



Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Nathan Aubert, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, December 10, 2025 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

This meeting will be live-streamed on Manor's Webpage.

You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code



CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): 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.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

- 1. Conduct the public hearing on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP
- 2. Conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP
- 3. Conduct the public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: RHOF, LLC
- 4. Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).**
Applicant: Forestar (USA) Real Estate Group
Owner: Kimley-Horn & Associates, Inc.

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.

- 5. Consideration, discussion, and possible action to approve the minutes for November 12, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP

- 7. Consideration, discussion, and possible action on a subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP
- 8. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: RHOF, LLC
- 9. Consideration, discussion, and possible action on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).**
Applicant: Forestar (USA) Real Estate Group
Owner: Kimley-Horn & Associates, Inc.
- 10. Consideration, discussion, and possible action on a paving variance for the 104 E Townes St. alleyway.**
Applicant: Development & Consulting Bridgeway, LLC
Owner: Carlos Moyeda
- 11. Consideration, discussion, and possible action on a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.**
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

ADJOURNMENT

In addition to any executive session already listed above, the Planning & 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).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

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: Thursday, December 4, 2025, by 5:00 PM and remained so posted continuously for at least 3 business days 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 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct the public hearing on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

BACKGROUND/SUMMARY:

This Concept plan is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. The item is returning to accommodate an alteration to the lot being conveyed to the city. This alteration ensures that the private lift station, which is being maintained by the developer, does not sit on city property and can be properly screened within the parameters of our code.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Concept plan
- Engineering Comments

- Conformance Letter
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a subdivision concept plan amendment for Manor Downs Industrial.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 21, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Concept Plan Revision

Please accept this Concept Plan Letter of Revision, submitted with the accompanying revised concept plan, for your review and approval.

This revision reflects an updated lot line adjustment between Lot 3 and Lot 7 to accommodate the lift station footprint. As a result of this modification, Lot 3 has increased from 36.46 acres to 36.78 acres, and Lot 7 has decreased from 9.05 acres to 8.73 acres.

The revised lot configuration ensures that the lift station is located outside of the lot boundary, the required 20-foot building setback, a variable width private wastewater easement for the gravity wastewater, lift station, and force main servicing the site. In addition, a 15-foot easement has been added to Lot 7 and will be dedicated to Manville Water to provide water service to the lift station.

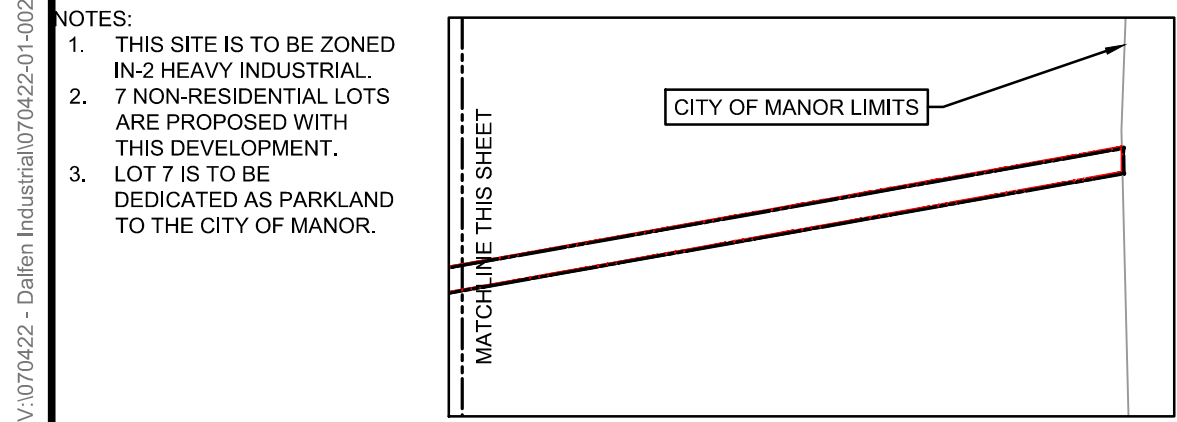
Please review the attached materials at your earliest convenience. Should you require any additional information or clarification, do not hesitate to contact me.



Maggie Carrion
Assistant Project Manager
Bowman

V:\070422 - Dallen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Design Documents\Concept Plan\070422-01-002_Concept Plan.dwg, October 21, 2025, 2:24 PM, mcarion

- NOTES:
- THIS SITE IS TO BE ZONED IN-2 HEAVY INDUSTRIAL.
 - 7 NON-RESIDENTIAL LOTS ARE PROPOSED WITH THIS DEVELOPMENT.
 - LOT 7 IS TO BE DEDICATED AS PARKLAND TO THE CITY OF MANOR.



DATE: 5/27/2025	DRAWN BY: LDB	
SCALE: 1" = 200'	CHECKED BY: MGC	
JOB No: 070422-01-002	DESIGNED BY: MK	
REVISIONS		
REVISION	DESCRIPTION	DATE
----	----	----

Bowman

© 2024 Bowman Consulting Group Ltd
TBPE Firm Registration No. F-14309

807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com

CONCEPT PLAN

MANOR DOWNS INDUSTRIAL HILL LANE MANOR, TEXAS

SHEET 2 OF 3

STATE OF TEXAS

MARISA KEISER

141397

PROFESSIONAL ENGINEER

October 21, 2025



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, November 18, 2025

Maggie Carrion
BWMN

TX
mcarrion@bowman.com

Permit Number 2025-P-1725-CP
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Concept plan (*Concept Plan*) submitted by BWMN and received on December 04, 2025, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

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 that reads "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA

December 4, 2025

Pauline Gray, PE
Lead AES
GBA

Project Name: Manor Downs Industrial
Project Location: Hill Lane, Manor, Texas 78653
Permit #: 2025-P-1725-CP

Dear Mrs. Gray:

This letter is in response to your Master Comment Report dated November 18th 2025.

Engineer Review

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

Response: The Heritage Tree removal was approved at the December 3rd 2025 Council meeting.

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 4, 2025

Maggie Carrion
BWMN

TX
mcarrion@bowman.com

Permit Number 2025-P-1725-CP
Job Address: ,

Dear Maggie Carrion,

We have conducted a review of the concept plan for the above-referenced project, submitted by Maggie Carrion and received by our office on December 04, 2025, 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 Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



11/26/2025

City of Manor Development Services

Notification for an Amended Subdivision Concept Plan

Project Name: Manor Downs Industrial Amended Subdivision Concept Plan

Case Number: 2025-P-1725-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

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 an Amended Subdivision Concept Plan for Manor Downs Industrial. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Concept Plan for Manor Downs Industrial being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991 also known as 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 17, 2025 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 Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

SARVI, LLC.
26 PASCAL LN
Austin, TX 78756-3203

MANOR DOWNS SOUTH, LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

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

YAJAT, LLC
1204 S SADDLE LAKES DR
ABILENE, TX 79602-5472

GREG MANOR, OWNER, LLC.
222 RIVERSIDE PLZ FL 34
CHICAGO, IL 60606-6886

TRAVIS COUNTY DEVELOPMENT
SERV.
700 LAVACA ST. STE 540
AUSTIN, TX 78701

MANOR DOWNS 13 MORE LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

MANOR DOWNS EAST, LLC
4212 PRICKLY PEAR DR
AUSTIN, TX 78731



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

BACKGROUND/SUMMARY:

This Preliminary Plat is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. The preliminary plat must be updated to reflect the same changes as the concept plan. The item is returning to accommodate an alteration to the lot being conveyed to the city. This alteration ensures that the private lift station, which is being maintained by the developer, does not sit on city property and can be properly screened within the parameters of our code.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Preliminary Plat
- Engineer Comments and Responses
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 21, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Preliminary Plat Revision

Please accept this Preliminary Plat Letter of Revision, submitted with the accompanying revised Preliminary Plat, for your review and approval.

This revision reflects an updated lot line adjustment between Lot 3 and Lot 7 to accommodate the lift station footprint. As a result of this modification, Lot 3 has increased from 36.46 acres to 36.78 acres, and Lot 7 has decreased from 9.05 acres to 8.73 acres.

The revised lot configuration ensures that the lift station is located outside of the lot boundary, the required 20-foot building setback, and includes a variable width private wastewater easement for the gravity wastewater, lift station, and force main servicing the site. In addition, a 15-foot easement has been added to Lot 7 and will be dedicated to Manville Water to provide water service to the lift station.

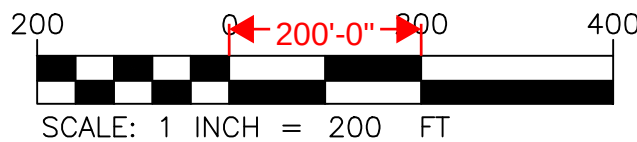
Please review the attached materials at your earliest convenience. Should you require any additional information or clarification, do not hesitate to contact me.



Maggie Carrion
Assistant Project Manager
Bowman

DATE: May 6, 2025	DRAWN BY: LB	
SCALE: 1" = 200'	CHECKED BY: MK	
JOB No: 070422-01-002	DESIGNED BY: MK	
REVISIONS		
REVISION	DESCRIPTION	DATE
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GEO ID: 0242500105
LEGAL DESC. ABS 63 SUR 62 BACON S (1-D-1)
CALLED 81.726 ACRES
YAJAT, L.L.C.
DOC. NO. 2005143055
O.P.R.T.C.T.
LAND USE: AGRICULTURE



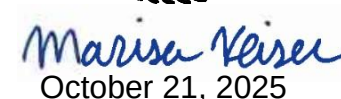
NOTES:

1. REFER TO PERMIT SPA 2025-P-1727-SP, SPB 2025-P-1728-SP AND SUB 2025-P-1729-CO FOR THE MATERIAL AND SIZES OF THE PROPOSED STORM DRAIN.
2. LUE's WERE CALCULATED USING METER SIZES PER CITY OF MANOR

DATE: May 6, 2025	DRAWN BY: LB	
SCALE: 1" = 200'	CHECKED BY: MK	
JOB No: 070422-01-002	DESIGNED BY: MK	
REVISIONS		
REVISION	DESCRIPTION	DATE
---	---	---

Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com

SHEET 03 OF 08





1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, November 18, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Preliminary Plat (*Preliminary Plan*) submitted by BWMN and received on December 04, 2025, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The revision to the preliminary plat cannot be approved until removal of the Heritage Tree is approved at the December 3, 2025 Council Meeting.

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.

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Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA

December 4, 2025

Pauline Gray, PE
Lead AES
GBA

Project Name: Manor Downs Industrial
Project Location: Hill Lane, Manor, Texas 78653
Permit #: 2025-P-1737-PP

Dear Mrs. Gray:

This letter is in response to your Master Comment Report dated November 18th 2025.

Engineer Review

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

Response: The Heritage Tree removal was approved at the December 3rd 2025 Council meeting.

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Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 4, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: ,

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Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



11/26/2025

City of Manor Development Services

Notification for an Amended Subdivision Preliminary Plat

Project Name: Manor Downs Industrial Amended Subdivision Preliminary Plat

Case Number: 2025-P-1737-PP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon an Amended Subdivision Preliminary Plat for Manor Downs Industrial. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Preliminary Plat for Manor Downs Industrial being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991 also known as 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 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 Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

SARVI, LLC.
26 PASCAL LN
Austin, TX 78756-3203

MANOR DOWNS SOUTH, LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

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

YAJAT, LLC
1204 S SADDLE LAKES DR
ABILENE, TX 79602-5472

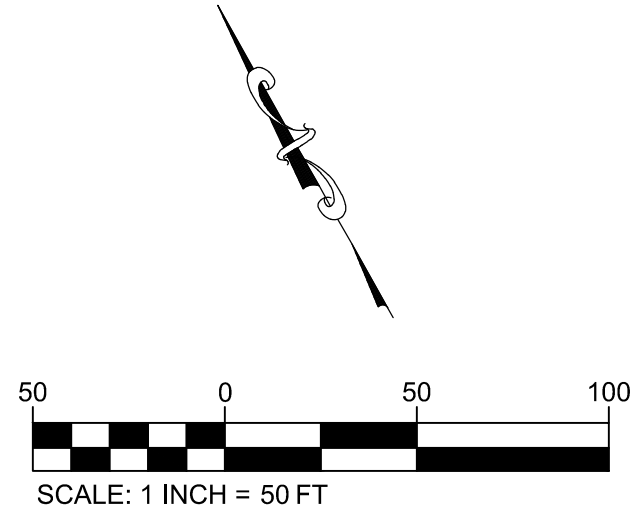
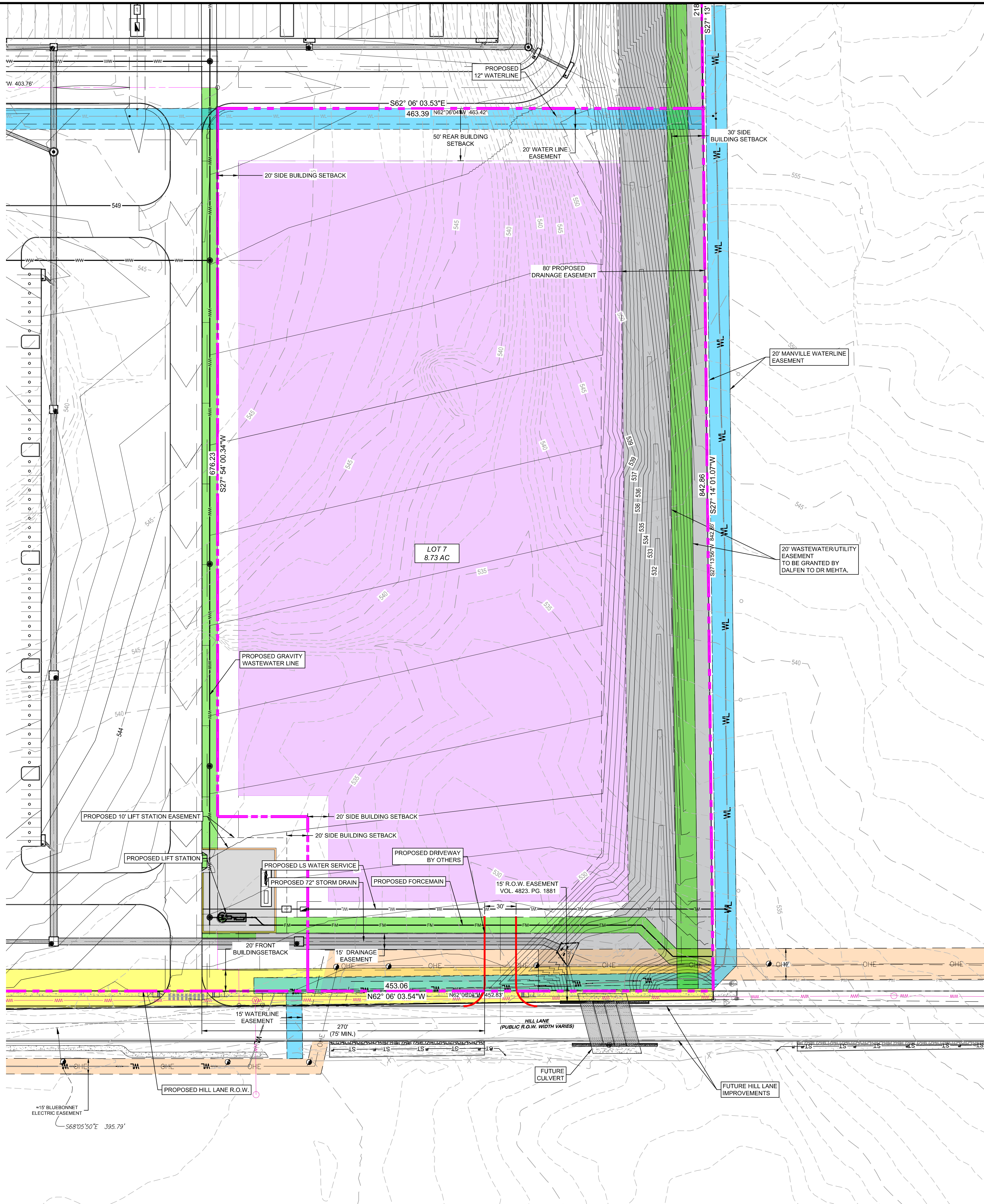
GREG MANOR, OWNER, LLC.
222 RIVERSIDE PLZ FL 34
CHICAGO, IL 60606-6886

