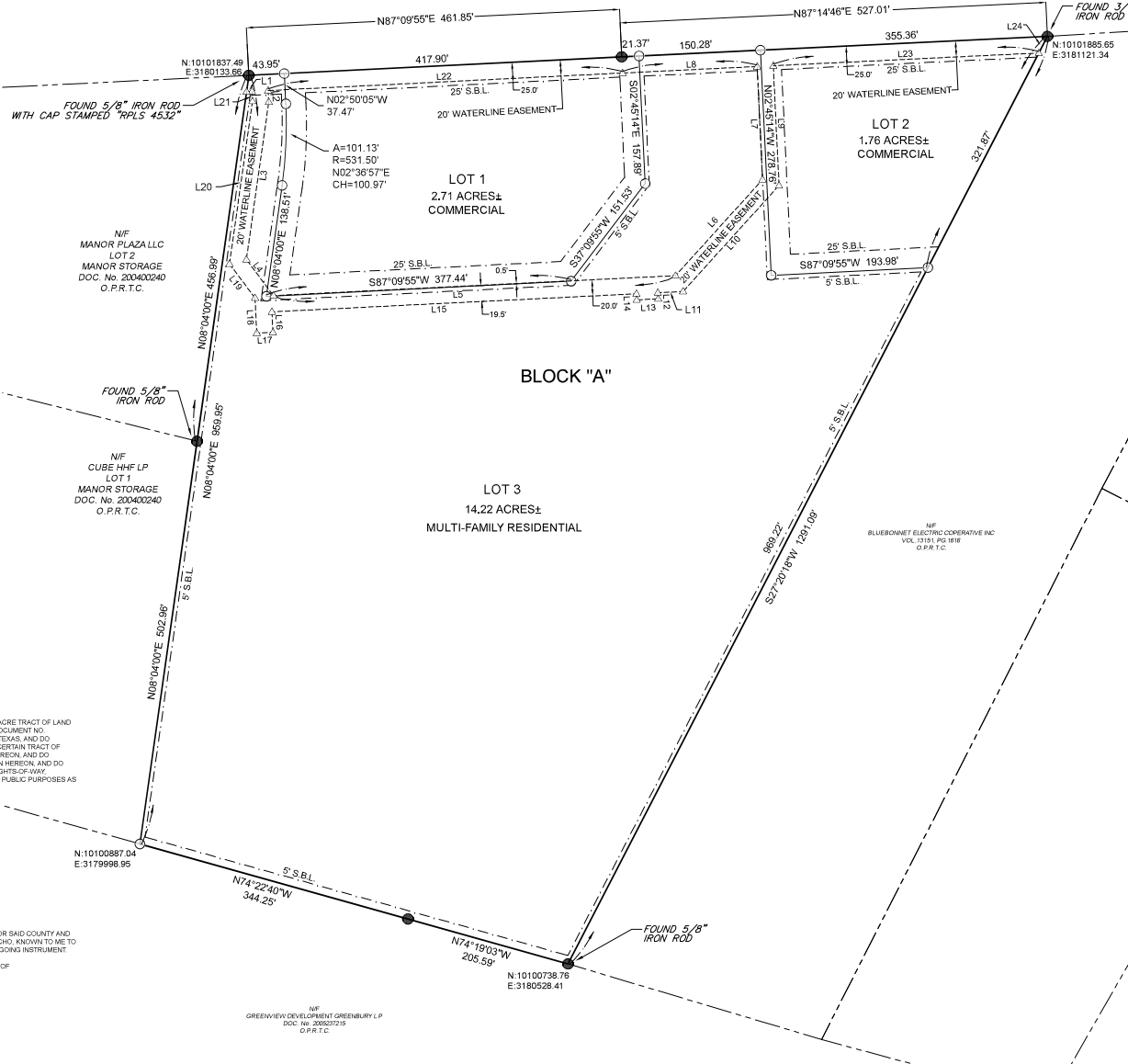
N/F
TERRELL TIMMERMAN
VOL. 7335, PG. 0455
O.P.R.T.C.

N/F
GREENVIEW DEVELOPMENT
GREENBURY L.P.

N/F
CITY OF MANOR

N/F
IBC PARTNERS LTD.

U.S. HIGHWAY 290 EAST
(R.O.W. VARIES)



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

APPROVED: _____ ATTEST: _____
CHAIRPERSON: _____ LLUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20__.

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE, JR., MAYOR LLUVIA ALMARAZ, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEREK KINSAIL, A REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND THAT ALL LOTS MEET THE CITY'S MINIMUM REQUIREMENTS SET FORTH HEREIN.

I WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF _____, 20__.

DEREK KINSAIL, R.P.L.S. NO. 6356

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS, AND THE SUBJECT PROPERTY IS OUTSIDE OF ALL SPECIAL FLOOD HAZARD AREAS (100 YEAR FLOODPLAIN) PER FEMA MAP #48020C040 REVISED APRIL 11, 2016.

I WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF _____, 20__.

DANIEL STEWART
LICENSED PROFESSIONAL ENGINEER
NO. 107870 STATE OF TEXAS

GENERAL NOTES

1. WATER TO BE PROVIDED BY MANVILLE WATER SUPPLY DISTRICT.
2. WASTEWATER TO BE PROVIDED BY THE CITY OF MANOR.

OWNER: PILOT AND LEGACY OPPORTUNITY FUND, LLC
16051 ADDISON RD., SUITE 201, ADDISON, TX 75001
10.88 ACRES
GREEN BERRY GATES SURVEY NO. 83, ABSTRACT NO. 315
NUMBER OF BLOCKS: 3
DATE: 10/1/2019
SURVEYOR: SURVEY WORKS
1207 UPLAND DRIVE
AUSTIN, TX 78741

ENGINEER: DEVELOPMENT ENGINEERING CONSULTANTS, LLC
2591 DALLAS PARKWAY, SUITE 300
IRVING, TEXAS 75014

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH CENTRAL ZONE 14N03, NAD 83,
ELEVATION DATA NAVD 83, GEOID 12N,
DISTANCES IN US SURVEY FEET (GRID).

MANOR, TX 78653
PROJECT NO. 19-0141

SURVEY WORKS
INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
PRM K0194157
(512) 599-6067

SHEET
1 of 1



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

BACKGROUND/SUMMARY:

A public hearing to establish one lot in Las Entradas North. The area to be platted was rezoned to multi-family R-3.

PRESENTATION: ☐YES ☐NO

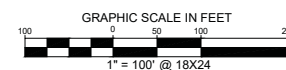
ATTACHMENTS: ☒YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Plat

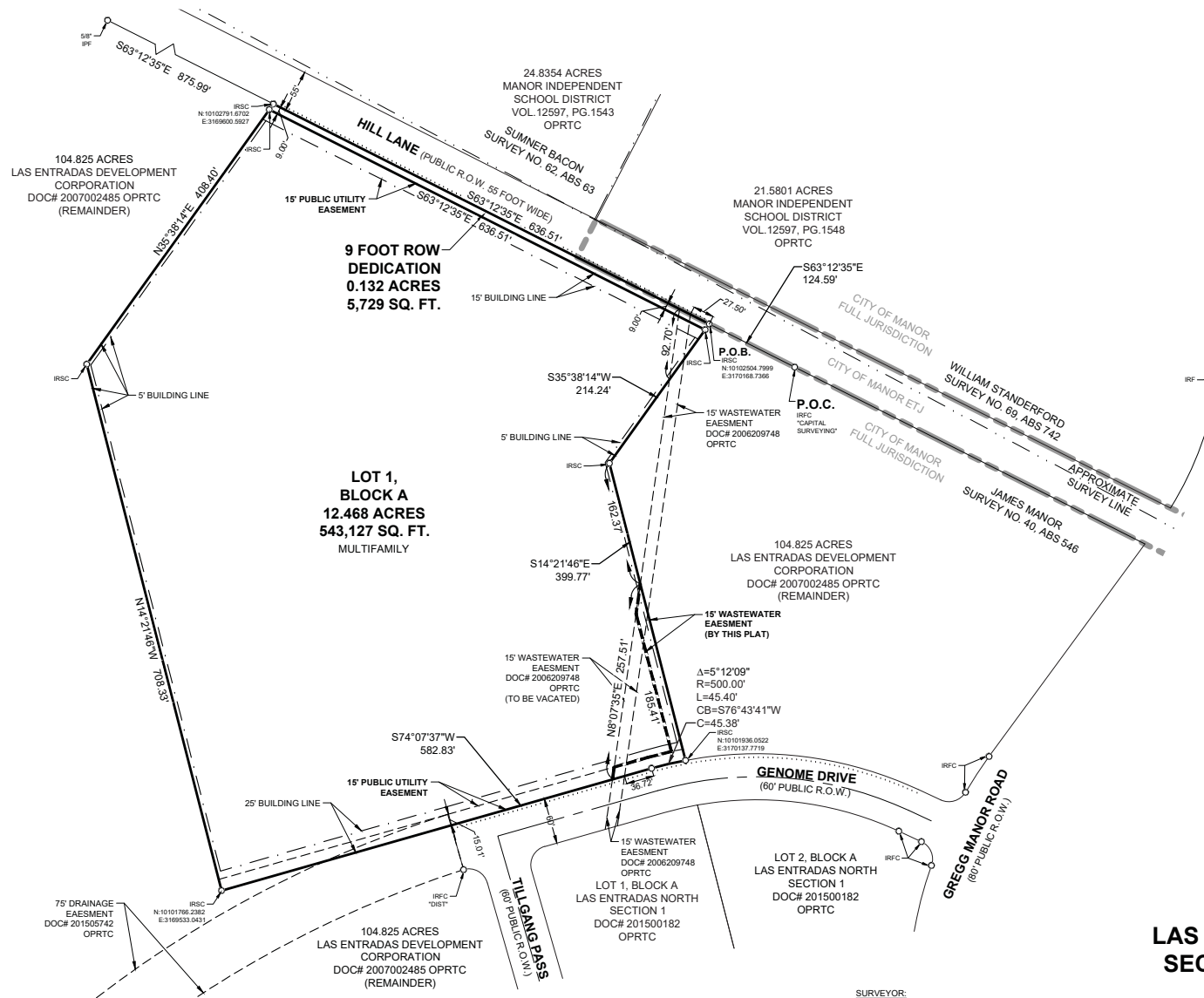
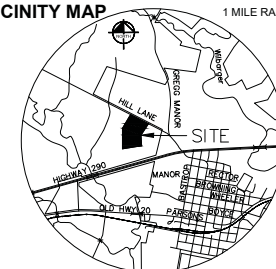
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

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



VICINITY MAP 1 MILE RADIUS



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SIDEWALK AREA
	CITY LIMITS LINE
	IRON ROD SET WITH "NOM" CAP
	IRON ROD FOUND WITH CAP
	IRON PIPE FOUND
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPC FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: BRANDON HAMMANN, P.E.