TRAVIS COUNTY DEVELOPMENT
SERV.
700 LAVACA ST. STE 540
AUSTIN, TX 78701

MANOR DOWNS 13 MORE LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

MANOR DOWNS EAST, LLC
4212 PRICKLY PEAR DR
AUSTIN, TX 78731

V:\070422 - Dallas Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Exhibits\Lot 7 Exhibit\070422-01-002_Lot 7 Exhibit LS.dwg, OVERALL SITE PLAN, September 10, 2025, 3:38 PM, mcanon



LEGEND

- | | |
|-----|----------------------------------|
| --- | R.O.W. |
| --- | EASEMENT LINE |
| --- | 40' PRIVATE ROAD ACCESS EASEMENT |
| --- | LOT LINE |
| --- | BUILDING SETBACK |
| --- | ROAD CENTERLINE |
| --- | PROPOSED CURB & GUTTER |
| --- | PROPOSED SIDEWALK |
| --- | FM |
| --- | EXISTING FORCE MAIN |
| --- | WW |
| --- | EXISTING WASTEWATER LINE |
| --- | WL |
| --- | EXISTING WATER LINE |
| --- | OU |
| --- | EXISTING OVERHEAD UTILITY |
| --- | SD |
| --- | EXISTING STORM DRAIN |

NOTE:
1. ALL UTILITY AND DRAINAGE LOCATIONS ARE APPROXIMATE AND MAY CHANGE PENDING FINAL PERMIT REVIEW AND APPROVAL.

- | | |
|--|------------------------------|
| | MANVILLE WATERLINE EASEMENT |
| | WASTEWATER UTILITY EASEMENT |
| | BLUEBONNET ELECTRIC EASEMENT |
| | AWU EASEMENT |
| | DRAINAGE EASEMENT |



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PARK LAND DEDICATION EXHIBIT

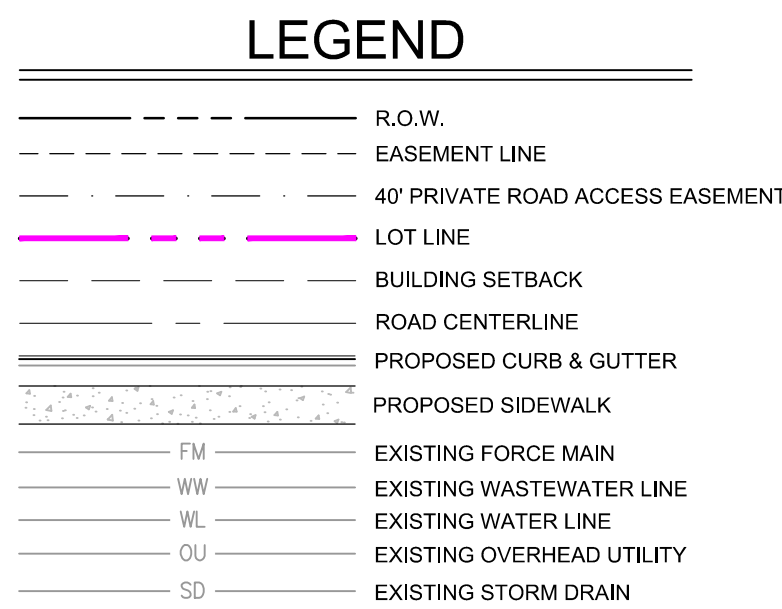
MANOR DOWNS
HILL LANE
MANOR, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTER REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF JOSEPH P. COHAN, P.E. #115224 ON SEPTEMBER 10, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
JPC	LDB	MGC
JOB No. 070422-01-002		

SHEET		
1	OF	1

REVISIONS	
REVISION	DESCRIPTION



	MANVILLE WATERLINE EASEMENT
	WASTEWATER UTILITY EASEMENT
	BLUEBONNET ELECTRIC EASEMENT
	AWU EASEMENT
	DRAINAGE EASEMENT

MANOR DOWNS
HILL LANE
MANOR, TEXAS

DESIGN JPC	DRAWN LDB	CHKD MGC
JOB No. 070422-01-002		



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct the public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF, LLC

BACKGROUND/SUMMARY:

Phase 6 of Manor Heights is the Commercial portion of the development. This preliminary plat submittal is an amendment to the previously approved with a reduction of lots from 13 to 12.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Preliminary plan
- Conformance letter
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

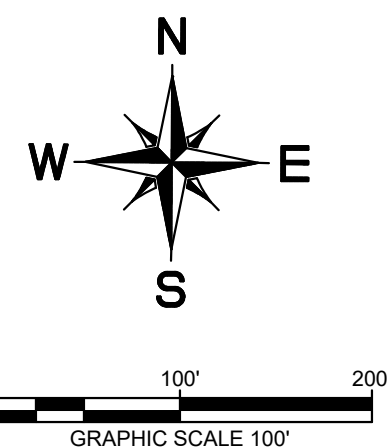
It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 6.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

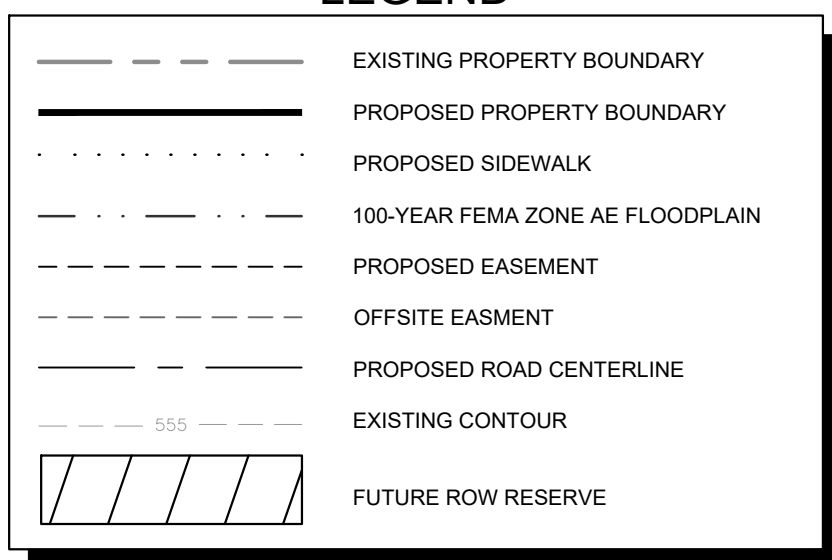
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	280.00'	170.71'	S17°12'06"E	168.08'	34°55'58"	88.10'
C2	90.00'	43.97'	S12°50'17"W	43.54'	27°59'42"	22.44'
C3	50.00'	42.29'	S50°50'29"W	41.04'	48°27'18"	22.50'
C4	35.00'	59.75'	S27°21'42"W	52.76'	97°49'09"	40.13'
C5	80.00'	24.98'	S21°36'14"E	24.88'	17°53'18"	12.59'
C6	25.00'	21.85'	S12°22'53"W	21.16'	50°04'55"	11.68'
C7	35.00'	37.59'	S15°39'06"W	35.81'	61°32'29"	20.84'
C8	479.50'	20.70'	S10°00'59"E	20.69'	2°28'23"	10.35'
C9	460.50'	56.23'	S7°45'16"E	56.20'	6°59'48"	28.15'
C10	479.50'	58.55'	S0°45'28"E	58.52'	6°59'48"	29.31'
C11	460.50'	56.23'	S0°45'28"E	56.20'	6°59'48"	28.15'
C12	30.00'	47.00'	S49°08'27"E	42.34'	89°46'09"	29.88'
C13	28.75'	45.30'	S38°32'00"W	40.76'	90°17'15"	28.89'
C14	479.50'	37.86'	S6°31'05"E	37.85'	4°31'25"	18.94'
C15	479.50'	58.55'	S0°45'28"E	58.52'	6°59'48"	29.31'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.09	S34°40'05.48"E
L2	74.74	S3°39'34.36"E
L3	65.62	S46°25'20.42"W
L4	32.54	S14°03'28.48"E
L5	74.43	S25°54'50.91"E
L6	32.53	S37°53'30.08"E
L7	18.19	S3°56'57.85"E
L8	62.80	S71°29'49.17"E
L9	42.52	S4°09'00.84"W
L10	101.05	S71°19'24.89"E
L11	94.77	S29°54'24.96"E
L12	31.52	S59°04'04.78"E
L13	55.20	N11°32'10.84"W
L14	117.50	S48°19'33.07"W
L15	0.82	S48°19'33.07"W
L16	66.98	S22°07'18.47"W
L17	161.15	S2°41'51.03"E
L18	32.92	S34°35'49.15"W
L19	62.04	S4°01'32.37"E
L20	156.24	N85°58'27.63"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	121.57	N85°58'27.63"E
L22	128.04	N85°58'27.63"E
L23	46.09	S62°48'00.44"E
L24	54.58	N86°32'12.87"W
L25	50.00	S85°44'37.59"W
L26	92.84	N41°57'56.70"W
L27	112.46	N26°19'22.84"E
L28	46.90	N63°36'46.30"W
L29	91.45	N26°39'00.06"E
L30	53.72	N60°21'11.45"W
L31	55.53	N26°43'42.08"W
L32	200.00	N63°34'50.27"E
L33	55.85	S26°50'58.95"W
L34	139.99	N85°58'27.63"E



LEGEND



NOTE: ALL LOT ZONING PER THE MANOR HEIGHTS PUD
(2013-P-1143-20), AS AMENDED ON _____

[illegible]

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM # 928

09/25/2025

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. In the center is a five-pointed star. Below the star, the text "ALEJANDRO E. GRANADOS RICO" and "130084" are printed. Below the seal, the signature "Alejandro E. Granados Rico" is written in cursive.

PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 6 CITY OF MANOR TRAVIS COUNTY, TEXAS	OVERALL PRELIMINARY PLAN
---	-----------------------------

SHEET NUMBER
4



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Wednesday, October 29, 2025

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2025-P-1765-PP
Job Address: ,

Dear Sarah Starkey,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Sarah Starkey and received by our office on September 29, 2025, 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 cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



11/26/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Heights (Carillon) Phase 6 Subdivision Preliminary Plat

Case Number: 2025-P-1765-PP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Preliminary Plat for Manor Heights (Carillon) Phase 6. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for Manor Heights (Carillon) Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF, LLC

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 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 Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

ARMANDO & AMELIA BERUMEN
13300 MILLEDGE PS
MANOR, TX 78653

THE NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

FRANCISCO CASRO ETAL RENGEL
20303 LONE PEAK PS
MANOR, TX 78653

CHRISTINA & ALEJANDRO GUERRA
20305 LONE PEAK PS
MANOR, TX 78653

MATTHEW & TRACY PERNESKY
20307 LONE PEAK PS
MANOR, TX 78653

CHARLES K CALDWELL
20309 LONE PEAK PS
MANOR, TX 78653

STEVEN HO & KATIE LAM-HO
20311 LONE PEAK PS
MANOR, TX 78653

RICHARD JUMBOSEBIETOMA
ROBERTS & MICHELLE LAUDERDALE
DESIREE
20401 LONE PEAK PS
MANOR, TX 78653

PHAM CHAN & KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

DUSTIN NGUYEN, CHAN HONG
PHAM & KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

LEONARDO SANCHEX PADRON SR &
ANA KARINA LEURA RODRIGUEZ
20409 LONE PEAK PS
MANOR, TX 78653

THE NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

VICTOR R VALLADARES & SUSANA
BALLADERES
13300 LONE PEAK CV
MANOR, TX 78653

CARRILLON RESIDENTIAL
COMMUNITY INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

MARIO JOSE PLEITES & ELSA MARINA
13301 LONE PEAK CV
MANOR, TX 78653

SECRETARY OF HOUSING & URBAN
DEVELOPMENT
2000 N CLASSEN BLVD STE 3200
OKLAHOMA CITY, OK 73106

AARON & SHANNON ELLINGTON
20515 LONE PEAK PS
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &
JESHUA MEDRANO MONTOYA
20401 PHEBE FOSTER ST
MANOR, TX 78653

HUYNH TRUC LE MINH & PHUONG
TU HAN
20403 PHEBE FOSTER ST
MANOR, TX 78653

JUSTIN DONOVAN & NADIA LIZETTE
STEVENSON
20405 PHEBE FOSTER ST
MANOR, TX 78653

RAYMOND WALCOT MCPHAUL III &
RISHA ANN POLLARD
20407 PHEBE FOSTER ST
MANOR, TX 78653

KHOE NGUYEN
11080 DAHLIA DR
THORNTON, CO 80233

NGUYEN/LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

ORFANEL HERNANDEZ GONZALEZ &
ELIZABETH DOMINGUEZ MIRANDA
20501 PHEBE FOSTER ST
MANOR, TX 78653

LAXMAN & NEHA KUMARI SAH
20503 PHEBE FOSTER ST
MANOR, TX 78653

MOSHE MOSES & NANCY WINIFRED
THOMAS
20505 PHEBE FOSTER ST
MANOR, TX 78653

PALAO MARTHA
20507 PHEBE FOSTER ST
MANOR, TX 78653

TOBAR MARILYN JOHANA SORIANO
20509 PHEBE FOSTER ST
MANOR, TX 78653

PWNA LUIS ANGEL & KARLA A
CHAVEZ
20511 PHEBE FOSTER ST
MANOR, TX 78653

EDWARD TIGS & KRISTIN A MIRANDA
20601 PHEBE FOSTER ST
MANOR, TX 78653

HAGENIMANA ABDOU & JOCELYN
20603 PHEBE FOSTER ST
MANOR, TX 78653

SERUGO FREDERIC
20605 PHEBE FOSTER ST
MANOR, TX 78653

BRYANT CRAIG & JUNE
20607 PHEBE FOSTER ST
MANOR, TX 78653

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 78653

JOHN & RITA JONSE
PO BOX 21
MANOR, TX 78653

TIMMERMANN COMMERCIAL
INVESTMENTS
501 VALE ST
AUSTIN, TX 78746

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN, TX 78628

KIRK J & CATHY W JONSE
13326 OLD KIMBRO RD
MANOR, TX 78653

JOHN GEBAUER JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KERRICK JR & WHITNEY ROSEMOND
13302 MILLEDGE PS
MANOR, TX 78653

TRAN PHUONG
13304 MILLEDGE PS
MANOR, TX 78653

CHRISTOPHER RYAN KARCHER
1001 CASHEW LN
CEDAR PARK, TX 78613

GUZMAN FRANKLIN PERLA SR &
DANIEL ANTHONY BISSESSAR
13308 MILLEDGE PS
MANOR, TX 78653

GABRELULE KIDANE ASGEDE &
NATSNET SIMON KESETE
13310 MILLEDGE PS
MANOR, TX 78653

CRISTAL & MARICELA CORDOVA
20300 LONE PEAK PS
MANOR, TX 78653

CUADRO DAIRON LABARGA
20302 LONE PEAK PS
MANOR, TX 78653

JOSE M HERNANDEZ & MA SALUSTIA
ALICIA LANDAVERDE ESPINO
20304 LONE PEAK PS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PS
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH
NGUYEN
15204 BITHAL
PFLUGERVILLE, TX 78660

NGUYEN THANH K & THONG Q VU
14520 E US HWY 290
MANOR, TX 78653

ALINE UWINEZA
20703 PHEBE FOSTER ST
MANOR, TX 78653

TECSON JOAN CHRISTINE &
KRISTOFFER GERRY YUMUL
20705 PHEBE FOSTER ST
MANOR, TX 78653

ANA VERVANTES
20707 PHEBE FOSTER ST
MANOR, TX 78653

MONCADA DENIS CASTILLO &
VLADIMIR MARCANO
20801 PHEBE FOSTER ST
MANOR, TX 78653

SANTIKOS DEMETRIOS
20805 PHEBE FOSTER ST
MANOR, TX 78653

DUWURU ANISH REDDY & GRISHMA
HARKISHIN KHATRI
20807 PHEBE FOSTER ST
MANOR, TX 78653

CARA & ERIC DZURISIN
13306 LONE PEAK CV
MANOR, TX 78653

ALAN GUERRERO
20509 LONE PEAK PS
MANOR, TX 78653

CURRENT CHRISTOPHER DAVID &
DALEL
20806 PHEBE FOSTER ST
MANOR, TX 78653

ETHAN SAUL WHITFIELD
13301 SMITHWICK ST
MANOR, TX 78653

ESPINOSA CESAR TADEO
CAMARILLP
13303 SMITHWICK ST
MANOR, TX 78653

JESUS MIRELES
13305 SMITHWICK ST
MANOR, TX 78653

OLIVER DEVANTE DANIEL
13307 SMITHWICK ST
MANOR, TX 78653

ROBERTO RAMIREZ JR
20706 PHEBE FOSTER ST
MANOR, TX 78653

MAURICIO CHAVEZ
20704 PHEBE FOSTER ST
MANOR, TX 78653

ADRIANNE COWARD
20700 PHEBE FOSTER ST
MANOR, TX 78653

RASHID NASHID SR
20608 PHEBE FOSTER ST
MANOR, TX 78653

JORGE MARIN CASTILLO
20606 PHEBE FOSTER ST
MANOR, TX 78653

KELLY MARK EARL
20604 PHEBE FOSTER ST
MANOR, TX 78653

ERIKA & LYMARI CASTILLO
20602 PHEBE FOSTER ST
MANOR, TX 78653

HERNANDEZ GUADALUPE L GARCIA
20600 PHEBE FOSTER ST
MANOR, TX 78653

ARREAL KARENTH Y DELGADO &
EMMANUEL DELGADO
13300 HENREITTA PLZ
MANOR, TX 78653

MORDEN GABRIELLA NICOLE
13302 HENRIETTA PLZ
MANOR, TX 78653

HUGAS HECTOR & LISBETH HUGAS
13304 HENRIETTA PLZ
MANOR, TX 78653

IHEJIRIKA OBUMNEKE CYPRIAN
13305 THOMAS WHEELER WAY
MANOR, TX 78653

DEBIANA P & FERDINAND
MANUHUTU
13303 THOMAS WHEELER WAY
MANOR, TX 78653

ZAMIRA & JONATHAN SALAZAR
GONZALEZ
13301 THOMAS WHEELER WAY
MANOR, TX 78653

KEMAKOLAM SAMUEL OGEXHI &
PATIENCE CHIDIEBERE
13304 THOMAS WHEELER WAY
MANOR, TX 78653

GARCIA JORGE LAZARO GONZALEZ &
ERNESTO HERNANDEZ CRUZ
13302 THOMAS WHEELER WAY
MANOR, TX 78653

TAT BINH QUANG & THI BE NHUNG
BUI
13300 THOMAS WHEELER WAY
MANOR, TX 78653

SHARON WHITFIELD
20510 LONE PEAK PS
MANOR, TX 78653

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS & SAM CALLOWAY
HIGGINS
20508 LONE PEAK PS
MANOR, TX 78653

JUN SARAH & JASON J
20506 LONE PEAK PS
MANOR, TX 78653

GUERRERO CADY & ALEXANDER
JACOB GOLDSMITH
20504 LONE PEAK PS
MANOR, TX 78653

ROMERO LILIAM A VALASQUEZ &
JUAN ALBERTO GALDAMEX MORALES
20502 LONE PEAK PS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PS
MANOR, TX 78653

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PS
MANOR, TX 78653

HERNANDEZ ALEISHA JEAN & JOSE
LEON
20412 LONE PEAK PS
MANOR, TX 78653

MIGUEL ROCHA
2187 BENTLEY RIDGE DR
SAN JOSE, CA 95138

BALBOA JESSICA THALIA & JOSE LUIS
RODRIGUEZ JR
20408 LONE PEAK PS
MANOR, TX 78653

NAVA KEVIN JORDAN & DAHAJIRA
IVETTE LOPEZ CRUZ
20406 LONE PEAK PS
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSSY
20400 LONE PEAK PS
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Applicant: Forestar (USA) Real Estate Group

Owner: Kimley-Horn & Associates, Inc.

BACKGROUND/SUMMARY:

The purpose of this PUD amendment is to allow for a lower minimum home size with increasing front facade masonry percentages within the single-family areas of the subdivision as follows:

Dwelling Unit Size (conditioned space)	Minimum Front Façade Masonry	Maximum Unit Percentage
1,000 – 1,199 Sq. ft	70%	20%
1,200 – 1,299 Sq. ft	60%	20%
1,300 – 1,399 Sq. ft	50%	20%
1,400 – 1,499 Sq. ft	40%	20%
+1,500 Sq. ft	30%	Unlimited

Each of these respective categories would be limited to 20% of each size within the remaining sections of the subdivision, which are sections 4,5,7, and 8. The only size that is not limited is +1,500 square feet, as that is the original minimum size of the subdivision.

The total number of lots in each section and how many houses would be allowed in each dwelling unit size category are:

Section	Number of Single-Family Lots	20% of the total (How many dwelling units would be permitted in each size category per the above size and masonry chart)	Total Number of Dwelling Units per Section below the current 1,500 SF DU minimum
4A	198	40	160
4B	63	13	52
5	195	39	156
7	160	32	128
8	100	20	80
TOTAL	716	-	576

There are also three Medium Density lots that are not regulated by dwelling unit size. Two of the Medium Density lots in Section 4 were subdivided into 40' wide single-family lots. These two sections total 169 40' single-family lots that are not regulated by dwelling unit size and not included in the above dwelling unit size & masonry requirement chart. The two Medium Density sections have 107 and 62 40' lots.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Preliminary layout

- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

November 17, 2025

City of Manor
105 E. Eggleston St.
Manor, Texas 78653

RE: Manor Heights PUD Amendment No. 3: Application for to Amend the Manor Heights PUD

Dear Mayor and City Council:

On behalf of the property owner, Kimley-Horn is pleased to submit this application to amend the Manor Heights PUD to include increased masonry standards based on the minimum dwelling unit size on the base zoning of PUD SF-1 on the Property.

The proposed amendment shall comply with the terms in the currently contemplated Manor Heights Development Agreement amendment. The Development Agreement amendment is anticipated and planned to go before Council concurrently with this PUD amendment and included standards to ensure all terms and standards of the agreement will be applied to the Property.

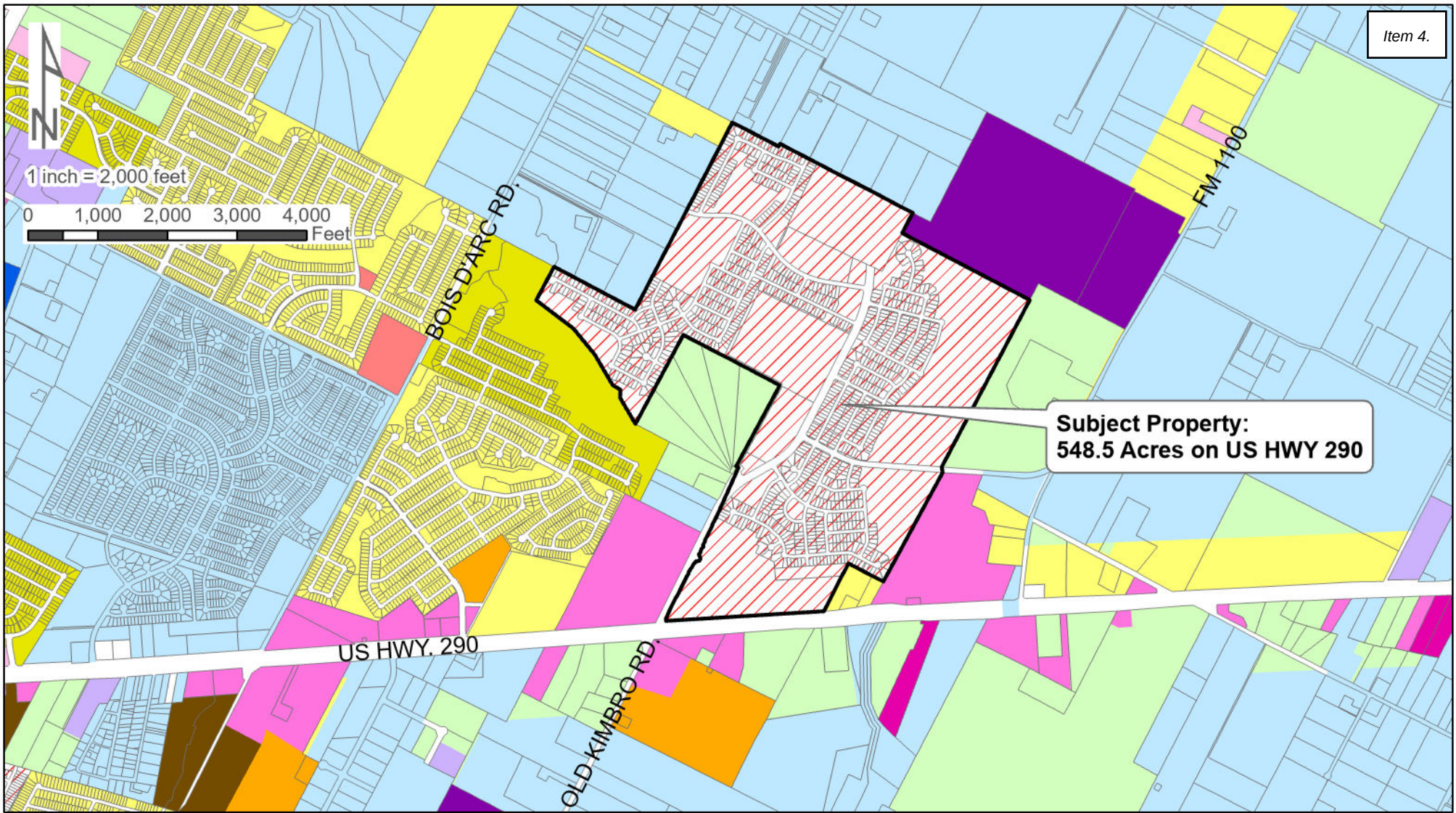
If you have any questions or comments regarding this request, please contact me at 512-617-8504.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
Project Manager



Proposed Zoning: **PUD Planned** **Unit Development** *Current Zoning:* *Planned Unit* *Development (PUD)*

Zoning Legend

 A	Agricultural	 MH-1	Manufactured Home	 C-3	Heavy Commercial
 SF-E	Single Family Estate	 MH-2	Manufactured Home Park	 IN-1	Light Industrial
 SF-1	Single Family Suburban	 OS	Open Space	 IN-2	Heavy Industrial
 SF-2	Single Family Standard	 I-1	Institutional-Small	 NB	Neighborhood Business
 TF	Two-Family Residential	 I-2	Institutional-Large	 DB	Downtown Business
 TH	Townhome	 GO	General Office	 PUD	Planned Unit
 MF-1	Multi-Family 15	 C-1	Light Commercial	 ETJ	
 MF-2	Multi-Family 25	 C-2	Medium Commercial		

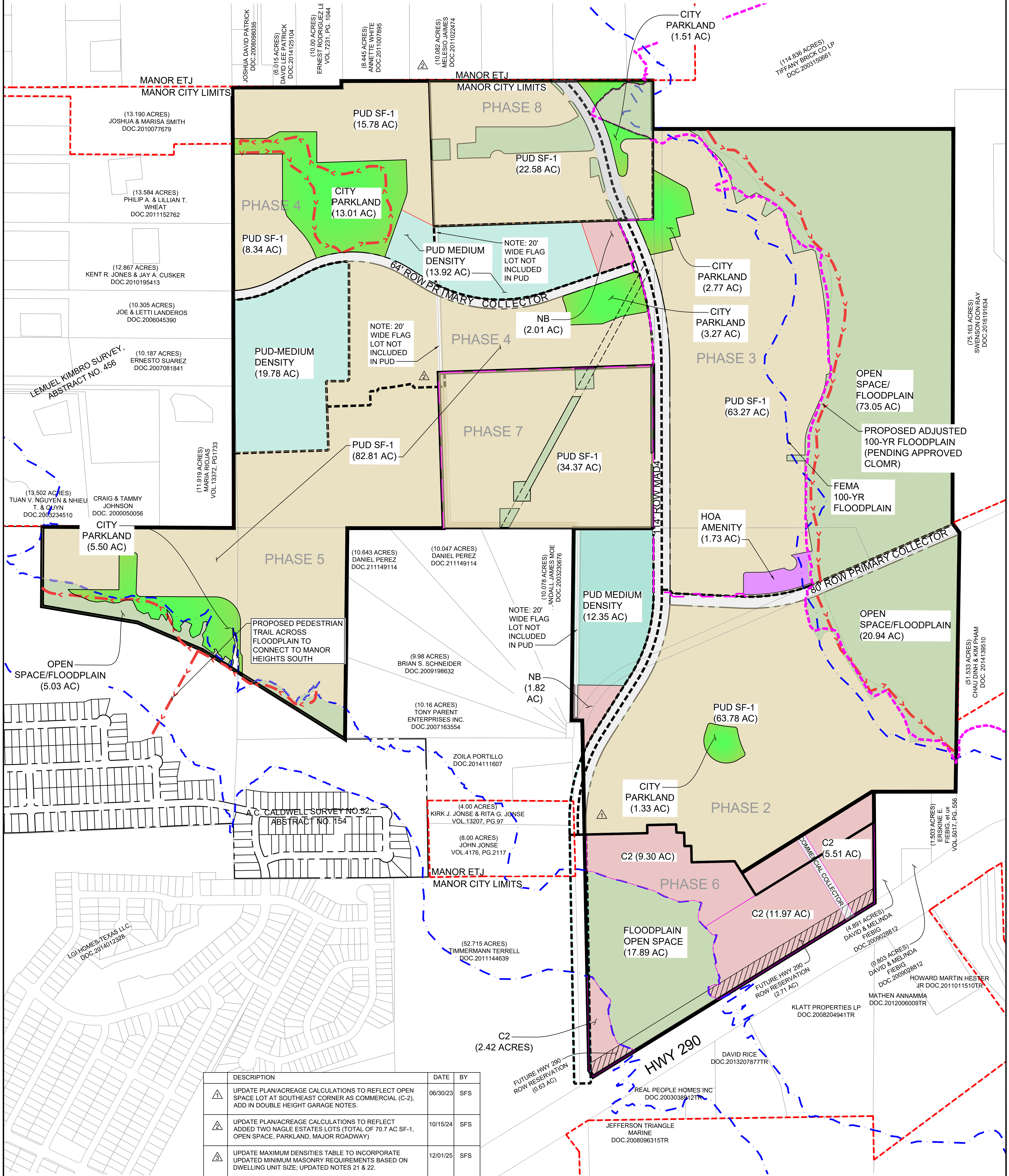
	PUD BOUNDARY		PUD-MEDIUM DENSITY
	TRAIL		C2/NB
	PHASE LINE		HOA AMENITY
	FEMA 100-YR FLOODPLAIN		OPEN SPACE/FLOODPLAIN
	PROPOSED FLOODPLAIN (PER APPROVED LOMR)		CITY PARKLAND
	PUD SF-1		
	MAJOR ROADWAYS		

Old Chambers Road

HWY 280

PROJECT LOCATION

1"=2000'



	DESCRIPTION	DATE	BY
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS
	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT 1	AMENDMENT 2	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%
TOTAL	477.8	0.0	70.7	548.5	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	* 20 OR 10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
PARKLAND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%.