OWNER/DEVELOPER:
CLX VENTURES, LLC,
1919 MCORNEY AVE #200,
DALLAS, TX 78201
PH: (214) 335-4455
CONTACT: ELI ELLIS

LAS ENTRADAS NORTH - SECTION 2 FINAL PLAT

12.600 ACRES

BEING PORTION OF A CALLED 104.825 ACRE TRACT
RECORDED IN DOC# 2007002485, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, JAMES MANOR SURVEY
NO. 40, ABSTRACT NO. 546 CITY OF MANOR, TRAVIS
COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	11/25/2019	069278400	1 OF 2

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

WHEREAS, CLX VENTURES, LLC, THE OWNER OF 12,600 ACRE TRACT LOCATED IN THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT OF LAND CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR GRAND SUBDIVISION" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 12,600 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR GRAND SUBDIVISION" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 2019.

BY: _____
ELI ELLIS
CLX VENTURES, LLC

THE STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRANDON HAMMANN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Brandon E. Hammann
BRANDON HAMMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 107368
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 200 AUSTIN, TEXAS 78759



STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 11-25-19
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: 210-541-9166 FAX: (210) 541-9166
greg.mosier@kimley-horn.com



GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 15' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
5. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
7. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
8. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
9. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
10. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
11. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.

SURVEYOR NOTES:

1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED.
2. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CITY OF MANOR ACKNOWLEDGMENTS

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE: _____ DAY OF _____.

APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ LLUVIA ALMAREZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE: _____ DAY OF _____.

APPROVED: _____ ATTEST: _____

MAYOR _____ LLUVIA ALMAREZ, CITY SECRETARY

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE: _____ DAY OF _____ AT _____ O'CLOCK _____ AT _____ O'CLOCK _____, DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20____ AT _____

IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS
COUNTY, TEXAS

BY: _____
DEPUTY

A METES AND BOUNDS DESCRIPTION OF A 12.600 ACRE TRACT OF LAND

BEING a 12.600 acre (548,856 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; being a portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Capital Surveying Co. Inc." found on the southwesterly right-of-way line of Hill Lane (55 foot wide) marking the northern-most corner of that certain 49.657 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2006119671 of the Official Public Records of Travis County;

THENCE, North 63°12'35" West, 124.59 feet along the southwesterly right-of-way line of said Hill Lane to a 1/2 inch iron rod with plastic cap stamped "KHA" set marking the POINT OF BEGINNING of the herein described tract;

THENCE, crossing into the said 104.825 acre tract the following six (6) courses and distances:

1. South 35°38'14" West, 223.35 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 14°21'46" East, 399.77 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner on the northwesterly right-of-way line of Genome Drive (60 foot wide);
3. In a southwesterly direction along the said northwesterly right-of-way line of Genome Drive, along a non-tangent curve to the left, a central angle of 5°12'09", a radius of 500.00 feet, a chord bearing and distance of South 76°43'41" West, 45.38 feet, and a total arc length of 45.40 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set at a point of tangency;
4. South 74°07'37" West along the said northwesterly right-of-way line of Genome Drive at a distance of 271.92 passing the terminus of the said northwesterly right-of-way line; continuing for a total distance of 582.83 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
5. North 14°21'46" West, 708.33 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
6. North 35°38'14" East, 417.51 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner on the southwesterly right-of-way line of aforesaid Hill Lane;

THENCE, South 63°12'35" East, 636.51 feet along said right-of-way line of Hill Lane to the POINT OF BEGINNING and containing 12.600 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE TO GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LAS ENTRADAS NORTH - SECTION 2 FINAL PLAT 12.600 ACRES

BEING PORTION OF A CALLED 104.825 ACRE TRACT
RECORDED IN DOC# 2007002485, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, JAMES MANOR SURVEY
NO. 40, ABSTRACT NO. 546 CITY OF MANOR, TRAVIS
COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	11/25/2019	069278400	2 OF 2



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX.

BACKGROUND/SUMMARY:

A public hearing to plat one lot for a future commercial development. The property to be platted is zoned medium commercial (C-2).

PRESENTATION: ☐YES ☐NO

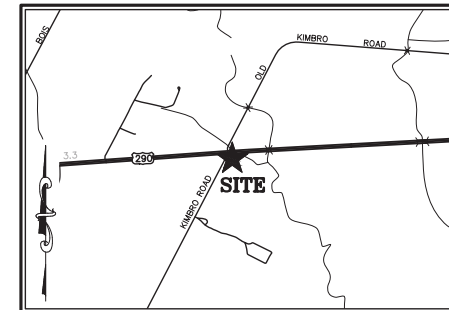
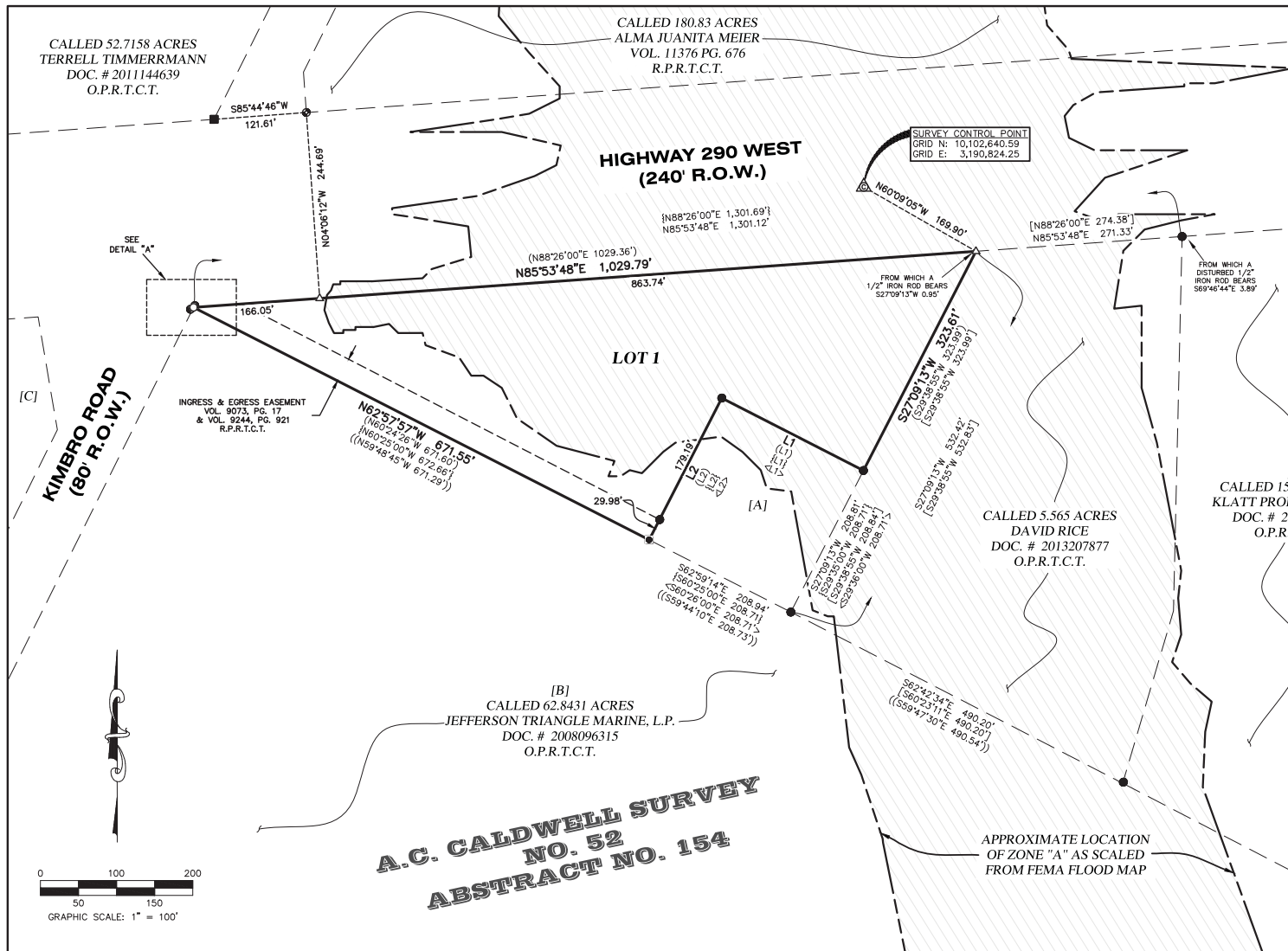
ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

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



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
●	IRON ROD WITH "J.E. GARRON RPLS 4303" CAP FOUND
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 2019013915
(.....)	RECORD INFORMATION PER DOC. NO. 2013207877
(.....)	RECORD INFORMATION PER VOL. 11561, PG. 2362
(.....)	RECORD INFORMATION PER DOC. NO. 2008096315
<.....>	RECORD INFORMATION PER DOC. NO. 2018009520

[A]
CALLED 1.00 ACRES
FRANCISCO RUIZ AND SINDY SILVA
DOC. # 2018009520
O.P.R.T.C.T.

[C]
LOT 4
REPLAT OF LOTS 3, 4, 5 AND 6
KIMBRO BUSINESS PARK
VOL. 93 PG. 17-19
P.R.T.C.T.

MANOR EAST
City of Manor,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/30/2019
Project: 00925
Scale: 1" = 100'
Reviewer: JSW
Tech: DV
Field Crew: JO/JC
Survey Date: OCT. 2019
Sheet: 1 OF 2

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000730421.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON OCTOBER 3, 2019.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE "A", AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0505H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT SUMMARY:

TOTAL NUMBER OF LOTS : 1

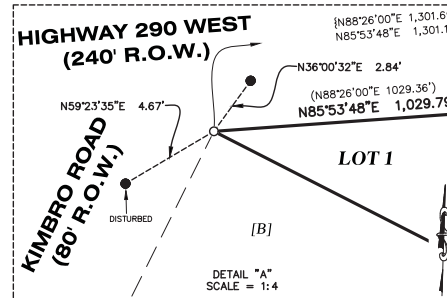
LOT 1	4.3785 ACRES	(190,727 SQ. FT.)
TOTAL	4.3785 ACRES	(190,727 SQ. FT.)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N62°53'17"W	208.93'
L2	S27°06'31"W	209.17'

LINE TABLE (RECORD)

LINE #	DIRECTION	LENGTH
(L1)	N60°22'47"W	208.71'
(L1)	N60°25'00"W	208.71'
(L1)	N60°25'00"W	208.71'
(L2)	S29°39'09"W	208.72'
(L2)	S29°35'00"W	208.71'
(L2)	S29°35'00"W	208.71'



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL KLEINMAN, MANAGING PARTNER OF AUSPRO ENTERPRISES, BEING THE OWNER OF ALL PORTIONS OF 4.382 ACRES, MORE OR LESS, LOCATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2019013915 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.382 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"MANOR EAST"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, THE OWNERS OF THE LAND BEING PLATTED, AUSPRO ENTERPRISES, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____ 20____ A.D.

MICHAEL KLEINMAN, MANAGING PARTNER
AUSPRO ENTERPRISES
P.O. BOX 13549
AUSTIN, TEXAS 78711

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____ A.D.

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

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.

ENGINEER'S CERTIFICATION:

I, ROBERT C. THOMPSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA L.O.M.R. (LETTER OF MAP REVISION) DATED APRIL 11, 2016, FOR F.I.R.M. PANEL NO. 48453C 0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

ROBERT C. THOMPSON, P.E. DATE
TEXAS REGISTRATION NO. 69524
904 N. CUERNAVACA
AUSTIN, TEXAS 78733

SURVEYOR'S CERTIFICATION:

I, JASON S. WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

JASON S. WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.

_____ DAY OF _____ 201____

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:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE

_____ DAY OF _____ 201____

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TJERINA, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUWOR, 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 ON

THE _____ DAY OF _____ 201____ AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

THIS _____ DAY OF _____ 201____, A.D.

DANA DEBEAUWOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

MANOR EAST
City of Manor,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/30/2019
Project:	00925
Scale:	N/A
Reviewer:	JSW
Tech:	DV
Field Crew:	JO/JC
Survey Date:	OCT. 2019
Sheet:	2 OF 2

P:\00925\dwg\00925.dwg



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

BACKGROUND/SUMMARY:

A public hearing to rezone the property where Top Liquor is located from Light Commercial (C-1) to Medium Commercial (C-2).

PRESENTATION: ☐YES ☐NO

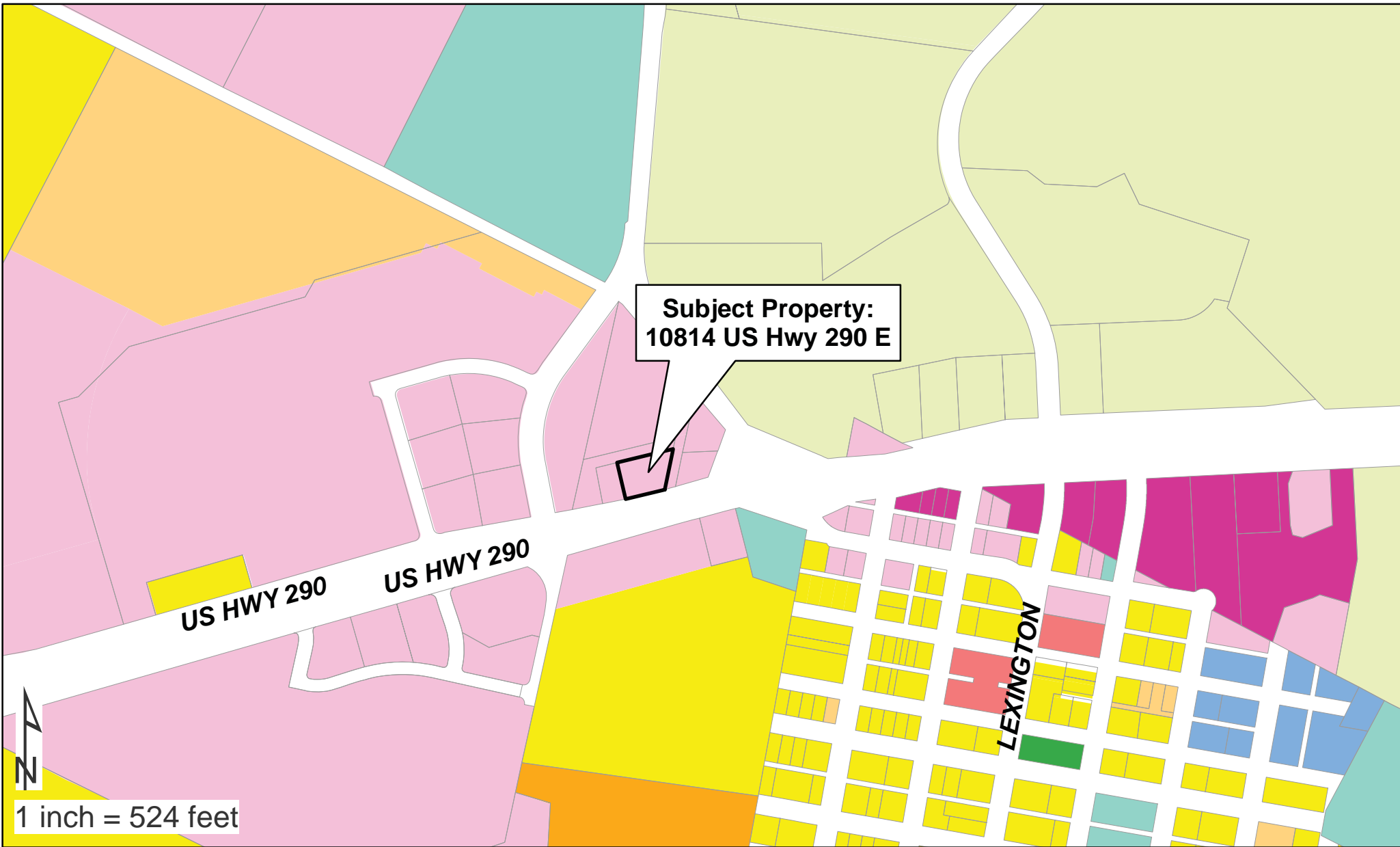
ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Map

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

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



Proposed Rezoning: 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		



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the appointment of Chairperson to the Planning and Zoning Commission to serve a one-year term.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☐ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission appoint a member to serve as Chairperson for a one-year term.

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



AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the appointment of Vice-Chair to the Planning and Zoning Commission to serve a one-year term.

BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☐NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission appoint a member to serve as Vice-chair for a one-year term.

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



AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a 2020 Planning and Zoning Commission meeting calendar.

BACKGROUND/SUMMARY:

There is one shifted meeting date in November. That Wednesday is Veterans Day so the new meeting date is scheduled for Thursday November 12th at 6:30pm.

PRESENTATION: ☐ YES ☐ NO

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

Calendar

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a 2020 Planning and Zoning Commission meeting calendar.

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

2020

City Council Meetings, P&Z Meetings, BOA Meetings, and Holidays

January 2020							
W	S	M	T	W	T	F	S
1				1	2	3	4
2	5	6	7	8	9	10	11
3	12	13	14	15	16	17	18
4	19	20	21	22	23	24	25
5	26	27	28	29	30	31	

1 New Year's Day – City Closed
1 CC Regular Meeting (Canceled)
8 P&Z Meeting
15 CC Regular Meeting
22 BOA Meeting
20 Martin Luther King - City Closed

July 2020							
W	S	M	T	W	T	F	S
27				1	2	3	4
28	5	6	7	8	9	10	11
29	12	13	14	15	16	17	18
30	19	20	21	22	23	24	25
31	26	27	28	29	30	31	

1 CC Regular Meeting
3 Independence Day – City Closed – Observed Holiday
8 P&Z Meeting
15 CC Regular Meeting
22 BOA Meeting

February 2020							
W	S	M	T	W	T	F	S
5							1
6	2	3	4	5	6	7	8
7	9	10	11	12	13	14	15
8	16	17	18	19	20	21	22
9	23	24	25	26	27	28	29

5 CC Regular Meeting
12 P&Z Meeting
17 President's Day - City Closed
19 CC Regular Meeting
26 BOA Meeting

August 2020							
W	S	M	T	W	T	F	S
31							1
32	2	3	4	5	6	7	8
33	9	10	11	12	13	14	15
34	16	17	18	19	20	21	22
35	23	24	25	26	27	28	29
36	30	31					

5 CC Regular Meeting
12 P&Z Meeting
19 CC Regular Meeting
26 BOA Meeting

March 2020							
W	S	M	T	W	T	F	S
10	1	2	3	4	5	6	7
11	8	9	10	11	12	13	14
12	15	16	17	18	19	20	21
13	22	23	24	25	26	27	28
14	29	30	31				

2 Texas Independence Day - City Closed
4 CC Regular Meeting
11 P&Z Meeting
18 CC Regular Meeting
25 BOA Meeting

September 2020							
W	S	M	T	W	T	F	S
36			1	2	3	4	5
37	6	7	8	9	10	11	12
38	13	14	15	16	17	18	19
39	20	21	22	23	24	25	26
40	27	28	29	30			

7 Labor Day – City Closed
2 CC Regular Meeting
9 P&Z Meeting
16 CC Regular Meeting
23 BOA Meeting

April 2020							
W	S	M	T	W	T	F	S
14				1	2	3	4
15	5	6	7	8	9	10	11
16	12	13	14	15	16	17	18
17	19	20	21	22	23	24	25
18	26	27	28	29	30		

1 CC Regular Meeting
8 P&Z Meeting
15 CC Regular Meeting
10 Good Friday – City Closed
22 BOA Meeting

October 2020							
W	S	M	T	W	T	F	S
40					1	2	3
41	4	5	6	7	8	9	10
42	11	12	13	14	15	16	17
43	18	19	20	21	22	23	24
44	25	26	27	28	29	30	31

7 CC Regular Meeting
12 Columbus Day – City Closed
14 P&Z Meeting
21 CC Regular Meeting
28 BOA Meeting

May 2020							
W	S	M	T	W	T	F	S
18						1	2
19	3	4	5	6	7	8	9
20	10	11	12	13	14	15	16
21	17	18	19	20	21	22	23
22	24	25	26	27	28	29	30
23	31						

6 CC Regular Meeting
13 P&Z Meeting
20 CC Regular Meeting
25 Memorial Day – City Closed
27 BOA Meeting

November 2020							
W	S	M	T	W	T	F	S
45	1	2	3	4	5	6	7
46	8	9	10	11	12	13	14
47	15	16	17	18	19	20	21
48	22	23	24	25	26	27	28
49	29	30					

4 CC Regular Meeting
11 Veterans Day- City Closed
11 P&Z Meeting (Canceled)
12 P&Z CSS Meeting
18 CC Regular Meeting
25 BOA Meeting
26 Thanksgiving Day - City Closed
27 Thanksgiving Holiday - City Closed

June 2020							
W	S	M	T	W	T	F	S
23		1	2	3	4	5	6
24	7	8	9	10	11	12	13
25	14	15	16	17	18	19	20
26	21	22	23	24	25	26	27
27	28	29	30				

3 CC Regular Meeting
10 P&Z Meeting
17 CC Regular Meeting
24 BOA Meeting

December 2020							
W	S	M	T	W	T	F	S
49			1	2	3	4	5
50	6	7	8	9	10	11	12
51	13	14	15	16	17	18	19
52	20	21	22	23	24	25	26
53	27	28	29	30	31		

2 CC Regular Meeting
9 P&Z Meeting
16 CC Regular Meeting
23 BOA Meeting
24 Christmas Eve Holiday – City Closed
25 Christmas Day Holiday – City Closed



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX. Applicant: Gil Engineering. Owner: Manor ISD

BACKGROUND/SUMMARY:

The properties where Manor ISD New Tech MS, HS and Admin Building are located are currently unplatted. The are platting the properties to establish clear boundaries with the rights-of-way of 290 and Joyce Turner. This also establishes an accurate lot where the city's water tower is located.

At the time of posting, this plat has not been approved by our engineers and should be denied based on comments received at the meeting.

PRESENTATION: ☐ YES ☐ NO

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

Plat

Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX.