LOT WIDTH	PERCENTAGE MIX
50' WIDE	70%
55' WIDE	15%
60' WIDE	15%

7. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1200 SF (LIVING AREA)*	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

*SEE MINIMUM MASONRY PERCENTAGE TABLE BELOW BASED ON DWELLING UNIT SIZE

Dwelling Unit Size (conditioned space)	Minimum Front Facade Masonry	Maximum Unit Percentage
1,000-1,199 sq. ft.	70%	20%
1,200-1,299 sq. ft.	60%	20%
1,300-1,399 sq. ft.	50%	20%
1,400-1,499 sq. ft.	40%	20%
+1,500 sq. ft.	30%	Unlimited

8. PARKLAND

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	548.5
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	27.4
*EXCESS OF REQUIRED PARKLAND	0.0

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

SITE SUMMARY 548.5 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	291.0	995-1,255	995-1,255
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	27.4	-	6***
OPEN SPACE FLOODPLAIN	126.2	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	548.5		1494-1796

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (7 LUE/UNIT)
**COMMERCIAL : 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)
*** CITY PARKLAND (6 LUE's)

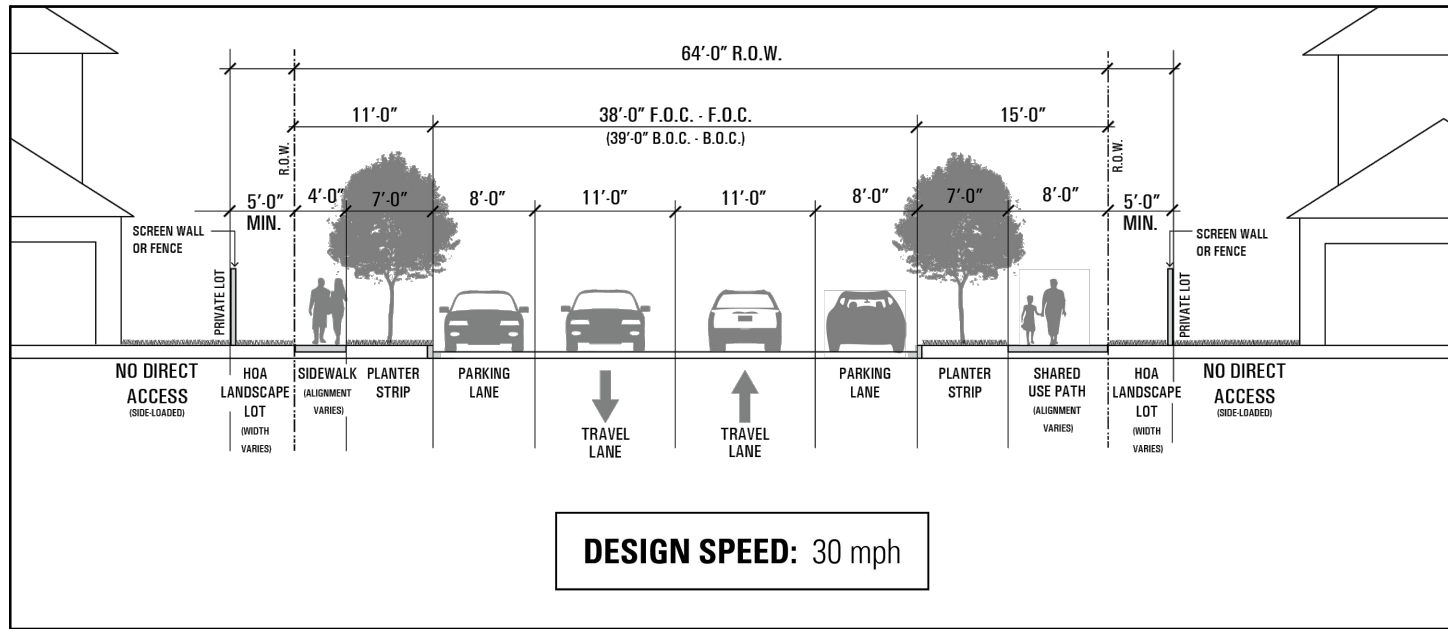
NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PERMITTED NEIGHBORHOOD BUSINESS (NB)

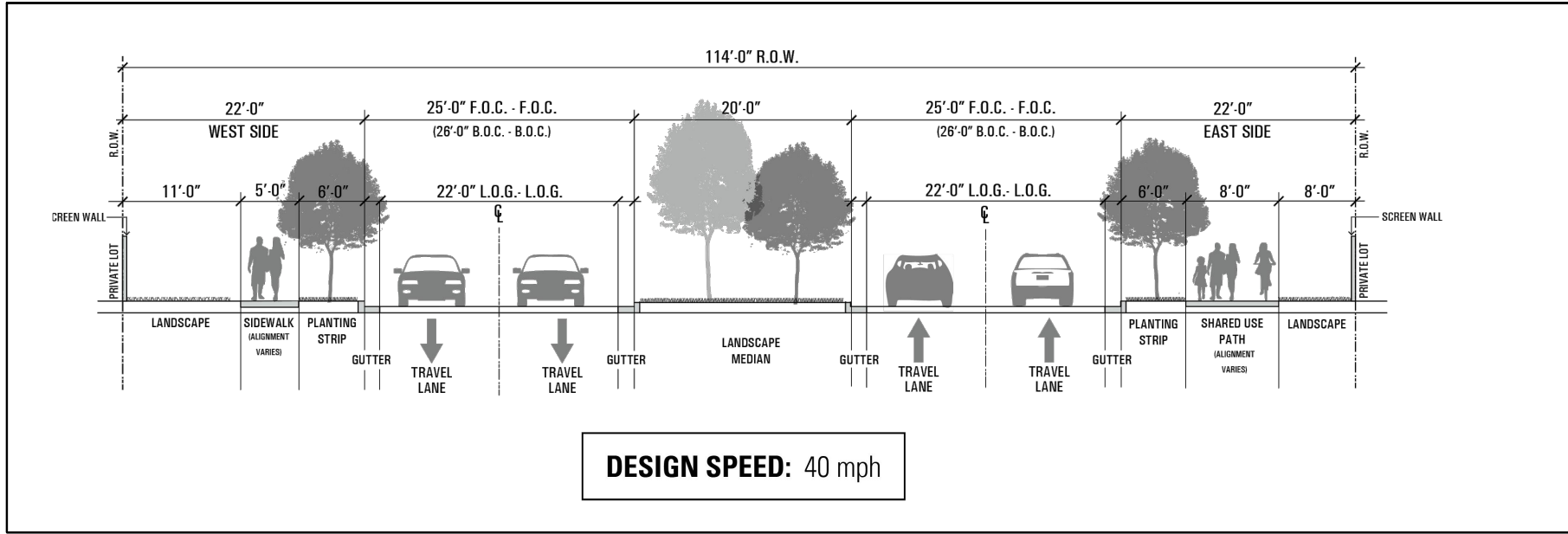
Amusement (indoor) C
Antique Shop P
Art Gallery P
Art Workshop P
Business Support Services P
Child Care Center P
Club or Lounge P
Community Garden C
Communication services or facilities P
Consumer Repair Services P
Event Center C
Financial Services C
Florist C
Food Preparation C
Food Sales C
Funeral Services C
General Retail (convenience) P
General Retail (General) P
Government Facilities P
Hospital Services P
Hotel C
Laundry Services (self) P
Liquor Sales C
Medical Clinic P
Offices, government P
Offices, medical P
Offices, professional P
Personal Improvement Services P
Personal Services P
Pet Store P
Printing and Publishing C
Product development services (general) P
Religious Assembly P
Restaurant P
Research services (general) P
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Veterinary Services, small C
Wireless transmission facilities, attached C
Wireless transmission facilities, stealth C

PERMITTED MEDIUM COMMERCIAL (C2)

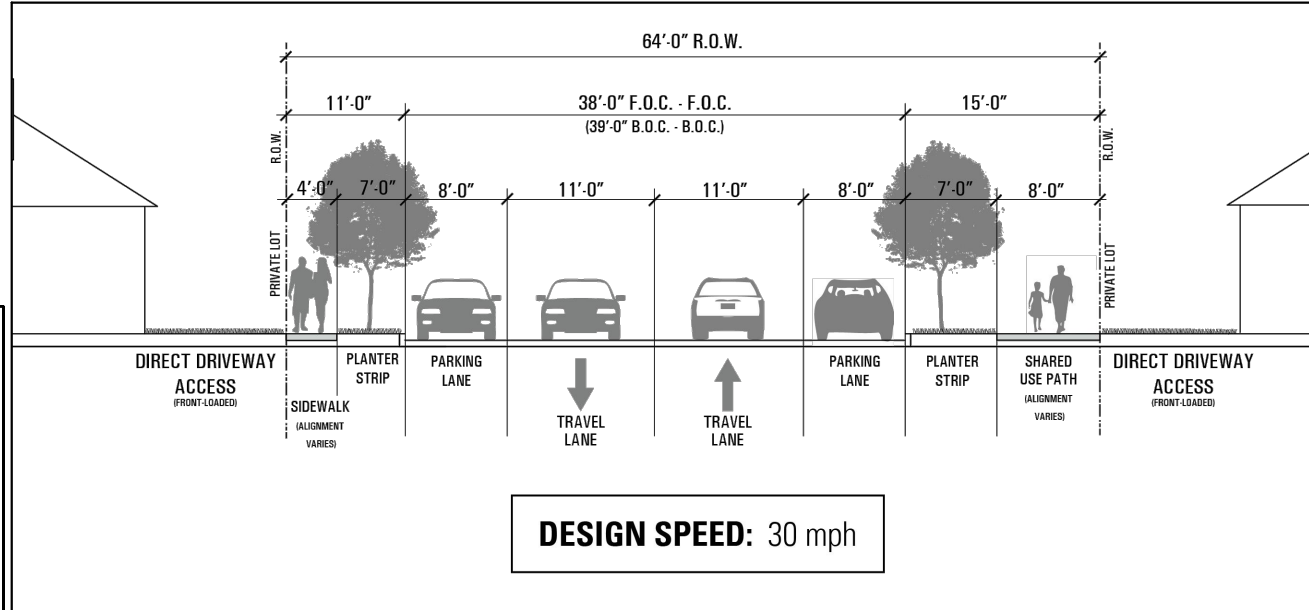
Adult Day Care P
Alcoholic Beverage Establishment P
Amusement (Indoor) C
Amusement (Outdoor) C
Antique Shop P
Art Studio or Gallery P
Automobile Repair (major) C
Automobile Repair (minor) C
Automobile Washing C
Brewery, micro P
Brewpub P
Business Support Services P
Child Care Center P
Club or Lodge P
Commercial Off-Street Parking C
Communication Services or Facilities P
Construction and Equipment Sales (minor) P
Consumer Repair Services P
Distillery, micro P
Event Center P
Financial Services C
Florist C
Food Court Establishment C/S
Food Preparation C
Food Sales C
Funeral Services C
Garden Center C
Gasoline Station (full service) C/S
Gasoline Station (limited) C/S
General Retail Sales (convenience) P
General Retail Sales (general) P
Governmental Facilities P
Hotel C
Kennel C
Liquor Sales P
Mini-storage Warehouse C *See note 25
Offices, Government P
Offices, Showroom P
Off-site Accessory Parking P
Personal Improvement Services P
Personal Services P
Pet Store C
Printing and Publishing C
Religious Assembly P
Restaurant P
Restaurant--Drive-in or Drive-through C
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Smoke shop or tobacco store P
Theatre P
Utility Services, minor P
Veterinary Services, large C
Veterinary Services, small C
Wireless Transmission Facility, attached C
Wireless Transmission Facility, stealth C



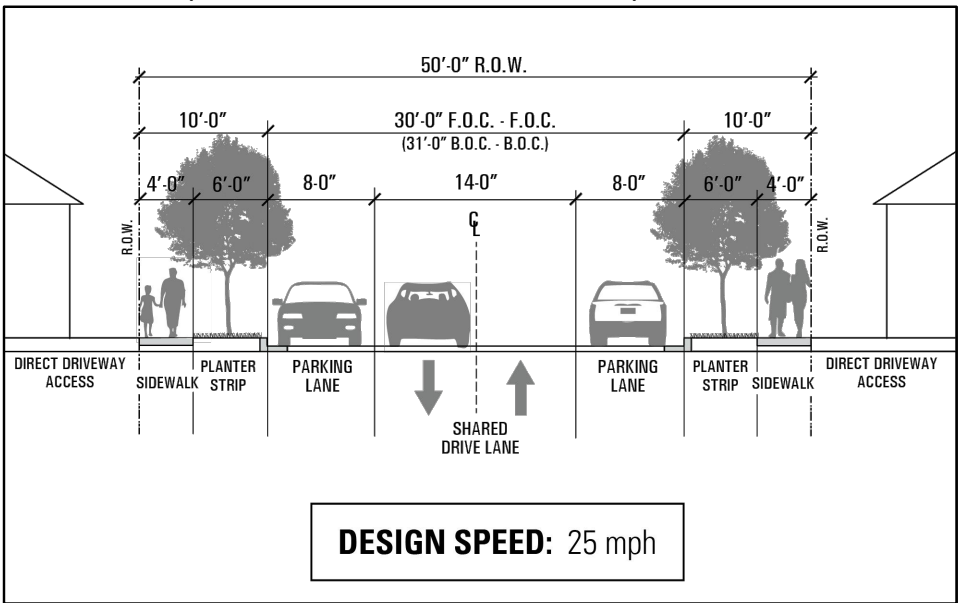
PRIMARY COLLECTOR (WITH NO SF-1 FRONTAGE)



MAD 4 DESIGN



PRIMARY COLLECTOR (WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL ROADWAY SECTION

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ____ DAY OF _____, 20__
BY:
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

THIS 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 OF COUNCIL.
DATED THIS ____ DAY OF _____, 20__
BY:
FELIX PAIZ, CHAIRPERSON

MANOR HEIGHTS

PUD
GUIDELINES
& NOTES

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

T B G

2



11/26/2025

City of Manor Development Services

Notification for a Rezoning Application Amendment

Project Name: Manor Heights (Carillon) Subdivision Rezoning Application from Planned Unit Development (PUD) to Planned Unit Development (PUD)

Case Number: 2025-P-1777-ZO

Case Manager: Annemarie Felfe

Contact: afelfe@manortx.gov – 512-215-8262

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 a Rezoning Application Amendment for Manor Heights (Carillon) Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Applicant: Forestar (USA) Real Estate Group

Owner: Kimley-Horn & Associates, Inc.

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 17, 2025 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 Rezoning application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746-5732

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224-2523

VU THUY TRANG NGOC &
12609 DESSAU RD 195
AUSTIN, TX 78754-1820

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 78653-1068

NGUYEN THANH K & THONG Q VU
14520 EAST US HWY 290
MANOR, TX 78653-4747

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734-4108

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

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665-3842

Manor 1100 Holding LLC
1029 Hyannis St
Plano, TX 75094-4591

PICKERILL LAURIE &
1120 W LOVERS LN
ARLINGTON, TX 76013-3822

FORESTAR REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006-7458

PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO RD
AUSTIN, TX 78653-4511

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653-3626

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653-0021

FAY WALTER F (VLB)
7405 CHISOS PASS
AUSTIN, TX 78724-3205

JONSE KIRK J & CATHY W
13326 OLD KIMBRO RD
MANOR, TX 78653-4511

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228-5141

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653-3644

LY Dwight Chuan Etal
1006 E. Yager Ln Ste 111
Austin, TX 78753

UGARTE JOSE V & EVA BENITEZ
14831 BOIS D ARC LN
MANOR, TX 78653-4039

DE LA LUZ EDUVIGES
14211 BOIS DARC LANE
MANOR, TX 78653-3814

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653-3810

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664-4063

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653-3812

RIOJAS MARIA
1305 Private Road 3023
Elgin, TX 78621-6459

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653-3814

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653-3815

LANDEROS LETICIA C & JOSE J
REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653-3811

TELLO TIMOTHY & JESSICA ANDERSON
900 Bristol Creek Bnd
Lakeway, TX 78738-5663

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653-4511

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729-6459

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653-4097

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711-3549

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578-8797

SON DAU TRUST &
5516 HWY 71 E RICHARD C KING
CEDAR CREEK, TX 78612-3940

Duque States LLC
4868 E Yager Ln
Manor, TX 78653

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653-4002

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621-8303

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN, TX 78628-6007

14704 HWY 290 LLC
PO BOX 158
ROUND ROCK, TX 78680-0158

ESPARZA JOSE RUIZ &
14793 BOIS D ARC LN
MANOR, TX 78653-3654

RHOF LLC
2730 Transit RD West
Seneca, NY 14224-2523

BERUMEN ARMANDO JR & AMELIA J
13300 MILLEDGE PASS
MANOR, TX 78653-2731

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653-2734

CALDWELL CHARLES K
20309 LONE PEAK PASS
MANOR, TX 78653-2734

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653-2734

ROBERTS RICHARD JUMBOSEBIETOMA
&
20401 LONE PEAK PASS
MANOR, TX 78653-2735

Pham Chan & Kathy Nguyen
9888 Castelli Way
Elk Grove, CA 95757-3015

NGUYEN DUSTIN & CHAN HONG
PHAM
9888 CASTELLI WAY
ELK GROVE, CA 95757-3015

PADRON LEONARDO SANCHEZ SR &
20409 LONE PEAK PASS
MANOR, TX 78653-2735

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653-2732

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653-2732

NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355-4559

VALLADARES VICTOR R &
13300 LONE PEAK CV
MANOR, TX 78653-2732

Carillon Residential Community INC
5757 Alpha Rd Ste 680
Dallas, TX 75240-4785

PLEITES MARIO JOSE & ELSA MARINA
13301 LONE PEAK CV
MANOR, TX 78653-2732

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653-2736

Secretary of Housing & Urban
Development
2000 N Classen BLVD Ste 3200
Oklahoma City, OK 73106-6034

ELLINGTON AARON & SHANNON
20515 LONE PEAK PASS
MANOR, TX 78653-2736

PADRON ALMA BEATRIZ MEDRANO &
20401 PHEBE FOSTER ST
MANOR, TX 78653-2739

HUYNH TRUC LE MINH &
20403 PHEBE FOSTER ST
MANOR, TX 78653-2739

Stevenson Justin Donovan
20405 Phebe Foster St
Manor, TX 78653-2739

McPhaul Raymond Walcot III
20407 Phebe Foster St
Manor, TX 78653-2740

Nguyen Khoe
11080 Dahlia Dr
Thornton, CO 80233-5445

FORESTAR USA REAL ESTATE
16500 San Pedro Ave Ste 400
San Antonio, TX 78232

JUJJURI TUSHITHA
13310 THOMAS WHEELER WAY
MANOR, TX 78653-2737

PHAN TAM QUOC
13308 THOMAS WHEELER WY
MANOR, TX 78653-2737

SUBEDI PUMPHA DEVI & SUDAN
TIMILSINA
13306 THOMAS WHEELER WAY
MANOR, TX 78653-2737

KEMAKOLAM SAMUEL OGECHI &
PATIENCE CHIDIEBERE
13304 THOMAS WHEELER WAY
MANOR, TX 78653-2737

GARCIA JORGE LAZARO GONZALEZ &
13302 THOMAS WHEELER WAY
MANOR, TX 78653-2737

TAT BINH QUANG &
13300 THOMAS WHEELER WAY
MANOR, TX 78653-2737

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653-2736

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS &
20508 LONE PEAK PASS
MANOR, TX 78653-2736

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653-2736

GUERRERO CADY & ALEXANDER JACOB
GOLDSMITH
20504 LONE PEAK PASS
MANOR, TX 78653-2736

ROMERO LILIAM A VELASQUEZ & JUAN
ALBERTO GALDAMEZ MO
20502 LONE PEAK PASS
MANOR, TX 78653-2736

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653-2736

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

HERNANDEZ ALEISHA JEAN &
20412 LONE PEAK PASS
MANOR, TX 78653-2735

ROCHA MIGUEL
2187 BENTLEY RIDGE DR
SAN JOSE, CA 95138-2422

BALBOA JESSICA THALIA &
20408 LONE PEAK PASS
MANOR, TX 786532735

NAVA KEVIN JORDAN &
20406 LONE PEAK PASS
MANOR, TX 786532735

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 787271255

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PASS
MANOR, TX 786532735

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSS
20400 LONE PEAK PASS
MANOR, TX 786532735

Gonzalez Zamira
13301 Thomas Wheeler Way
Manor, TX 78653-2737

Manuhutu Debiana P & Ferdinand
13303 Thomas Wheeler Way
Manor, TX 78653-2737

Kelly Nguyen Le
13307 Thomas Wheeler Way
Manor, TX 78653-2737

Ayorinde Abimbola & Oladipo
10107 Louetta Rd Ste 105
Houston, TX 77070-1574

Brown Taylor Paul
13311 Thomas Wheeler Way
Manor, TX 78653-2737

Seme Douglas Obwocha
13401 Thomas Wheeler Way
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Manor, TX 78653

Tefera Hamelmal Melese
13820 Jon Ryan Rd
Manor, TX 78653

Palao Eric Ma Cartagena
13816 Jon Ryan Rd
Manor, TX 78653

Salinas Alexander & Hermelinda
13812 Jon Ryan Rd
Manor, TX 78653

Marquez Kyle J & Olivia
13808 Jon Ryan Rd
Manor, TX 78653

Mena Jesus Sanchez
13804 Jon Ryan Rd
Manor, TX 78653

Balakrishnan Chandra Moka
13800 Jon Ryan Rd
Manor, TX 78653

JAMES QUINCY DEMETRIUS &
SHERVONNE RENEE JAMES
13720 JON RYAN RD
MANOR, TX 78653

Tran Chinh H & Kim Truc Nguyen
13716 Jon Ryan Rd
Manor, TX 78653

BUTLER DERRICK JERMAINE & BRITTANY
CORRINE BUTLER
13712 JON RYAN RD
MANOR, TX 78653

YEHIYES SARON SOLOMON ETAL
13708 JON RYAN RD
MANOR, TX 78653

WELLING BRIAN DENNIS
13704 JON RYAN RD
MANOR, TX 78653

Guzman Diego Jr & Maria
13700 Jon Ryan Rd
Manor, TX 78653

Herrera-Rodriguez Judith
13820 Bothwell Pl
Manor, TX 78653

WISINSKI DANIELLE NICOLE & TOM
ANDREW CHEWNING
20812 ALCALA TERRANCE
MANOR, TX 78653

YOUALEU MAURICE TCHEUTCHOUAqq
20808 ALCALA TERRANCE
MANOR, TX 78653

DOAN BRYAN THANH & TAM HIEU
NGUYEN THANH-THU TRAN DOAN
20804 ALCALA TER
MANOR, TX 78653

VILLARONGA RICARDO OLIVERAS
20720 ALCALA TER
MANOR, TX 78653

CAMPOS ERASMO JR
20716 ALCALA TER
MANOR, TX 78653

HERNANDEZ MAYOR ORLANDO
ALVAREZ & NORIAN LUCIA RAMON
GARCIA
20712 ALCALA TER
MANOR, TX 78653

NEFF JOSHUA & SAMANTHA LEILANI
KUYKENDALL & ANNA MARIE NEFF
20708 ALCALA TER
MANOR, TX 78653

ASKENACHEW BERHANU
20704 ALCALA TERRANCE
MANOR, TX 78653

JONNALAGADDA RAVALI
20700 ALCALA TERRANCE
MANOR, TX 78653

JOHNSON YOULANDA EVON & STANLEY
13924 HOWSER TRCE
MANOR, TX 78653

BRIGHT MICHELLE & CALVIN
13916 HOWSER TRCE
MANOR, TX 78653

ONDOA TANG EMILE JOSEPH
13912 HOWSER TRCE
MANOR, TX 78653

JIMENEZ DIEGO
13908 HOWSER TRCE
MANOR, TX 78653

GONZALEZ CELSO VASQUEZ & ANTONIA
MARTINEZ SALAZAR
13904 HOWSER TRCE
MANOR, TX 78653

NUNEZ NESTOR LOPEZ &
13900 HOWSER TRCE
MANOR, TX 78653

NIXON RHONDA & PHILLIP
20701 ALCALA TER
MANOR, TX 78653

Ntwali Moise & Joyeuse Muhoza
20705 Alacala Ter
Manor, TX 78653

Mukandori Jaquelinne
20709 Alcala Terrance
Manor, TX 78653

Giwa Khadijat
20713 Alcala Terrance
Manor, TX 78653

ASEKEME MARIS & KERRI ANNE
20717 ALCALA TERRANCE
MANOR, TX 78653

Luvianos Adan Juarez
20721 Alcala Ter
Manor, TX 78653

Hernandez Rechy A & Edna V
20801 Alcala Terrance
Manor, TX 78653

Gryniewicz-Passe Malgorzata
20805 Alcala Ter
Manor, TX 78653

Linan Mack Ray
4366 Green Tree Dr
Round Rock, TX 78665

AYYAGARI SATEESH &
20817 ALCALA TER
MANOR, TX 78653

Swening Dustin
20816 Andrew Raley Rd
Manor, TX 78653

Saw Lin Shwe & Cho Mar Naw
20808 Andrew Raley Rd
Manor, TX 78653

Munoz Fabian Hernan Montana
20804 Andrew Raley Rd
Manor, TX 78653

Conteh Musa
20800 Andrew Raley Rd
Manor, TX 78653

Obafemi-Babatunde Taofeek
20716 Andrew Raley Rd
Manor, TX 78653

Sanchez Marilu
20712 Andrew Raley Rd
Manor, TX 78653

Osburn Frederick
20708 Andrew Raley Rd
Manor, TX 78653

Diep Thao U & George Sun
20704 Andrew Raley Rd
Manor, TX 78653

HERNANDEZ-CORNEJO OLGA MICHELLE
13832 HOWSER TRCE
MANOR, TX 78653

GARCIA SALVADOR ALEJANDRO &
13828 HOWSER TRCE
MANOR, TX 78653

Escobar Sandra Elena
13824 Howser Trce
Manor, TX 78653

MARTINEZ RIGOBERTO JR
13820 HOWSER TRCE
MANOR, TX 78653

NGUYEN KHOA & TRISHA
13816 HOWSER TRCE
MANOR, TX 78653

RAMIREZ RAUL & EVA LEEANN SOTO
13812 HOWSER TRCE
MANOR, TX 78653

PEREZ ROLANDO LEYVA
13808 HOWSER TRCE
MANOR, TX 78653

AMATON DAVID JUNIOR
13804 HOWSER TRCE
MANOR, TX 78653

OGUNDARE OLUSESAN O & TITILOLA O
13800 HOWSER TRCE
MANOR, TX 78653

ONTIVEROS JORGE LUIS TRUJILLO
13728 HOWSER TRCE
MANOR, TX 78653

BAUTISTA PEDRO &
13724 HOWSER TRCE
MANOR, TX 78653

DIALLO OUSMANE & HADJA SIRA DIALLO
13720 HOWSER TRCE
MANOR, TX 78653

VARELA JORGE MANUEL DELGADO &
13716 HOWSER TRCE
MANOR, TX 78653

ALBA EDUARDO
13712 HOWSER TRCE
MANOR, TX 78653

ZIENCINA ALEC & ANNA
13708 HOWSER TRCE
MANOR, TX 78653

OYENIYI ADEBAYO IDOWU &
13704 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ EFFRAIN EDGARDO PARADA
13700 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ JANETTE ALICIA LOPEZ &
13832 THOMAS WHEELER WAY
MANOR, TX 78653