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

FINAL PLAT

MANOR INDEPENDENT SCHOOL DISTRICT
MANOR NEW TECH HIGH SCHOOL,
MANOR MIDDLE SCHOOL,
MANOR TRANSPORTATION OFFICES,
MANOR TRANSPORTATION, AND
MANOR ADMINISTRATION OFFICES

LOCATION MAP

SCALE: 1" = 2000'

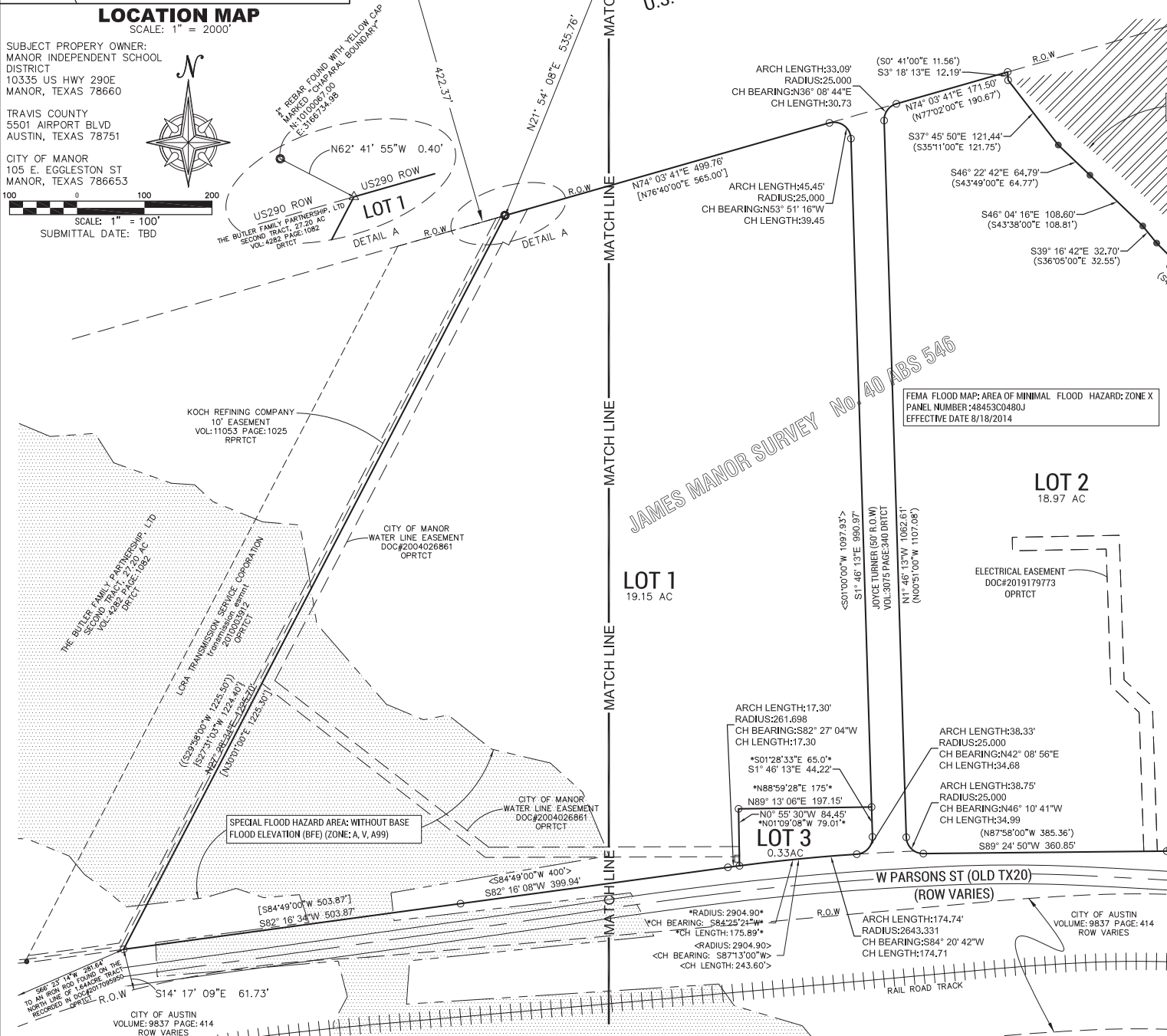
SUBJECT PROPERTY OWNER:
MANOR INDEPENDENT SCHOOL
DISTRICT
10335 US HWY 290E
MANOR, TEXAS 78660

TRAVIS COUNTY
5501 AIRPORT BLVD
AUSTIN, TEXAS 78751

CITY OF MANOR
105 E. EGGLESTON ST
MANOR, TEXAS 786653



SCALE: 1" = 100'
SUBMITTAL DATE: TBD



JAMES MANOR SURVEY No. 40 ABS 546

FEMA FLOOD MAP: AREA OF MINIMAL FLOOD HAZARD: ZONE X
PANEL NUMBER: 48453C0480J
EFFECTIVE DATE 8/18/2014

LOT 1
19.15 AC

LOT 2
18.97 AC

LOT 3
0.33 AC

RECORD INFORMATION

** CITY OF MANOR [] MANOR ISD
DOC#2004026860 OPRTCT 12.03 AC V2895 PG310 DRTCT
< MANOR ISD (()) THE BUTLER FAMILY PARTNERSHIP LTD.
8AC V2895 PG305 DRTCT TRACT 2 27.20AC V4282 PG1082 DRTCT
() MANOR ISD { } LORA TRANSMISSION EASEMENT
18.98 AC V5173 P1425 DRTCT DOC#2010003912 OPRTCT
OPRTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
RPRTCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
DRTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS

- 1/2" IRON ROD FOUND W/ RED CAP STAMPED "CAPITAL SURVEYING"
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP MARKED "GIL ENGINEERING"

GIL ENGINEERING

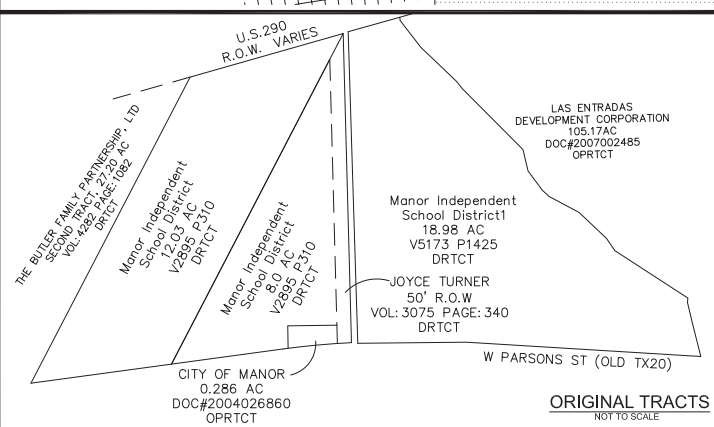
CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600



ORIGINAL TRACTS
NOT TO SCALE

PLAT INFORMATION:

Owner/Subdivider: Manor Independent School District
10335 US Hwy 290E
Manor, Texas 78660

Engineer: Gil Engineering Associates Inc.
504 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Surveyor: Gil Engineering Associates Inc.
504 E. Braker Ln
Austin, Texas 78753
Phone:512-835-4203

Legal Description: A DESCRIPTION OF 38.274 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 4 ABS 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS, 37.94 ACRES CONVEYED TO THE MANOR INDEPENDENT SCHOOL DISTRICT AND 0.338 ACRES CONVEYED TO THE CITY OF MANOR

Benchmarks: NORTHING:10100067.00
EASTING: 3166734.98
ELEVATION:535.61
DESCRIPTION: 3" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"

Total Number of Blocks: 1

Total Number of Lots: 3 Total Acreage: 38.46

Residential:	0	Acres: 0
Non-Residential:	3	Acres:38.46
Open Space:	0	Acres: 0
Detention:	0	Acres: 0

Linear Feet

Street 1: 1095
Street 2: 0
Total: 0

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT MANOR INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF A DESCRIPTION OF 39.01 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No.40, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 38.27 CONVEYED TO MANOR INDEPENDENT SCHOOL DISTRICT IN VOLUME 2895 PAGE 310 (12.03AC) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 2895 PAGE 310 (8AC TRACT) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 5173 PAGE 1425 (18.98AC) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, MANOR INDEPENDENT SCHOOL DISTRICT DOES HEREBY SUBDIVIDE 39.01 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOW AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, AD

Elmer Fisher Jr, BOARD PRESIDENT OF MANOR INDEPENDENT SCHOOL DISTRICT
10335 US HWY 290E
MANOR, TX 78653

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No.40, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. MANOR INDEPENDENT SCHOOL DISTRICT DOES HEREBY SUBDIVIDE 0.286 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOW AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, AD

Thomas M. Bolt, CITY MANAGER
105 E EGGLESTON STREET
MANOR, TX, 78653

SIGNATURE BLOCKS:

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

APPROVED:

CHAIRPERSON

ATTEST:

LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

APPROVED:

DR. LARRY WALLACE JR. MAYOR

ATTEST:

LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA BEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OR AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 2015, A.D., AT _____ O'CLOCK ____M., DULY RECORDED ON THIS ____ DAY OF 2015 A.D. AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48453C0260 J EFFECTIVE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014. THIS PROPERTY IS SITUATED IN ZONE "X".

VICTOR M. GIL DATE
PROFESSIONAL ENGINEER
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

THAT I VICTOR M. GIL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOW EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON

VICTOR M. GIL P.E. R.P.L.S
GIL ENGINEERING ASSOCIATES INC.
506 E. BRAKER LN
AUSTIN, TEXAS 78753
(PHONE) 512-835-4203

GIL ENGINEERING

CONSULTING ENGINEERS - PLANNERS - SURVEYORS -
DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600





DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Short Form Final Plat – Manor ISD 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: Conduct a public hearing upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 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

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

Butler Family Partnership, LTD
P.O. Box 9190
Austin, TX 78766-9190

City of Manor
c/o West Elgin Development Corp.
9900 US Hwy 290 E
Manor, TX 78653-9720

Lawrence and Cheryl Ann Bates
1206 Palm Terrace
Las Vegas, NV 89106-4105

5-D Investments Inc.
12708 Azalea Cir.
Buda, TX 78610-2867

Anne Bloor Schryver, Et al
1960 Liliane Dr.
Sierra Madre, CA 91024-1531



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants. Owner: Pilot Legacy Opportunity Fund, LLC

BACKGROUND/SUMMARY:

This will create 3 lots and allow the pending site plan and building permits to be issued. The properties were zoned Medium Commercial (C-2) and Multi-Family (R-3).

This plat has been approved by our engineer.

PRESENTATION: ☐ YES ☐ NO

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

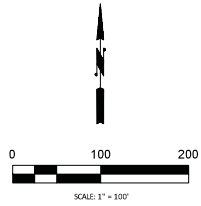
Plat
Engineer Comments
Conformance Letter
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.