NAPOLES YOANDY GONZALEZ &
13828 THOMAS WHEELER WAY
MANOR, TX 78653

STONE TARESSA & STEVEN REYNOLDS
13824 THOMAS WHEELER WAY
MANOR, TX 78653

HERNANDEZ MARIALUISA &
13820 THOMAS WHEELER WAY
MANOR, TX 78653

Thai Hung Nguyen Huu
13816 Thomas Wheeler Way
Manor, TX 78653

Awounfack Jorel Toutcha
13812 Thomas Wheeler Way
Manor, TX 78653

Acharya Drona P & Majhi Gauri
13808 Thomas Wheeler Way
Manor, TX 78653

Debens Schrys & Justine Laetitia Efouba
13804 THOMAS WHEELER WAY
MANOR, TX 78653

SINGH JASMINE KAUR
13800 THOMAS WHEELER WAY
MANOR, TX 78653

Eke Malcolm Dion
13728 Thomas Wheeler Way
Manor, TX 78653

NUNN CURTIS LEE & CYNTHIA L
13724 THOMAS WHEELER WAY
MANOR, TX 78653

BAH ABOUBACAR &
13720 THOMAS WHEELER WAY
MANOR, TX 78653

Ramirez Edwin
13716 Thomas Wheeler Way
Manor, TX 78653

Hersh Miranda Brooke
13712 Thomas Wheeler Way
Manor, TX 78653

WALLACE WILLIAM JR & MARY
13708 THOMAS WHEELER WAY
MANOR, TX 78653

Nkemjika Franklin S
13704 Thomas Wheeler Way
Manor, TX 78653

ADEBAYO LAURA
13700 THOMAS WHEELER WAY
MANOR, TX 78653

NGUYEN THUONG
13701 HOWSER TRCE
MANOR, TX 78653

GRANDOIT JEAN DESSALINES
13705 HOWSER TRCE
MANOR, TX 78653

AMUH HILARY N
13709 HOWSER TRCE
MANOR, TX 78654

NGUYEN/ LE FAMILY TRUST
10700 PECAN PARK BLVD STE 130
AUSTIN, TX 78654

JONES TIMOTHY J & RUTH M
13717 HOWSER TRCE
MANOR, TX 78653

MEDRANO OSCAR MAYEN
13721 HOWSER TRCE
MANOR, TX 78653

Saxena Atisht & Anila Tikkha
13725 Howser Trce
Manor, TX 78653

SUSON ARVIN SALMON
13729 HOWSER TRCE
MANOR, TX 78653

BOLTON BRYSON A & MACY SUMRALL
13801 HOWSER TRCE
MANOR, TX 78653

BRAVO REINALDO RAUL RIVAS &
13805 HOWSER TRCE
MANOR, TX 78653

POLLARD JIMMY URIAH &
13809 HOWSER TRCE
MANOR, TX 78653

MAJIDI NAGHAM AL & NASEER AL HILALI
13813 HOWSER TRCE
MANOR, TX 78653

Hernandez Daynes Suarez
13817 Howser Trce
Manor, TX 78653

NUNEZ ELIZEO L & LISSETTE ESTRADA
13821 HOWSER TRCE
MANOR, TX 78653

BOOKOUT MICHAEL TROY ETAL
937 WILLOW CREEK DR
LA PORTE, TX 77571

RENDEROS EDWIN JOSUE GARCIA
13829 HOWSER TRCE
MANOR, TX 78653

OUEDRAOGO ABOUBACAR SIDIKI
13833 HOWSER TRCE
MANOR, TX 78653

Smith Karlan Alexander
13512 William Tyler Way
Manor, TX 78653

Arepalli Sri Sai Rana Teja
13508 William Tyler Way
Manor, TX 78653

Crayton Dwight Eric Sr
13504 William Tyler Way
Manor, TX 78653

ABRAHAM SHAWN & MICHELE ELZA
GEORGE
13500 WILLIAM TYLER WAY
MANOR, TX 78653

Ly Cedic Duyen
13428 William Tyler Way
Manor, TX 78653

GLEASON CALVIN & ANAKA SLAUGHTER
13424 WILLIAM TYLER WAY
MANOR, TX 78653

Rivera Liliana & Jason
13420 William Tyler Way
Manor, TX 78653

Mukherjee Arya
13416 William Tyler Way
Manor, TX 78653

ADAMS JOSHUA MICHAEL
13412 WILLIAM TYLER WAY
MANOR, TX 78653

Soto James Melvin Bailey
13408 William Tyler Way
Manor, TX 78653

VELZEBOER PIETER A
13404 WILLIAM TYLER WAY
MANOR, TX 78653

GARCIA FERNANDO FEDERICO MILLER
13400 WILLIAM TYLER WAY
MANOR, TX 78653

Leigh John William & Holly Wallis
2940 E 14th St
Austin, TX 78702

Bliss Evan Ward & Kennedy Courtlyn
13725 Thomas Wheeler Way
Manor, TX 78653

Chowdhury Hafizur
2304 Ragen Ct
Woodland, CA 95776

Zacaria S Edvin David Mus Etal
13801 Thomas Wheeler Way
Manor, TX 78653

Mohamed Idris & Hajar Haroun
13805 Thomas Wheeler Way
Manor, TX 78653

Oakmon Zachary & Pamela
13809 Thomas Wheeler Way
Manor, TX 78653

Ko Chunhang & Urszula Czuba
13813 Thomas Wheeler Way
Manor, TX 78653

Zepeda Kristopher Ian & Crystal
13817 Thomas Wheeler Way
Manor, TX 78653

Griffith Kratina & Carl Oneal III
13821 Thomas Wheeler Way
Manor, TX 78653

Van Le Ly & Lynn Lam
13825 Thomas Wheeler Way
Manor, TX 78653

Smith-Medley Shanique & Leon Medley
13829 Thomas Wheeler Way
Manor, TX 78653

Weiss Maison J & Whitney Marie
20801 Schuster St
Manor, TX 78653

Georges Isabel Young
20805 Schuster St
Manor, TX 78653

Vega Sonia M & Edgardo
20809 Schuster St
Manor, TX 78653

Gomez Arnulfo Coronado Sr
20813 Schuster St
Manor, TX 78653

Joiner Paul Eric
20817 Schuster St
Manor, TX 78653

Jones Tracey Lee
20821 Schuster St
Manor, TX 78653

Passaglia Marc Angelo
20825 Schuster St
Manor, TX 78653

MORENO MARIA DEL SOCORRO &
13401 WILLIAM TYLER WAY
MANOR, TX 78653

Williams Bettina Annamaria
13405 William Tyler Way
Manor, TX 78653

Zhao Zihao
13409 William Tyler Way
Manor, TX 78653

Beshane Bereket Ababu & Yomi Sima
13413 William Tyler Way
Manor, TX 78653

Ayyagari Sateesh
13417 William Tyler Way
Manor, TX 78653

Schwartz Taylor Douglas
13421 William Tyler Way
Manor, TX 78653

Day Leonard Earl
13425 William Tyler Way
Manor, TX 78653

Wilson Jeremy Robert
13429 Tiffany Bree Wilson
Manor, TX 78653

Ibarra Johathan
13501 William Tyler Way
Manor, TX 78653

Nwofor Nkemijika O
13505 William Tyler Way
Manor, TX 78653

Toguem Anette Lisandra Alves Da Costa
13509 William Tyler Way
Manor, TX 78653

Almarales Robert Rodriguez
13513 William Tyler Way
Manor, TX 78653

LODHA DEVENDRA KUMAR &
13517 WILLIAM TYLER WAY
MANOR, TX 78653

Penton Daniela
13521 William Tyler Way
Manor, TX 78653

DAVIS DOROTHY J
13525 WILLIAM TYLER WAY
MANOR, TX 78653

Hampson Linda Altenbaumer
13529 William Tyler Way
Manor, TX 78653

Stevens Revocable Trust
13601 William Tyler Way
Manor, TX 78653

Frenzel Sommai
13605 William Tyler Way
Manor, TX 78653

Rivera-Alexander Stephanie Nicole
13809 Carper Dr
Manor, TX 78653

Hill Montgomery James
13813 Carper Dr
Manor, TX 78653

Trevino Juan Carlos Morales
13817 Carper Dr
Manor, TX 78653

Mbagariye Colette
13821 Carper Dr
Manor, TX 78653

Jose Julian C Lara
13901 Carper Dr
Manor, TX 78653

Bineza Oliver
13905 Carper Dr
Manor, TX 78653

Cuza Yesenia Torres
13909 Carper Dr
Manor, TX 78653

Aguilera Ariel Alvarez
13913 Carper Dr
Manor, TX 78653

Denova Abigail Lopez
13917 Carper Dr
Manor, TX 78653

Chaudhary Pradeep & Sindhu K
13921 Carper Dr
Manor, TX 78653

Soomro Rahman & Rehana
13925 Carper Dr
Manor, TX 78653

King Linda Rae
14005 Carper Dr
Manor, TX 78653

Henry Roger Lee
14009 Carper Dr
Manor, TX 78653

Ojo Kayode O & Oluwabukola Moyosola
14013 Carper Dr
Manor, TX 78653

Nichols Theodore & Melody McIntyre
3657 Windridge Dr
Doylestown, PA 18902

Culajay Carlos Cotzajay
20233 Heinrich Ln
Manor, TX 78653

Barahona Pamela A Reyes
20229 Heinrich Ln
Manor, TX 78653

Duval Mark Steven & Stephanie Zhao
10902 Low Bridge Ln
Austin, TX 78750

Wilson Lawrence D & Helena
20221 Heinrich Ln
Manor, TX 78653

Santay Erick Maynor Macario
20217 Heinrich Ln
Manor, TX 78653

Barrientos Jose Esteban Jr
20213 Heinrich Ln
Manor, TX 78653

Catamo Larry Jose Sanchez
20209 Heinrich Ln
Manor, TX 78653

Perez Paula Rubi Ugarte
20205 Heinrich Ln
Manor, TX 78653

Tang Jianing
1960 Montecito Ave
Mountain View, CA 94043

Espino Jessica Padilla
20200 Heinrich Ln
Manor, TX 78653

Azeem Sadaf & Seemi Sadaf
20204 Heinrich Ln
Manor, TX 78653

Fernandez Kathia Murillo
20208 Heinrich Ln
Manor, TX 78653

Balde Aissatou & Amadou Oury Bah
20212 Heinrich Ln
Manor, TX 78653

Ruiz Wilmer Leonel Estrada
20216 Heinrich Ln
Manor, TX 78653

Nino-Mendoza Mario Jr
20220 Heinrich Ln
Manor, TX 78653

Mendoza Daniel A
20224 Heinrich Ln
Manor, TX 78653

Ruiz Cesar Orlando Prado
20228 Heinrich Ln
Manor, TX 78653

Gonzalez Luis Gerardo
20232 Heinrich Ln
Manor, TX 78653

Potts Christian Gareth
20236 Heinrich Ln
Manor, TX 78653

Curci Jeffrey Jon & Kaycee
20237 Hickenlooper Way
Manor, TX 78653

Williams Christina
20233 Hickenlooper Way
Manor, TX 78653

Bernal-Hernandez Cesar Augusto
20229 Hickenlooper Way
Manor, TX 78653

Portero Daniela
20225 Hickenlooper Way
Manor, TX 78653

Vaishampayan Isha
20221 Hickenlooper Way
Manor, TX 78653

Fritz Johann Nehring
20217 Hickenlooper Way
Manor, TX 78653

Sue Paw Ta & Eh Ka Nyaw Htoo
20213 Hickenlooper Way
Manor, TX 78653

Espana Nolvin Maldonado
20209 Hickenlooper Way
Manor, TX 78653

Belayneh Leyou
20205 Hickenlooper Way
Manor, TX 78653

Suarez Yesenia Benitez
20201 Hickenlooper Way
Manor, TX 78653

Benitez-Martinez Alexis
20212 Hickenlooper Way
Manor, TX 78653

Aviles Elvia
20216 Hickenlooper Way
Manor, TX 78653

Lian Steven & Samuel Sang
20220 Hickenlooper Way
Manor, TX 78653

Sullivan Michael Corey & Erika
20224 Hickenlooper Way
Manor, TX 78653

Irاندoust Masoumeh & Rouzhna Nayeri
20228 Hickenlooper Way
Manor, TX 78653

Ebikam Franklyn Chinedum
20232 Hickenlooper Way
Manor, TX 78653

Curry Laquawn Tyreif & Keri Beth
20217 Merkley Rd
Manor, TX 78653

Sackey Nigencia James
20209 Merkley Rd
Manor, TX 78653

Campos Bonifacio
20205 Merkley Rd
Manor, TX 78653

Johnson Mario Bernard
20201 Merkley Rd
Manor, TX 78653

Loreda Nycolas
20204 Merkley Rd
Manor, TX 78653

Watson Mark Stephen Jr
20208 Merkley Rd
Manor, TX 78653

Bluford Syeasha
20212 Merkley Rd
Manor, TX 78653

Suheb Syed
20216 Merkley Rd
Manor, TX 78653

Pineda Norma Leticia Ortiz
20220 Merkley Rd
Manor, TX 78653

Diniz Jardel Macedo
20224 Merkley Rd
Manor, TX 78653

Ramirez Rubisel
20221 Rosen Way
Manor, TX 78653

Delgado Yilene De La Caridad Pozo
20217 Rosen Way
Manor, TX 78653

Orellana Ligia & Katherine Arteaga
20213 Rosen Way
Manor, TX 78653

Mendieta Rosalinda
20205 Rosen Way
Manor, TX 78653

Mcdonald Meliscia
20201 Rosen Way
Manor, TX 78653

Tran Hung Chung Kim
14021 Feinstein St
Manor, TX 78653

Gonzalez Simon
14017 Feinstein St
Manor, TX 78653

Youssef Mohammad & Hind Lahlou
14013 Feinstein St
Manor, TX 78653

Colunga Brenda E De La Cruz
14125 Duckworth Trce
Manor, TX 78653

Brightland Homes LTD
15725 Dallas Pkwy 300
Addison, TX 75001

Carillon Residential Community INC
5757 Alpha Rd Ste680
Dallas, TX 75240

Virguez Rhichard Alexis
20436 Gillbrand Rd
Manor, TX 78653

Edgerly Vickie Jeannean & Alvin Joseph
20420 Gillbrand Rd
Manor, TX 78653

Ramirez Juanita
20412 Gillbrand Rd
Manor, TX 78653

Ollison Margo Worlds
20400 Gillbrand Rd
Manor, TX 78653

Wisdom Darren Scott
20332 Gillbrand Rd
Manor, TX 78653

Stephens Dalenta Jamorel
14332 Gillbrand Rd
Manor, TX 78653

Karim Wail Abdel & Melissa Parry
14323 Grassley Trl
Manor, TX 78653

Vega Gabriel Flores
14109 Grassley Trl
Manor, TX 78653

Rios David Emmanuel
14129 Grassley Trl
Manor, TX 78653

Cline Gillie Lynnette
14201 Grassley Trl
Manor, TX 78653

Lopez Ana Martinez & Ana Martinez
14209 Grassley Trl
Manor, TX 78653

Lorch Chad Stuart & Christene Celis
20301 Gillbrand Rd
Manor, TX 78653

Jackson Sam Boot
20309 Gillbrand Rd
Manor, TX 78653

Nguyen Hai Manh & Nicole Thach
20313 Gillbrand
Manor, TX 78653

Thaliachery Natasha Anthony
20401 Cassidy Ln
Manor, TX 78653

Ramirez Edwin Miguel Carranza
20421 Gillbrand Rd
Manor, TX 78653

Daniel Wilma Dorliac
14100 Duckworth Trce
Manor, TX 78653

Maddux Caylyn & Sheldon
14104 Duckworth Trce
Manor, TX 78653

Munoz Victor Alberto
14108 Duckworth Trce
Manor, TX 78653

Figuerdo Lianna Alfonso
20429 Rosen Way
Manor, TX 78653

Ugarte Viviana Martinez
20321 Rosen Way
Manor, TX 78653

Than Maung Aye
20317 Rosen Way
Manor, TX 78653

AGENDA ITEM NO. 5



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for November 12, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- November 12, 2025, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the consent agenda.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
NOVEMBER 12, 2025**

This meeting was live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code



PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2 (Absent)
Nathan Aubert, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Assistant Development Services Director
Paige Saenz, Assistant City Attorney
Pauline Gray, City Engineer
Annemarie Felfe, City Planner
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz At 6:33 p.m. on Wednesday, November 12, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on his concerns, Item #3, and Item #7, and Item #8. Mr. Battaile spoke regarding his Facebook page, Manor Downs, preserving Heritage Trees and Manor History.

PUBLIC HEARING

1. **Conduct a public hearing on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.** Applicant: Llano Realty Partners. Owner: SMSB Real Estate, LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Director Burrell summarized the location and staff recommendation for this item. He answered questions regarding the ETJ areas indicated on the associated maps.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to close the public hearing.

There was no further discussion.

Motion to Close carried 6-0

2. **Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.** Applicant: Radius Civil Engineering. Owner: Easy Jet Drive LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

John Sullivan with Radius Civil Engineering, 1200 W 49th Street, Austin, Texas, submitted a speaker card in support of this item. Mr. Sullivan did not wish to speak; however, was available for any questions.

Director Burrell provided an overview of the property owner's intentions regarding this property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to close the public hearing.

There was no further discussion.