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

FINAL PLAT
THE RESIDENCES AT GRASSDALE
TOTAL ACREAGE = 18.69±



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
- CH CHORD
- S.B.L. SET BACK LINE
- N/F NOW OR FORMERLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°09'55"W	6.74
L2	S03°11'00"E	14.06
L3	S08°04'00"W	196.84
L4	S36°56'00"E	55.73
L5	N87°09'55"E	497.92
L6	N42°09'55"E	160.32
L7	N02°45'14"W	139.90
L8	S87°14'46"W	166.64
L9	S02°45'14"E	148.17
L10	S42°09'55"W	176.88
L11	S87°09'55"W	31.28
L12	S02°50'05"E	25.44
L13	S87°09'55"W	26.50
L14	N02°50'05"W	7.50
L15	S87°09'55"W	451.37
L16	S02°50'05"E	25.44
L17	S87°09'55"W	20.00
L18	N02°50'05"W	43.65
L19	N36°56'00"W	52.64
L20	N08°04'00"E	203.16
L21	N03°11'00"W	12.21
L22	S87°09'55"W	438.95
L23	S87°14'46"W	328.77
L24	S27°20'18"W	23.12

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____, SOLE OWNER OF THE CERTAIN 18.69 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ 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 SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF MANOR MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHONG HOON CHO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

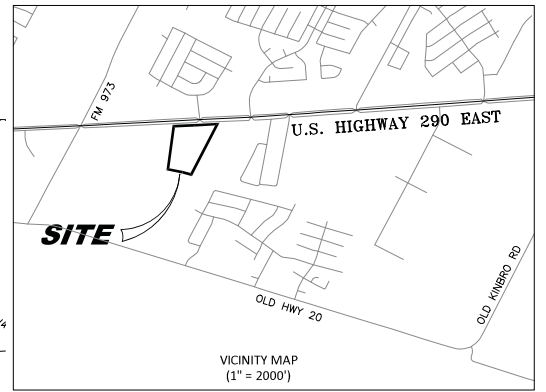
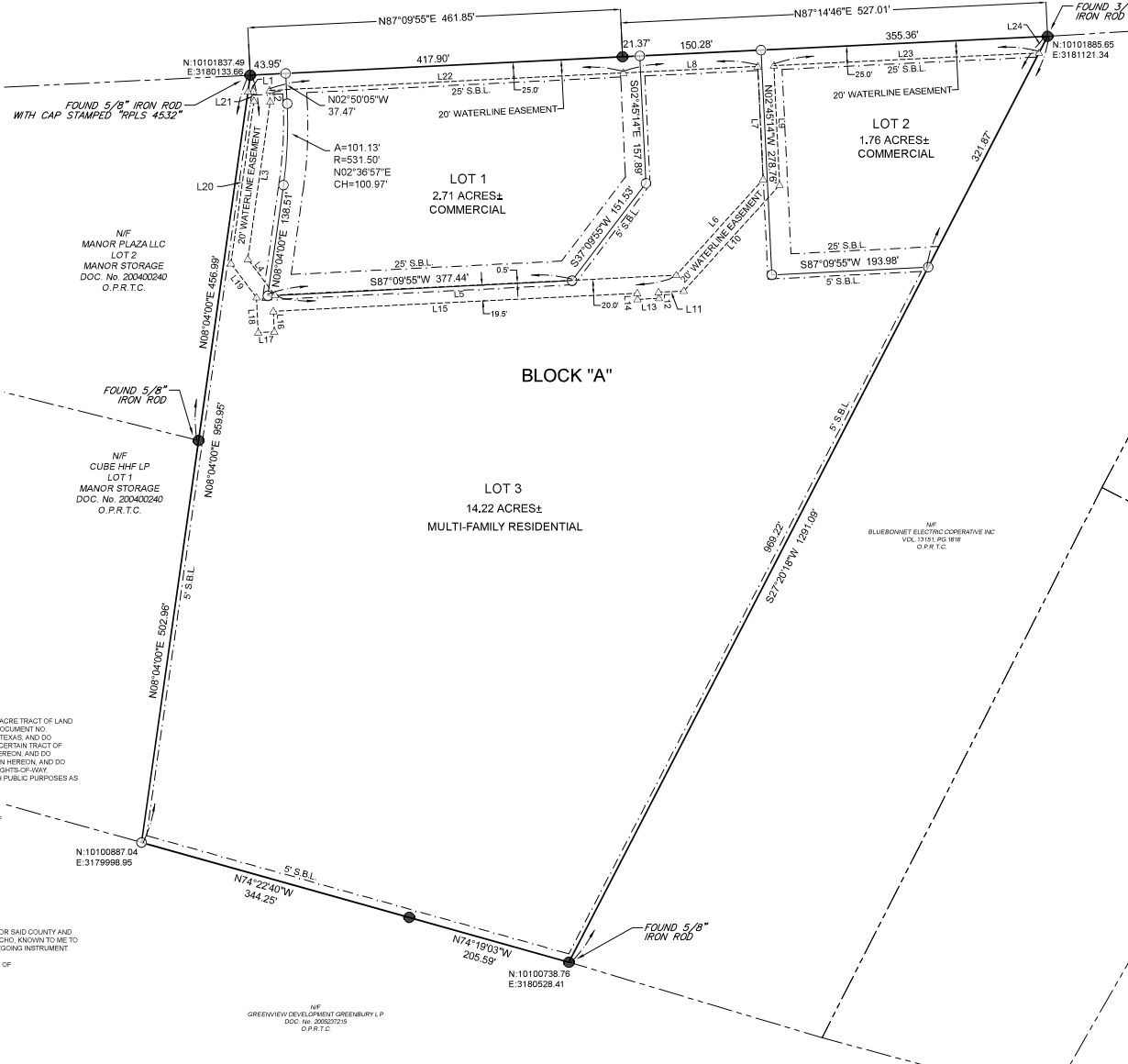
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

N/F
GREENVIEW DEVELOPMENT GREENBURY L.P.
DOC. NO. 200327215
O.P.R.T.C.

U.S. HIGHWAY 290 EAST
(R.O.W. VARIES)



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

APPROVED: _____ ATTEST:
CHAIRPERSON: _____ LLUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20__.

APPROVED: _____ ATTEST:
DR. LARRY WALLACE, JR., MAYOR LLUVIA ALMARAZ, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEREK KINSAIL, A REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED MONUMENTS AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND THAT ALL LOTS MEET THE CITY'S MINIMUM REQUIREMENTS SET FORTH HEREIN.

I WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF _____, 20__.

DEREK KINSAIL, R.P.L.S. NO. 6356

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS, AND THE SUBJECT PROPERTY IS OUTSIDE OF ALL SPECIAL FLOOD HAZARD AREAS (100 YEAR FLOODPLAIN) PER FEMA MAP #48020C040 REVISED APRIL 11, 2016.

I WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF _____, 20__.

DANIEL STEWART
LICENSED PROFESSIONAL ENGINEER
NO. 10787 STATE OF TEXAS

GENERAL NOTES

- WATER TO BE PROVIDED BY MANVILLE WATER SUPPLY DISTRICT.
- WASTEWATER TO BE PROVIDED BY THE CITY OF MANOR.

OWNER: PILOT AND LEGACY OPPORTUNITY FUND, LLC
16051 ADDISON RD., SUITE 201, ADDISON, TX 75001
10.88 ACRES
ACREAGE: GREEN BERRY GATES SURVEY NO. 83, ABSTRACT NO. 315
NUMBER OF BLOCKS: 3
NUMBER OF LOTS: 3
DATE: 10/1/2019
SURVEYOR: SURVEY WORKS
1207 UPLAND DRIVE
AUSTIN, TX 78741

ENGINEER: DEVELOPMENT ENGINEERING CONSULTANTS, LLC
2591 DALLAS PARKWAY, SUITE 300
IRVING, TEXAS 75014

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH CENTRAL ZONE 14N03, NAD 83,
ELEVATION DATA NAVD 83, GEOID 12B,
DISTANCES IN US SURVEY FEET (GRID).

MANOR, TX 78653
PROJECT NO. 19-0141



1207 UPLAND DRIVE
AUSTIN, TX 78741
PRM K0194157
(512) 599-6067

SHEET
1 of 1



Date: Tuesday, December 10, 2019

Daniel Stewart
Development Engineering Consultants
2591 Dallas Parkway, Suite 300
Frisco TX 75034
dstewart@dec-en.com

Permit Number 2019-P-1227-SF
Job Address: 12601 E US Highway 290, Manor, TX. 78653

Dear Daniel Stewart,

The first submittal of the 12601 E US Highway 290 - Grassdale Short Form Final Plat (*Short Form Final Plat*) submitted by Development Engineering Consultants and received on December 19, 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. Note that content requirements for Short Form Final Plats shall correspond with the format of Final Plats.
2. Provide information regarding what entity will provide water and wastewater to the proposed lots.
3. Note that the engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
4. The City Secretary is Lluvia Almaraz.
5. Remove the chairperson's name from the Planning and Zoning Chairperson signature block.
6. The current Mayor is Dr. Larry Wallace, Jr.
7. The location map should be to a scale of 1"=2000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iv), identification and location of proposed uses and reservations for all lots within the subdivision should be shown on the final plat.
9. The engineer's certification should include floodplain information.
10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(iv), the property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines. The surveyor shall certify that all

lots meet the City's minimum requirements set forth herein.

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(ii), If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

12. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

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

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

Thank you,



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



December 17, 2019

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

Re: Plat Review Comment Responses
The Residences at Grassdale
Permit Number 2019-P-1227-SF
DEC No. 0032

Dear Pauline:

The Final Plat for the referenced project has been revised to address review comments from the City of Manor received on December 10, 2019. Below is a summary of how each comment was addressed.

Comment	Response
1. Note that content requirements for Short Form Final Plats shall correspond with the format for Final Plats.	Format is consistent with Final Plat requirements.
2. Provide Information regarding what entity will provide water and wastewater to the proposed lots.	Utility providers have been added to the General Notes.
3. Note that the engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.	Seals will be added upon approval of the plat and prior to City execution/recordation.
4. The City Secretary is Lluvia Almaraz.	Updated name.
5. Remove the chairperson's name from the Planning and Zoning Chairperson signature block.	Removed name.
6. The current Mayor is Dr. Larry Wallace, Jr.	Updated name.
7. The location map should be to a scale of 1"=2000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).	Revised scale of vicinity map.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iv), identification and location of proposed uses and	Added proposed/anticipated uses.

reservations for all lots within the subdivision should be shown on the final plat.	
9. The engineer's certification should include floodplain information.	Added floodplain information to engineering certification block.
10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(iv), the property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.	Added verbiage to surveyor's certification block.
11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(ii), If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.	Utility approval letters have been included with this submittal.
12. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.	Receipts of payment have been included with this submittal.

Please contact my office with any questions or additional comments.

Sincerely,



Daniel Stewart, P.E.
President
Development Engineering Consultants, LLC



Date: Tuesday, December 31, 2019

Daniel Stewart
Development Engineering Consultants
2591 Dallas Parkway, Suite 300
Frisco TX 75034
dstewart@dec-en.com

Permit Number 2019-P-1227-SF
Job Address: 12601 E US Highway 290, Manor 78653

Dear Daniel Stewart,

We have conducted a review of the final plat for the above-referenced project, submitted by Daniel Stewart and received by our office on December 19, 2019, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

December 18, 2019

RE: Notification for a Short Form Final Plat – The Residences at Grassdale 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 Residences at Grassdale Subdivision, three (3) lot on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 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

Terrell Timmermann
PO Box 4784
Austin, TX 78765-4784

Bluebonnet Electric Cooperative Inc.
PO Box 260888
Piano, 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

[Your Company Name]
[Street Address]
[City, ST ZIP Code]

[Customer Name]
[Street Address]
[City, ST ZIP Code]

[Your Company Name]
[Street Address]
[City, ST ZIP Code]

[Your Company Name]
[Street Address]
[City, ST ZIP Code]

[Customer Name]
[Street Address]
[City, ST ZIP Code]

[Customer Name]
[Street Address]
[City, ST ZIP Code]



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

Applicant: Kimley-Horn and Associates. Owner: CLX Ventures, LLC

BACKGROUND/SUMMARY:

This plat is create 1 lot in Las Entradas North which was zoned Multi-Family (R-3). This lot was approved as part of the larger Las Entradas Concept Plan Amendment.

At the time of posting, this plat has not been approved by our engineers and should be denied based on comments received at the meeting.

PRESENTATION: ☐ YES ☐ NO

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

Plat

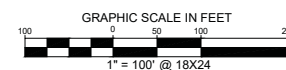
Notice Letter

Mailing Labels

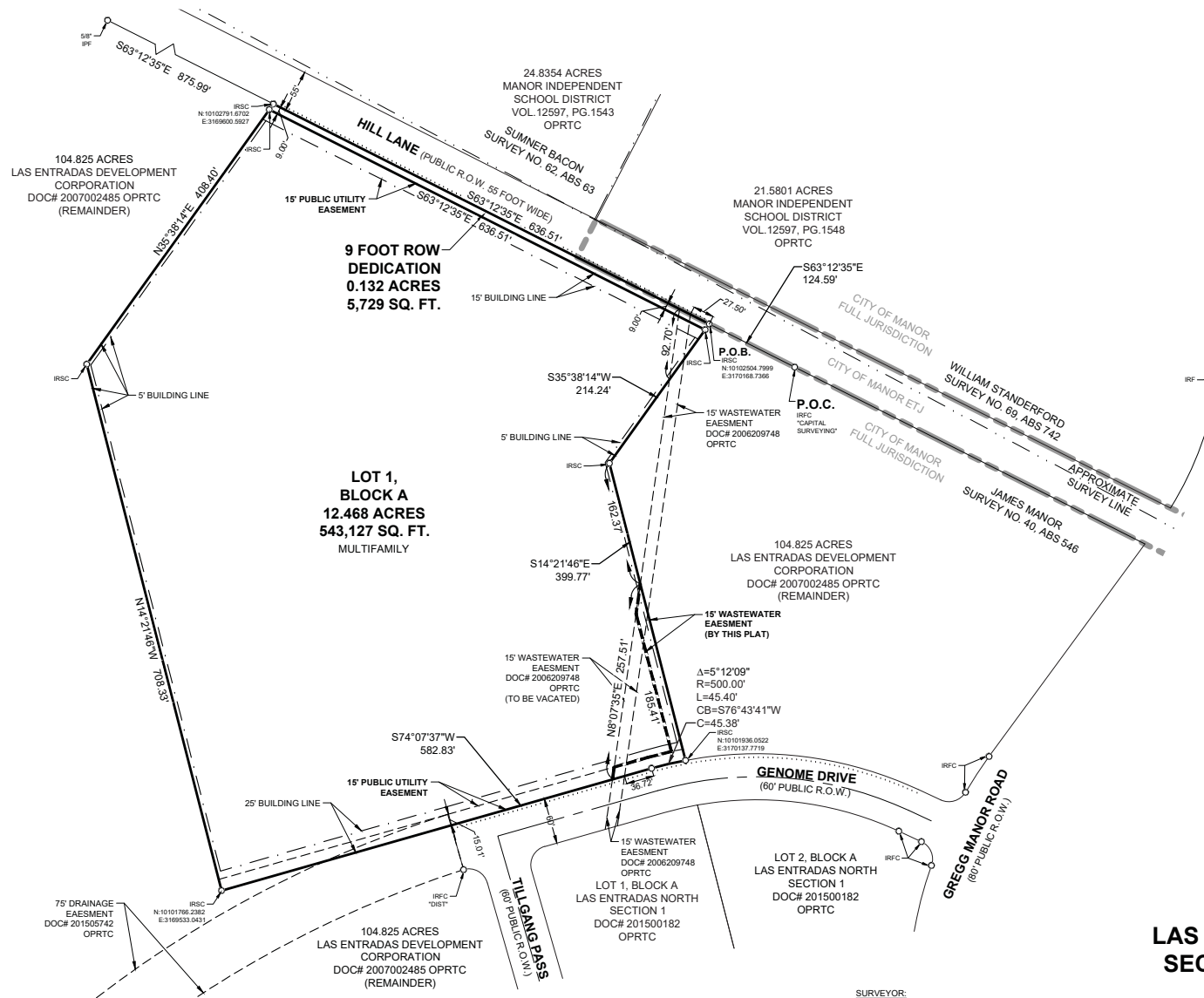
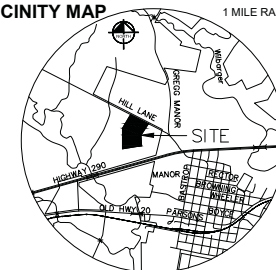
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

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



VICINITY MAP 1 MILE RADIUS



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SIDEWALK AREA
	CITY LIMITS LINE
	IRON ROD SET WITH 'NOM' CAP
	IRON ROD FOUND WITH CAP
	IRON PIPE FOUND
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPC FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: BRANDON HAMMANN, P.E.

OWNER/DEVELOPER:
CLX VENTURES, LLC
1919 MCORNEY AVE #200,
DALLAS, TX 78201
PH: (214) 335-4455
CONTACT: ELI ELLIS

LAS ENTRADAS NORTH - SECTION 2 FINAL PLAT

12.600 ACRES

BEING PORTION OF A CALLED 104.825 ACRE TRACT
RECORDED IN DOC# 2007002485, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, JAMES MANOR SURVEY
NO. 40, ABSTRACT NO. 546 CITY OF MANOR, TRAVIS
COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	11/25/2019	069278400	1 OF 2

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

WHEREAS, CLX VENTURES, LLC, THE OWNER OF 12,600 ACRE TRACT LOCATED IN THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT OF LAND CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR GRAND SUBDIVISION" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 12,600 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR GRAND SUBDIVISION" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 2019.

BY: _____
ELI ELLIS
CLX VENTURES, LLC

THE STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRANDON HAMMANN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Brandon E. Hammann
BRANDON HAMMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 107368
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 200 AUSTIN, TEXAS 78759



STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 11-25-19
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: 210-541-9166 FAX: (210) 541-9166
greg.mosier@kimley-horn.com



GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 15' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
5. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
7. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
8. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
9. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
10. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
11. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.

SURVEYOR NOTES:

1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED.
2. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CITY OF MANOR ACKNOWLEDGMENTS

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE: _____ DAY OF _____.

APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ LLUVIA ALMAREZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE: _____ DAY OF _____.

APPROVED: _____ ATTEST: _____

MAYOR _____ LLUVIA ALMAREZ, CITY SECRETARY

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS
COUNTY, TEXAS

BY: _____
DEPUTY

A METES AND BOUNDS DESCRIPTION OF A 12.600 ACRE TRACT OF LAND

BEING a 12.600 acre (548,856 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; being a portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Capital Surveying Co. Inc." found on the southwesterly right-of-way line of Hill Lane (55 foot wide) marking the northern-most corner of that certain 49.657 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2006119671 of the Official Public Records of Travis County;

THENCE, North 63°12'35" West, 124.59 feet along the southwesterly right-of-way line of said Hill Lane to a 1/2 inch iron rod with plastic cap stamped "KHA" set marking the POINT OF BEGINNING of the herein described tract;

THENCE, crossing into the said 104.825 acre tract the following six (6) courses and distances:

1. South 35°38'14" West, 223.35 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 14°21'46" East, 399.77 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner on the northwesterly right-of-way line of Genome Drive (60 foot wide);
3. In a southwesterly direction along the said northwesterly right-of-way line of Genome Drive, along a non-tangent curve to the left, a central angle of 5°12'09", a radius of 500.00 feet, a chord bearing and distance of South 76°43'41" West, 45.38 feet, and a total arc length of 45.40 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set at a point of tangency;
4. South 74°07'37" West along the said northwesterly right-of-way line of Genome Drive at a distance of 271.92 passing the terminus of the said northwesterly right-of-way line; continuing for a total distance of 582.83 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
5. North 14°21'46" West, 708.33 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner;
6. North 35°38'14" East, 417.51 feet to a 1/2 inch iron rod with plastic cap stamped "KHA" set for corner on the southwesterly right-of-way line of aforesaid Hill Lane;

THENCE, South 63°12'35" East, 636.51 feet along said right-of-way line of Hill Lane to the POINT OF BEGINNING and containing 12.600 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE TO GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LAS ENTRADAS NORTH - SECTION 2 FINAL PLAT 12.600 ACRES

BEING PORTION OF A CALLED 104.825 ACRE TRACT
RECORDED IN DOC# 2007002485, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, JAMES MANOR SURVEY
NO. 40, ABSTRACT NO. 546 CITY OF MANOR, TRAVIS
COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	11/25/2019	069278400	2 OF 2



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Short Form Final Plat – Las Entradas North Section 2 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: Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres, more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 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

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

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

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

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

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

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

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

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

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

SCOTT BAYLOR & WHITE HEALTH
MS-20-D642
2401 S 31ST 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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Auspro Enterprises

BACKGROUND/SUMMARY:

This plat will create one lot which was zoned to Medium Commercial (C-2). Platting will allow the owner to submit site and building plans.

At the time of posting, this plat has not been approved by our engineers and should be denied based on comments received at the meeting.