Motion to Close carried 6-0

3. **Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX. Applicant: KTCivil. Owner: Meritage Homes of Texas, LLC.**

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Brandon Hammann with Meritage Homes, 12301 Research Blvd., Building 4, Suite 400 Austin, Texas, submitted a speak card in support of this item. Mr. Hammann did not wish to speak; however, was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile requested additional data pertaining to the parkland dedication acreage, in lieu fees and developer fees associated with this item.

Director Burrell addressed the audience concerns related to the parkland acreage, fees, and developer costs. He estimated the cost to be approximately \$170,250.00 that would be assessed on the Final Plat.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the minutes for October 8, 2025, Planning and Zoning Commission Regular Session.**

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Stensland to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial. Applicant: Llano Realty Partners. Owner: SMSB Real Estate, LLC.**

City Staff recommended that the Planning and Zoning Commission approve the Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial with the recommended conditions.

Director Burrell answered questions about the required buffers to the residential properties. Discussion was held concerning the suitability of various zoning classifications for this property as indicated by the Future Land Use Map (FLUM), compared to those currently being proposed.

Carson Byrd with Llano Realty Partners, 901 NE Interstate 410 Loop, Suite 902, San Antonio, Texas, answered questions related to the intended use for the property owner. Discussion was held pertaining to uses

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.

AMENDMENT TO MOTION: Upon a request for a friendly amendment made by Commissioner Stensland and accepted by Commissioner Meyer to remove the following allowable uses:

• *Adult-Oriented Business* • *Commercial off-street parking* • *Data Center* • *Financial Services (Alternative)* • *Game Room* • *Truck Stop or Travel Center* • *Transportation Terminal* • *Recreational Vehicle Park* • *Gasoline Station (Limited)* • *Gasoline Station (Full Service)* • *School, Boarding* • *School, Public* • *School, Private or Parochial* • *Vehicle Storage Facility* • *Zoo, Private.*

Chair Paiz restated the motion.

There was no further discussion.

Motion to Approve carried 5-1. Chair Paiz opposed.

- 6. Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.** Applicant: Radius Civil Engineering. Owner: Easy Jet Drive LP.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

John Sullivan with Radius Civil Engineering, 1200 W 49th Street, Austin, Texas, submitted a speaker card in support of this item. Mr. Sullivan did not wish to speak; however, was available for any questions.

Discussion was held regarding the rezoning application.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Stensland to approve the Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

There was no further discussion.

Motion to Approve carried 6-0.

7. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.** Applicant: KTCivil. Owner: Meritage Homes of Texas, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

City Engineer Gray answered questions about the ATLAS 14 Map details located on the Subdivision Preliminary Plat. She stated the plat follows all of the City of Manor Code of Ordinance requirements.

Director Burrell addressed concerns the parkland dedication / in lieu fees for this item.

Brandon Hammann with Meritage Homes, 12301 Research Blvd., Building 4, Suite 400 Austin, Texas, submitted a speak card in support of this item. Mr. Hammann addressed questions about the Shadowglen development history. He stated the traffic impact studies were reviewed and approved by Travis County.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

8. **Consideration, discussion, and possible action to remove a Heritage Tree in the Manor Downs Industrial project, being a 29" Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.

City Staff recommended that the Planning and Zoning Commission approve the removal of a Heritage Tree in the Manor Downs Industrial project, being a 29" Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.

Director Burrell provided an overview of the background related to this matter.

Maggie Carrion with Bowman Consulting Group, 807 Las Cimas Pkwy, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion gave a presentation based on the Constraint Maps Exhibit in the back up of this item. Discussion was held regarding the Heritage Tree location, the lot layouts, the willingness of the developer to make modifications to the proposed development and the drainage.

Tim Kraftson with Carlson, Dalfen Industrial., 17304 Preston Road, Suite 550, Dallas Texas, submitted a speaker card in support of this item. Mr. Kraftson answered questions pertaining to the lot layouts.

Mr. Kraftson highlighted some of the benefits of this development for the City of Manor Community including increase in tax dollars, improved roads, job growth, improved drainage in the area, above-required parkland dedication, and over a thousand new trees. He answered questions pertaining to the roadway improvements.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Aubert to approve the removal of the Heritage Tree in the Manor Downs Industrial project, being a 29” Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.

There was no further discussion.

Motion Failed 3-3. Chair Paiz, Commissioner Nila, and Commissioner Meyer opposed.

9. Consideration, discussion, and possible action on the 2026 Subdivision Calendar.

City Staff recommended that the Planning and Zoning Commission approve the 2026 Subdivision Calendar with a modified meeting date for the Planning and Zoning Commission on Tuesday, November 10th at 6:30 pm.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the 2026 Subdivision Calendar.

There was no further discussion.

Motion to Approve carried 6-0.

MOTION TO RECONSIDER: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to reconsider the prior motion for Agenda Item #9 - Consideration, discussion, and possible action on the 2026 Subdivision Calendar.

Motion to Reconsider carried 5-1. Commissioner Meyer opposed.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the 2026 Subdivision Calendar with the modified meeting date of Tuesday, November 10th at 6:30 pm due to Wednesday, November 11, 2026, being a holiday.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Aubert to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:53 p.m. on Wednesday November 12, 2025.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on December 10, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

DRAFT



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

BACKGROUND/SUMMARY:

This Concept plan is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. The item is returning to accommodate an alteration to the lot being conveyed to the city. This alteration ensures that the private lift station, which is being maintained by the developer, does not sit on city property and can be properly screened within the parameters of our code. This has been reviewed for compliance by our engineers and is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Concept plan
- Engineering Comments
- Conformance Letter
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 21, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Concept Plan Revision

Please accept this Concept Plan Letter of Revision, submitted with the accompanying revised concept plan, for your review and approval.

This revision reflects an updated lot line adjustment between Lot 3 and Lot 7 to accommodate the lift station footprint. As a result of this modification, Lot 3 has increased from 36.46 acres to 36.78 acres, and Lot 7 has decreased from 9.05 acres to 8.73 acres.

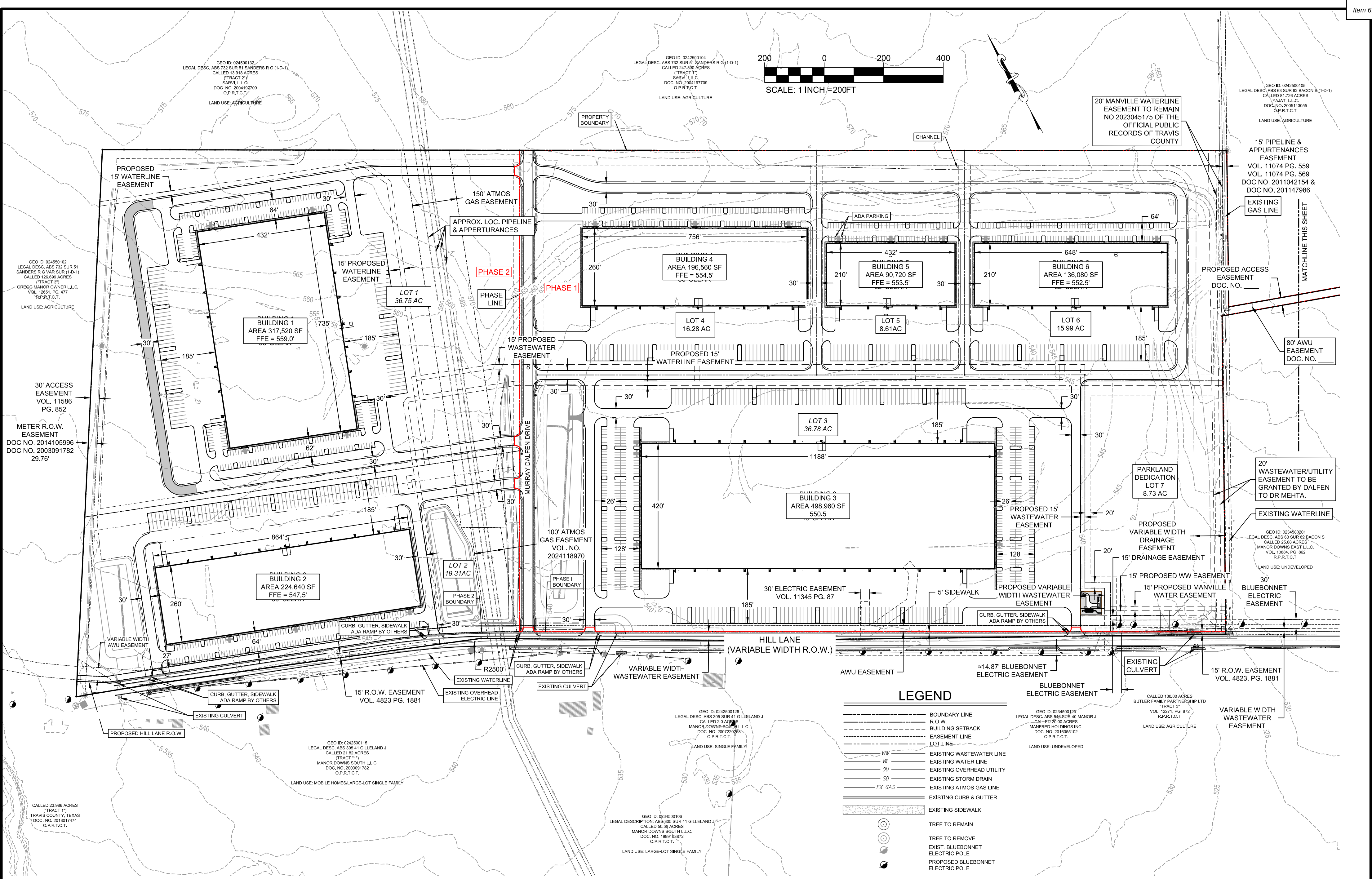
The revised lot configuration ensures that the lift station is located outside of the lot boundary, the required 20-foot building setback, a variable width private wastewater easement for the gravity wastewater, lift station, and force main servicing the site. In addition, a 15-foot easement has been added to Lot 7 and will be dedicated to Manville Water to provide water service to the lift station.

Please review the attached materials at your earliest convenience. Should you require any additional information or clarification, do not hesitate to contact me.



Maggie Carrion
Assistant Project Manager
Bowman

V:\070422 - Dallen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Design Documents\Concept Plan\070422-01-002_Concept Plan.dwg, October 21, 2025, 2:24 PM, mcarion



NOTES:

- THIS SITE IS TO BE ZONED IN-2 HEAVY INDUSTRIAL.
- 7 NON-RESIDENTIAL LOTS ARE PROPOSED WITH THIS DEVELOPMENT.
- LOT 7 IS TO BE DEDICATED AS PARKLAND TO THE CITY OF MANOR.

MATCHLINE THIS SHEET

CITY OF MANOR LIMITS

DATE: 5/27/2025		DRAWN BY: LDB	
SCALE: 1" = 200'		CHECKED BY: MGC	
JOB No: 070422-01-002		DESIGNED BY: MK	
REVISIONS			
REVISION	DESCRIPTION		DATE
---	---		---

© 2024 Bowman Consulting Group Ltd
TBPE Firm Registration No. F-14309

807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com

CONCEPT PLAN

MANOR DOWNS INDUSTRIAL
HILL LANE
MANOR, TEXAS

SHEET 2 OF 3

October 21, 2025



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, November 18, 2025

Maggie Carrion
BWMN

TX
mcarrion@bowman.com

Permit Number 2025-P-1725-CP
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Concept plan (*Concept Plan*) submitted by BWMN and received on December 04, 2025, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

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 that reads "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA

December 4, 2025

Pauline Gray, PE
Lead AES
GBA

Project Name: Manor Downs Industrial
Project Location: Hill Lane, Manor, Texas 78653
Permit #: 2025-P-1725-CP

Dear Mrs. Gray:

This letter is in response to your Master Comment Report dated November 18th 2025.

Engineer Review

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

Response: The Heritage Tree removal was approved at the December 3rd 2025 Council meeting.

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 4, 2025

Maggie Carrion
BWMN

TX
mcarrion@bowman.com

Permit Number 2025-P-1725-CP
Job Address: ,

Dear Maggie Carrion,

We have conducted a review of the concept plan for the above-referenced project, submitted by Maggie Carrion and received by our office on December 04, 2025, 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 Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



11/26/2025

City of Manor Development Services

Notification for an Amended Subdivision Concept Plan

Project Name: Manor Downs Industrial Amended Subdivision Concept Plan

Case Number: 2025-P-1725-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

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 an Amended Subdivision Concept Plan for Manor Downs Industrial. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Concept Plan for Manor Downs Industrial being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991 also known as 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 17, 2025 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 Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

SARVI, LLC.
26 PASCAL LN
Austin, TX 78756-3203

MANOR DOWNS SOUTH, LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

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

YAJAT, LLC
1204 S SADDLE LAKES DR
ABILENE, TX 79602-5472

GREG MANOR, OWNER, LLC.
222 RIVERSIDE PLZ FL 34
CHICAGO, IL 60606-6886

TRAVIS COUNTY DEVELOPMENT
SERV.
700 LAVACA ST. STE 540
AUSTIN, TX 78701

MANOR DOWNS 13 MORE LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

MANOR DOWNS EAST, LLC
4212 PRICKLY PEAR DR
AUSTIN, TX 78731



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

BACKGROUND/SUMMARY:

This preliminary plan is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. The item is returning to accommodate an alteration to the lot being conveyed to the city. This alteration ensures that the private lift station, which is being maintained by the developer, does not sit on city property and can be properly screened within the parameters of our code. This has been reviewed for compliance by our engineers and is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Concept plan
- Conformance
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with condition

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 21, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Preliminary Plat Revision

Please accept this Preliminary Plat Letter of Revision, submitted with the accompanying revised Preliminary Plat, for your review and approval.

This revision reflects an updated lot line adjustment between Lot 3 and Lot 7 to accommodate the lift station footprint. As a result of this modification, Lot 3 has increased from 36.46 acres to 36.78 acres, and Lot 7 has decreased from 9.05 acres to 8.73 acres.

The revised lot configuration ensures that the lift station is located outside of the lot boundary, the required 20-foot building setback, and includes a variable width private wastewater easement for the gravity wastewater, lift station, and force main servicing the site. In addition, a 15-foot easement has been added to Lot 7 and will be dedicated to Manville Water to provide water service to the lift station.

Please review the attached materials at your earliest convenience. Should you require any additional information or clarification, do not hesitate to contact me.



Maggie Carrion
Assistant Project Manager
Bowman

LOT #	METER SIZE	# LUE's
1	2"	8
2	2"	8
3	2"	8
4	2"	8
5	2"	8
6	2"	8
7	1"	2.5

GEO ID: 024500132
LEGAL DESC. ABS 732 SUR 51 SANDERS R G (1-D-1)
CALLED 13.918 ACRES
(TRACT 2)
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
LAND USE: AGRICULTURE

GEO ID: 0242500104
LEGAL DESC. ABS 732 SUR 51 SANDERS R G (1-D-1)
CALLED 247,500 ACRES
(TRACT 1)
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
LAND USE: AGRICULTURE

GEO ID: 0242500105
LEGAL DESC. ABS 53 SUR 62 BACON S (1-D-1)
CALLED 81,726 ACRES
YAJAT, L.L.C.
DOC. NO. 2005143065
O.P.R.T.C.T.
LAND USE: AGRICULTURE

15' PIPELINE & APPURTENANCES EASEMENT
VOL. 11074 PG. 559
VOL. 11074 PG. 569
DOC NO. 2011042154 &
DOC NO. 201147986

EXISTING GAS LINE
EXISTING WATER LINE

80' AWU EASEMENT
DOC. NO. _____
20' WASTEWATER/UTILITY EASEMENT TO BE GRANTED BY DALFEN TO DR MEHTA.