PRESENTATION: ☐ YES ☐ NO

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

Plat

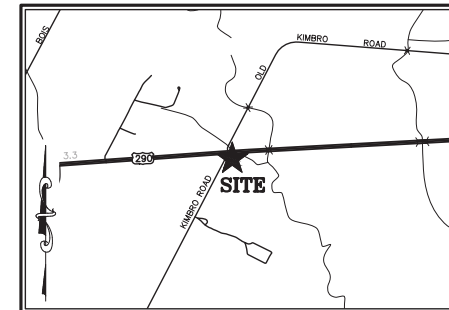
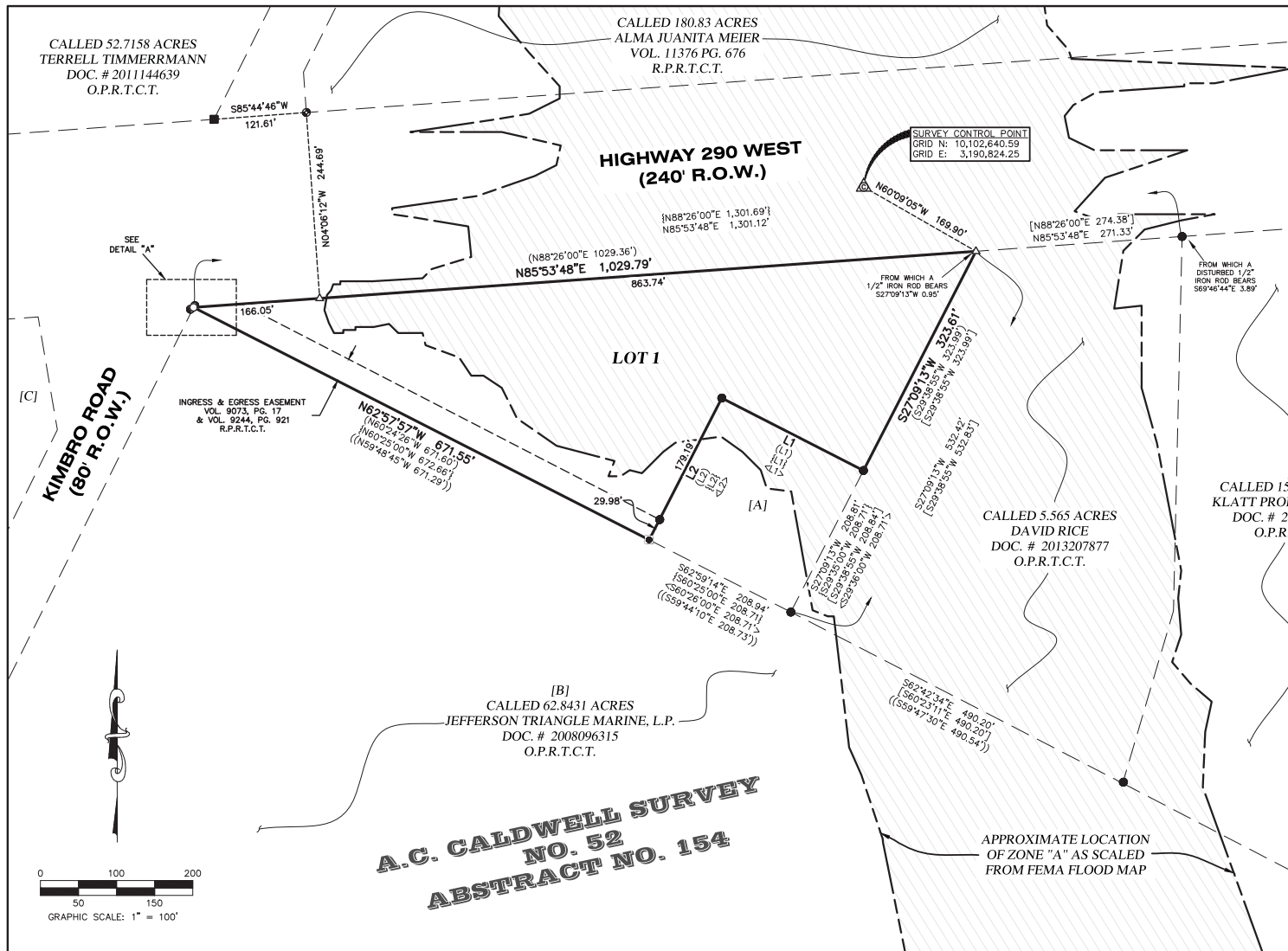
Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX.

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



VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
△	CALCULATED POINT
●	IRON ROD WITH "J.E. GARRON RPLS 4303" CAP FOUND
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 2019013915
(.....)	RECORD INFORMATION PER DOC. NO. 2013207877
(.....)	RECORD INFORMATION PER VOL. 11561, PG. 2362
(.....)	RECORD INFORMATION PER DOC. NO. 2008096315
(.....)	RECORD INFORMATION PER DOC. NO. 2018009520

[A]
CALLED 1.00 ACRES
FRANCISCO RUIZ AND SINDY SILVA
DOC. # 2018009520
O.P.R.T.C.T.

[C]
LOT 4
REPLAT OF LOTS 3, 4, 5 AND 6
KIMBRO BUSINESS PARK
VOL. 93 PG. 17-19
P.R.T.C.T.

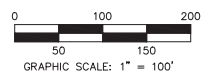
MANOR EAST
City of Manor,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 10/30/2019
Project: 00925
Scale: 1" = 100'
Reviewer: JSW
Tech: DV
Field Crew: JO/JC
Survey Date: OCT. 2019
Sheet: 1 OF 2

P:\00925\dwg\00925.dwg



BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000730421.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON OCTOBER 3, 2019.

FLOODPLAIN NOTE:

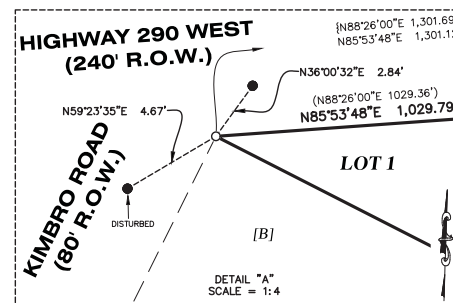
THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE "A", AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0505H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT SUMMARY:		
TOTAL NUMBER OF LOTS : 1		
LOT 1	4.3785 ACRES	(190,727 SQ. FT.)
TOTAL	4.3785 ACRES	(190,727 SQ. FT.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°53'17"W	208.93'
L2	S27°06'31"W	209.17'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
(L1)	N60°22'47"W	208.71'
(L1)	N60°25'00"W	208.71'
<L1>	N60°25'00"W	208.71'
(L2)	S29°39'09"W	208.72'
(L2)	S29°35'00"W	208.71'
<L2>	S29°35'00"W	208.71'



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL KLEINMAN, MANAGING PARTNER OF AUSPRO ENTERPRISES, BEING THE OWNER OF ALL PORTIONS OF 4.382 ACRES, MORE OR LESS, LOCATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2019013915 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.382 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"MANOR EAST"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, THE OWNERS OF THE LAND BEING PLATTED, AUSPRO ENTERPRISES, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____ 20____ A.D.

MICHAEL KLEINMAN, MANAGING PARTNER
AUSPRO ENTERPRISES
P.O. BOX 13549
AUSTIN, TEXAS 78711

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____ A.D.

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

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.

ENGINEER'S CERTIFICATION:

I, ROBERT C. THOMPSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA L.O.M.R. (LETTER OF MAP REVISION) DATED APRIL 11, 2016, FOR F.I.R.M. PANEL NO. 48453C 0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

ROBERT C. THOMPSON, P.E. DATE
TEXAS REGISTRATION NO. 69524
904 N. CUERNAVACA
AUSTIN, TEXAS 78733

SURVEYOR'S CERTIFICATION:

I, JASON S. WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

JASON S. WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.

_____ DAY OF _____ 201____

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:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE

_____ DAY OF _____ 201____

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TJERINA, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUWOR, 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 ON

THE _____ DAY OF _____ 201____ AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

THIS _____ DAY OF _____ 201____, A.D.

DANA DEBEAUWOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

MANOR EAST
City of Manor,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/30/2019
Project:	00925
Scale:	N/A
Reviewer:	JSW
Tech:	DV
Field Crew:	JO/JC
Survey Date:	OCT. 2019
Sheet:	2 OF 2

P:\00925\Drawings\00925.dwg



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Short Form Final Plat – Manor East 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: Conduct a public hearing upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 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

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN , TX 78730-5056

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

MEIER JUANITA &
WILLIAM CLARK MEIER &
1207 MOUNTAIN VIEW DR
PFLUGERVILLE , TX 78660-3876

RICE DAVID
14215 E HWY 290
MANOR , TX 78653-4512

RUIZ FRANCISCO & SINDY SILVA
14209 E US HWY 290
AUSTIN, TX 78653

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
STE 208
HOUSTON , TX 77024-1521

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK , TX 78664-9511



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD

BACKGROUND/SUMMARY:

This is the property where Top Liquor is currently located. The owner would like to rezone from Light Commercial (C-1) to Medium Commercial (C-2) because the development standards in C-1 are not conducive to the Medium Commercial uses they want.

The surrounding zoning is all C-1. Rezoning to higher commercial category could create inconsistent land uses and development standards in a relatively small area. Generally C-2 properties are larger and meant for bigger scaled developments. The smallest tracts to be rezoned to C-2 recently were the 2-acre and 3-acre tracts as part of the Grassdale multi-family (R-3) zoning. This property is 0.675 acres and could further be reduced when the highway 290 is improved.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent
Rezoning Map
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

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

December 4, 2019

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

**Re: Manor Food Store Lot Rezoning
0.675-Acre Tract – Letter of Intent
Northeast 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 Manor Food Store development is located along the westbound frontage of US Highway 290 in Manor, Texas. The existing property consists of a 0.675 acre developed tract.

The Owner intends to submit an application to rezone this tract of land from C-1 (Light Commercial) to C-2 (Medium Commercial).

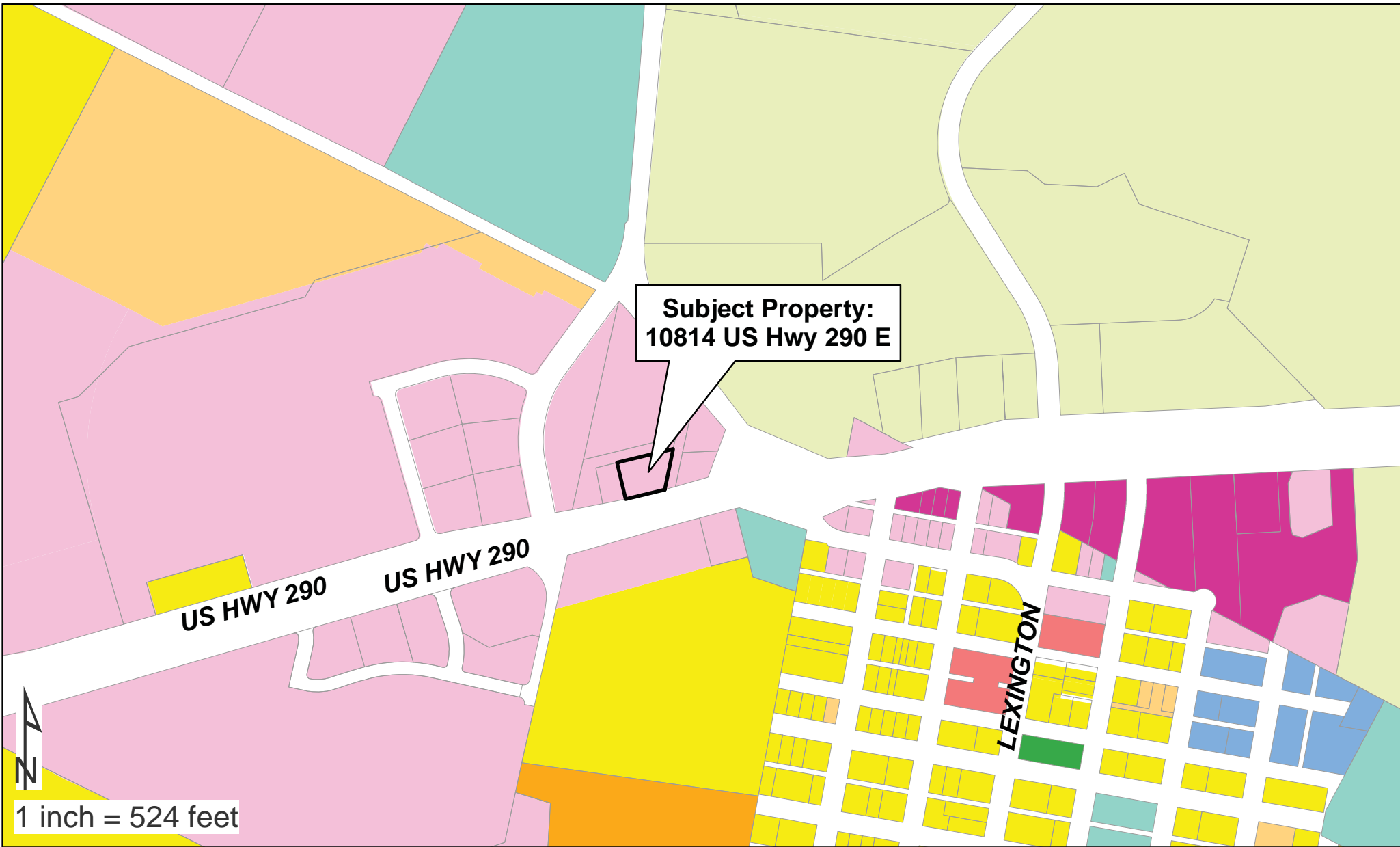
If you have any questions or comments regarding this request, please contact me at 512-350-5703.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Project Manager



Proposed Rezoning: 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		



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Rezoning Application – 10814 US Hwy 290 East

Dear Property Owner,

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

Public Hearing: Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on January 15, 2020 at 105 East Eggleston Street 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

*105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG*

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

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

DOAN XUAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

DOAN XUAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

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

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

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

MANOR QUICK STOP INC
ATTN: DONNIE R URBANOVSKY
PO BOX 1232
MANOR, TX 78653-1232

MANOR QUICK STOP INC
ATTN: DONNIE R URBANOVSKY
PO BOX 1232
MANOR, TX 78653-1232

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

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

LAS ENTRADAS DEVELOPMENT
CORPORATION
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: January 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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. This item has been approved by our engineer.

PRESENTATION: ☐ YES ☒ NO

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

Plan
TIA Determination form
Engineer Comments
Notice Letter, Mailing Labels
Conformance Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve 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 78756
CONTACT: WYATT TRUSCHEIT
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
WATER LUE: 16 (3" DOMESTIC METER INSTALLED)
SEWER LUE: 5
TRAFFIC VOLUME (TRIPS PER DAY): 1,175
OPENING FALL 2021

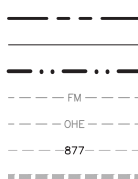
PHASE 2: ~27,100 SF
STUDENTS: 896
WATER LUE: NO ADDITIONAL METER/WATER LUE
SEWER LUE: 7
TRAFFIC VOLUME (TRIPS PER DAY): 1,657
OPENING FALL 2023

FULL BUILD: ~107,400 SF
TOTAL STUDENTS: 1,531
TOTAL WATER LUE: 16 TOTAL SEWER LUE: 12
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

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ DAY OF _____, 20__ A.D.

APPROVED:

ATTEST:

CHAIRPERSON

CITY SECRETARY

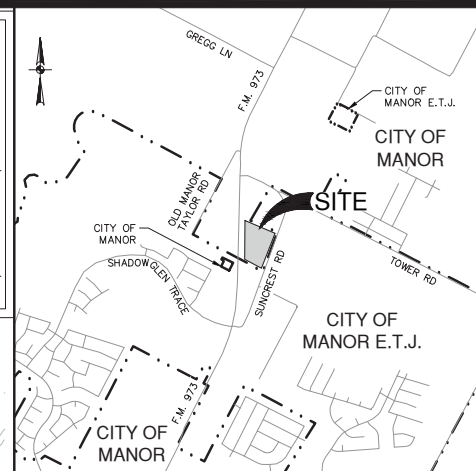
ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE ____ DAY OF _____, 20__ A.D.

BY:

ATTEST:

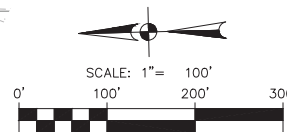
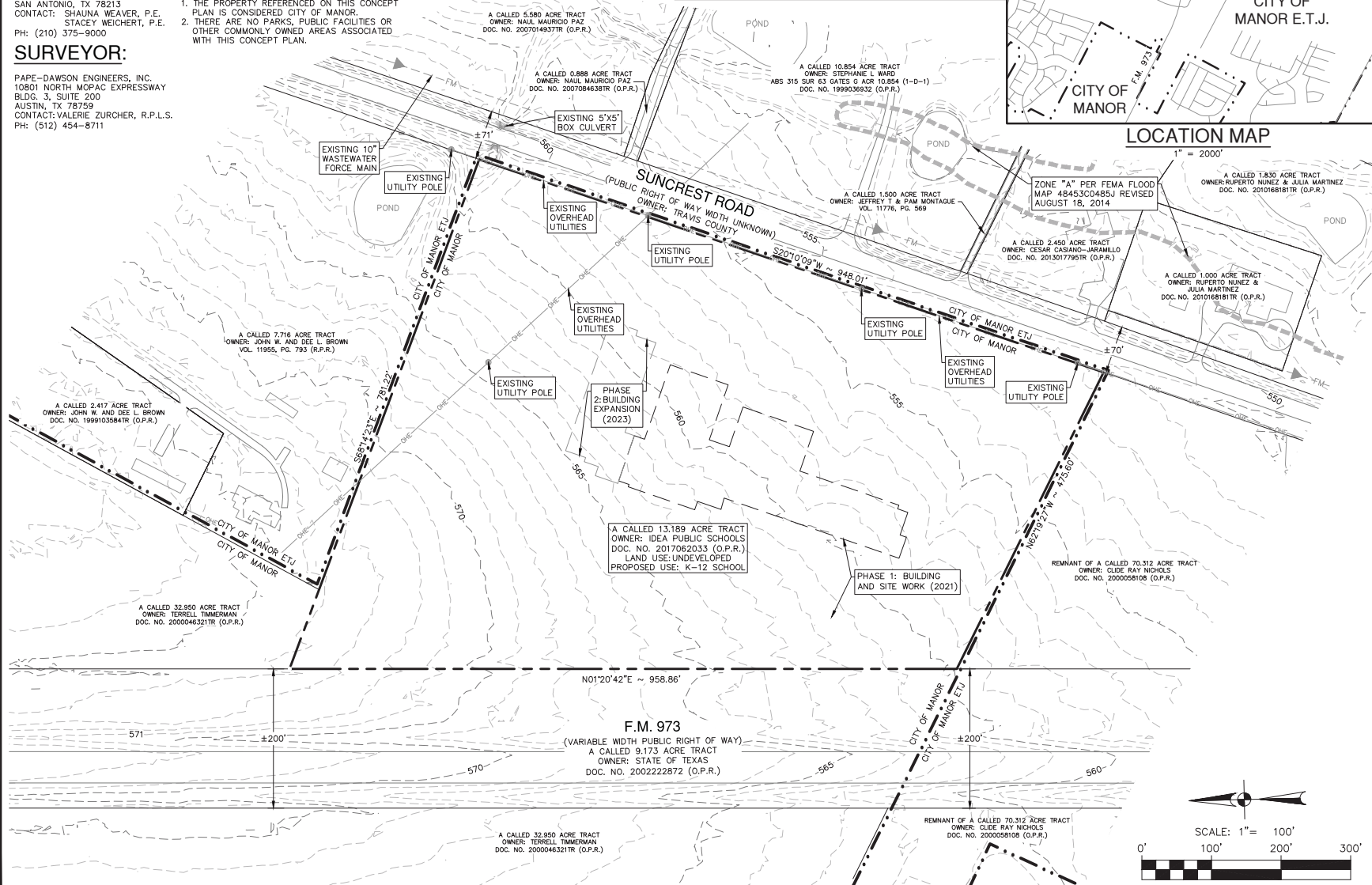
MAYOR OF THE CITY OF MANOR, TEXAS

CITY SECRETARY

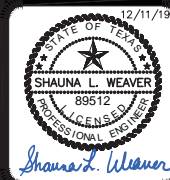


LOCATION MAP

1" = 2000'



NO.	REVISION	DATE
0	INITIAL SUBMITTAL	10/23/19
1	REVISED SUBMITTAL	12/11/19



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FPM REGISTRATION #70 | TYPE FPM REGISTRATION #1026800

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: IDEA - Manor

LOCATION: Along FM 973, between Shadowglen Trace and Suncrest Road

APPLICANT: Grant Wuebben, P.E. TELEPHONE NO: 210-375-9000

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X _____

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
891268	13.189	N/A	Institutional	N/A	N/A	N/A	N/A

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
891268	13.189	635 Students	Institutional	Charter School (Phase 1)	537	1.85	1,175
		896 Students	Institutional	Charter School (Phase 2)	537	1.85	1,657
		1,531 Students			Total		2,832

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
FM 973	One Full-Access Driveway		
Suncrest Road	One Full-Access Driveway		

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.



Date: Monday, December 9, 2019

Nicole Kinchen
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio TX 78213
nkinchen@pape-dawson.com

Permit Number 2019-P-1224-CP
Job Address: IDEA Public Schools Concept Plan, Manor, TX. 78653

Dear Nicole Kinchen,

The first submittal of the IDEA Public Schools Concept Plan (*Concept Plan*) submitted by Pape-Dawson Engineers and received on December 20, 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. Provide calculations for LUEs generated for the site.
2. Additional students are added in the proposed second phase of the development, but no additional LUEs are proposed. Please clarify.
3. A signature block should be added to the Concept Plan. An example will be provided.
4. 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 (100) year floodplains 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)(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.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(13), approximate boundaries and anticipated timing of proposed phases of development and uses should be shown 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 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.



Memo

TO: Pauline Gray, P.E.
Jay Engineering Company, Inc.
FROM: Nicole Kinchen, EIT
DATE: 12/11/19
PROJECT NO.: 11175-00
CC:
RE: IDEA Public Schools Concept Plan, Manor, TX. 78653
Permit Number 2019-P-1224-CP

We have reviewed your concept plan comments dated December 9, 2019 for the above-referenced project and offer the following responses.

1. Provide calculations for LUEs generated for the site.
Response: *Water LUEs are based on meter size per City table. For sewer LUE estimate, we are providing meter records and justification for use of 2 gpd/student to reflect average water usage at a typical IDEA school (no irrigation). See email and backup sent today (attached) and revised Concept Plan.*
2. Additional students are added in the proposed second phase of the development, but no additional LUEs are proposed. Please clarify.
Response: *Water meters are installed in phase 1 and account for water LUEs in both phases. Sewer LUEs associated with both phases have been added to the site information notes per LUE calculation in item 1. Please see revised Concept Plan.*
3. A signature block should be added to the Concept Plan. An example will be provided.
Response: *Signature block has been added. Please see revised Concept Plan.*
4. 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 (100) year floodplains should be shown on the Concept Plan.
Response: *Drainage features, structures and floodplain are labeled on Concept Plan. No revision made, please provide specific comment (desired change is unclear)*

5. 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: Significant features with 200' of property boundary are labeled on Concept Plan. No revision made, please provide specific comment (desired change is unclear)

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(13), approximate boundaries and anticipated timing of proposed phases of development and uses should be shown on the Concept Plan.

Response: Unclear on desired change; however, we did add indication of general project phasing. Please see revised Concept Plan.

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Attachments:

LUE Calculation e-mail and water usage spreadsheet

Memo, Attachments, and Revised Concept Plan uploaded to My Permit Now 12/11/19.

End of Memo

P:\111\75\00\Word\Memos\191210a1.docx



Date: Tuesday, December 31, 2019

Nicole Kinchen
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio TX 78213
nkinchen@pape-dawson.com

Permit Number 2019-P-1224-CP
Job Address: IDEA Public Schools Concept Plan, Manor 78653

Dear Nicole Kinchen,

We have conducted a review of the concept plan for the above-referenced project, submitted by Nicole Kinchen and received by our office on December 20, 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

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