VARIABLE WIDTH DRAINAGE EASEMENT

15' MANVILLE WATER EASEMENT
DOC. NO. _____

15' WASTEWATER EASEMENT
DO. NO. _____

30' BLUEBONNET ELECTRIC EASEMENT
DOC. NO. _____

15' R.O.W. EASEMENT
VOL. 4823, PG. 1881

15' MANVILLE WATERLINE EASEMENT TO REMAIN
NO.2023045175 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS
COUNTY

20' MANVILLE WATERLINE EASEMENT TO REMAIN
NO.2023045175 OF THE
OFFICIAL PUBLIC
RECORDS OF TRAVIS
COUNTY

PROPERTY
BOUNDARY

20' SIDE BUILDING
SETBACK

CHANNEL CENTERLINE

LOT 6
15.99 AC

50' REAR BUILDING
SETBACK

40' ACCESS
EASEMENT

20' SIDE BUILDING
SETBACK (TYP.)

20' SIDE BUILDING
SETBACK (TYP.)

30' ELECTRIC
EASEMENT
VOL. 11345 PG. 87

20' FRONT
BUILDING
SETBACK (TYP.)

VARIABLE WIDTH
AWU EASEMENT
DOC. NO. _____

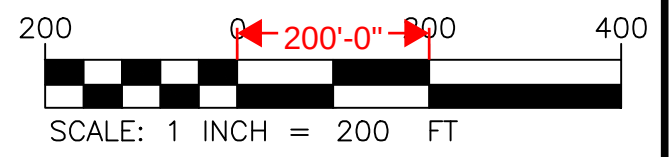
EXISTING BLUEBONNET
ELECTRIC POLE TO REMAIN (TYP.)

VARIABLE WIDTH
BLUEBONNET
ELECTRIC EASEMENT

MANOR CITY LIMITS

ACCESS EASEMENT

MATCHLINE - THIS SHEET



October 21, 2025

PRELIMINARY PLAT - IMPROVEMENTS OVERALL

MANOR DOWNS
8916 HILL LANE
MANOR, TEXAS, 78653

SHEET 03 OF 08

Bowman

© 2024 Bowman Consulting Group Ltd
TBPE Firm Registration No. F-14309

807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com

DATE: May 6, 2025	DRAWN BY: LB	
SCALE: 1" = 200'	CHECKED BY: MK	
JOB No: 070422-01-002	DESIGNED BY: MK	
REVISIONS		
REVISION	DESCRIPTION	DATE
---	---	---

- NOTES:
- REFER TO PERMIT SPA 2025-P-1727-SP, SPB 2025-P-1728-SP AND SUB 2025-P-1729-CO FOR THE MATERIAL AND SIZES OF THE PROPOSED STORM DRAIN.
 - LUE's WERE CALCULATED USING METER SIZES PER CITY OF MANOR

LEGEND

---	BOUNDARY LINE
---	R.O.W.
---	BUILDING SETBACK
---	EASEMENT LINE
---	LOT LINE
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING STORM DRAIN
---	EXISTING ATMOS GAS LINE
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
---	TREE TO REMAIN
---	TREE TO REMOVE
---	EXIST. BLUEBONNET ELECTRIC POLE
---	PROPOSED BLUEBONNET ELECTRIC POLE
---	POND BOTTOM
---	CHANNEL BOTTOM

TOP OF POND BERM
HEADWALL
CURB INLET
AREA INLET
WASTEWATER MANHOLE
STORMSEWER MANHOLE

V:\070422 - Dalfen Industrial\070422-01-002_Prelim Plat.dwg, IMPROVEMENTS OVERALL, October 21, 2025, 2:41 PM, mcarion



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, November 18, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Preliminary Plat (*Preliminary Plan*) submitted by BWMN and received on December 04, 2025, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The revision to the preliminary plat cannot be approved until removal of the Heritage Tree is approved at the December 3, 2025 Council Meeting.

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".

Pauline Gray, P.E.
Lead AES
GBA

December 4, 2025

Pauline Gray, PE
Lead AES
GBA

Project Name: Manor Downs Industrial
Project Location: Hill Lane, Manor, Texas 78653
Permit #: 2025-P-1737-PP

Dear Mrs. Gray:

This letter is in response to your Master Comment Report dated November 18th 2025.

Engineer Review

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

Response: The Heritage Tree removal was approved at the December 3rd 2025 Council meeting.

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 4, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: ,

Dear Maggie Carrion,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Maggie Carrion and received by our office on December 04, 2025, 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 cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



11/26/2025

City of Manor Development Services

Notification for an Amended Subdivision Preliminary Plat

Project Name: Manor Downs Industrial Amended Subdivision Preliminary Plat

Case Number: 2025-P-1737-PP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon an Amended Subdivision Preliminary Plat for Manor Downs Industrial. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Preliminary Plat for Manor Downs Industrial being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991 also known as 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: DG Manor Downs Property Owner, LP

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 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 Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

SARVI, LLC.
26 PASCAL LN
Austin, TX 78756-3203

MANOR DOWNS SOUTH, LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

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

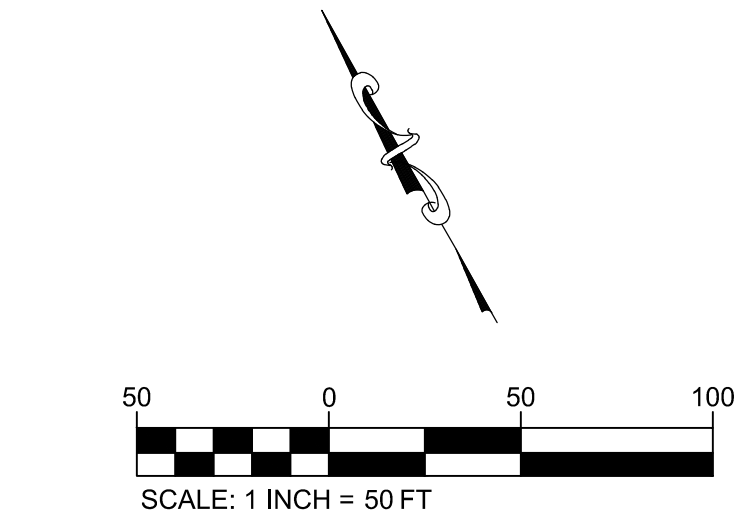
YAJAT, LLC
1204 S SADDLE LAKES DR
ABILENE, TX 79602-5472

GREG MANOR, OWNER, LLC.
222 RIVERSIDE PLZ FL 34
CHICAGO, IL 60606-6886

TRAVIS COUNTY DEVELOPMENT
SERV.
700 LAVACA ST. STE 540
AUSTIN, TX 78701

MANOR DOWNS 13 MORE LLC
4212 PRICKLY PEAR DRIVE
AUSTIN, TX 78731

MANOR DOWNS EAST, LLC
4212 PRICKLY PEAR DR
AUSTIN, TX 78731



LEGEND

	R.O.W.
	EASEMENT LINE
	40' PRIVATE ROAD ACCESS EASEMENT
	LOT LINE
	BUILDING SETBACK
	ROAD CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING FORCE MAIN
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD UTILITY
	EXISTING STORM DRAIN

NOTE:

1. ALL UTILITY AND DRAINAGE LOCATIONS ARE APPROXIMATE AND MAY CHANGE PENDING FINAL PERMIT REVIEW AND APPROVAL.

- | | |
|---|------------------------------|
|  | MANVILLE WATERLINE EASEMENT |
|  | WASTEWATER UTILITY EASEMENT |
|  | BLUEBONNET ELECTRIC EASEMENT |
|  | AWU EASEMENT |
|  | DRAINAGE EASEMENT |

REVISIONS		
REVISION	DESCRIPTION	DATE
1	Initial design	10/10/2023
2	Revised design	11/10/2023
3	Final design	12/10/2023
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PARK LAND DEDICATION EXHIBIT

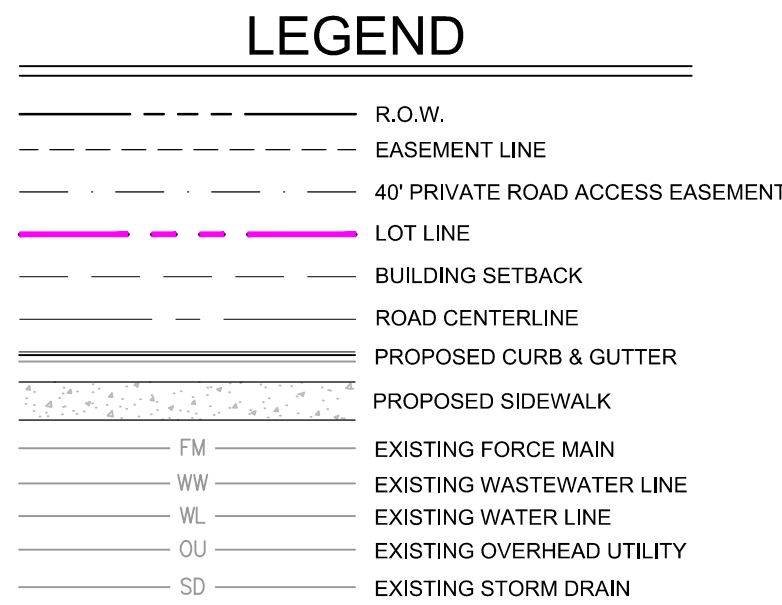
MANOR DOWNS
HILL LANE
MANOR, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW, MARK-UP, AND/OR
DRAFTING UNDER THE
AUTHORITY OF
JOSEPH P. COHAN, P.E.
#115224
ON SEPTEMBER 10 2025.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN JPC	DRAWN LDB	CHKD MGC
JOB No. 070422-01-002		

SHEET
1 OF 1

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



	MANVILLE WATERLINE EASEMENT
	WASTEWATER UTILITY EASEMENT
	BLUEBONNET ELECTRIC EASEMENT
	AWU EASEMENT
	DRAINAGE EASEMENT

MANOR DOWNS
HILL LANE
MANOR, TEXAS

DESIGN JPC	DRAWN LDB	CHKD MGC
JOB No. 070422-01-002		



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF, LLC

BACKGROUND/SUMMARY:

Phase 6 of Manor Heights is the Commercial portion of the development. This preliminary plat submittal is an amendment to the previously approved with a reduction of lots from 13 to 12. This has been reviewed for compliance by our engineers and is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Preliminary plan
- Conformance letter

- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with conditions

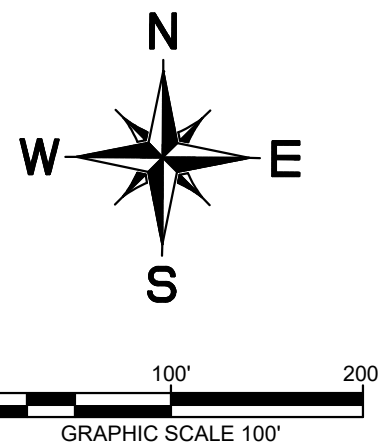
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

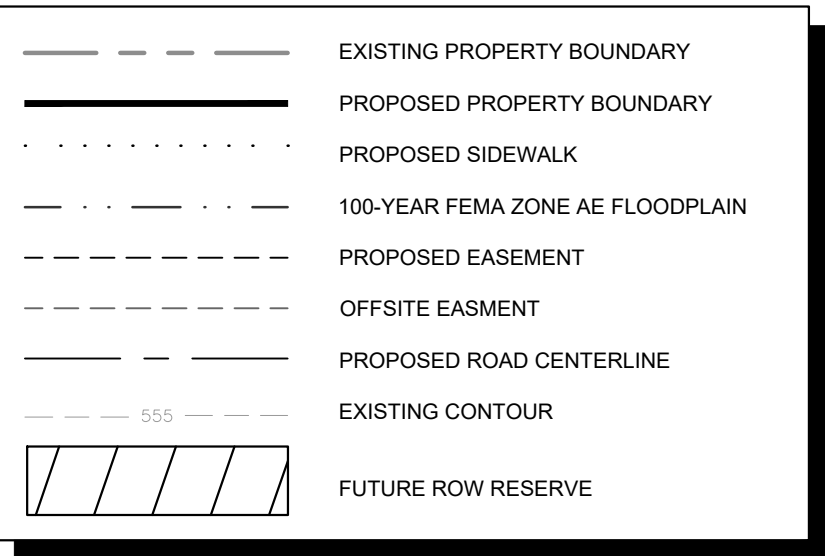
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.09	S34°40'05.48"E
L2	74.74	S3°39'34.36"E
L3	65.62	S46°25'20.42"W
L4	32.54	S14°03'28.48"E
L5	74.43	S25°54'50.91"E
L6	32.53	S37°53'30.08"E
L7	18.19	S3°56'57.85"E
L8	62.80	S71°29'49.17"E
L9	42.52	S4°09'00.84"W
L10	101.05	S71°19'24.89"E
L11	94.77	S29°54'24.96"E
L12	31.52	S59°04'04.78"E
L13	55.20	S11°32'10.84"W
L14	117.50	S48°19'33.07"W
L15	0.82	S48°19'33.07"W
L16	66.98	S22°07'18.47"W
L17	161.15	S2°41'51.03"E
L18	32.92	S34°35'49.15"W
L19	62.04	S4°01'32.37"E
L20	156.24	N85°58'27.63"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	121.57	N85°58'27.63"E
L22	128.04	N85°58'27.63"E
L23	46.09	S62°48'00.44"E
L24	54.58	N86°32'12.87"W
L25	50.00	S85°44'37.59"E
L26	92.84	N41°15'57.60"W
L27	112.46	N26°19'22.84"E
L28	46.90	N63°36'46.30"W
L29	91.45	N26°39'00.06"E
L30	53.72	N60°21'11.45"W
L31	55.53	N26°43'42.08"E
L32	200.00	N63°34'50.27"E
L33	55.85	S26°50'58.95"W
L34	139.99	N85°58'27.63"E



LEGEND



NOTE: ALL LOT ZONING PER THE MANOR HEIGHTS PUD
(2013-P-1143-20), AS AMENDED ON _____





1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Wednesday, October 29, 2025

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2025-P-1765-PP
Job Address: ,

Dear Sarah Starkey,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Sarah Starkey and received by our office on September 29, 2025, 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 cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



11/26/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Heights (Carillon) Phase 6 Subdivision Preliminary Plat

Case Number: 2025-P-1765-PP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

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Applicant: Kimley-Horn & Associates

Owner: RHOF, LLC

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ARMANDO & AMELIA BERUMEN
13300 MILLEDGE PS
MANOR, TX 78653

THE NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

FRANCISCO CASRO ETAL RENGEL
20303 LONE PEAK PS
MANOR, TX 78653

CHRISTINA & ALEJANDRO GUERRA
20305 LONE PEAK PS
MANOR, TX 78653

MATTHEW & TRACY PERNESKY
20307 LONE PEAK PS
MANOR, TX 78653

CHARLES K CALDWELL
20309 LONE PEAK PS
MANOR, TX 78653

STEVEN HO & KATIE LAM-HO
20311 LONE PEAK PS
MANOR, TX 78653

RICHARD JUMBOSEBIETOMA
ROBERTS & MICHELLE LAUDERDALE
DESIREE
20401 LONE PEAK PS
MANOR, TX 78653

PHAM CHAN & KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

DUSTIN NGUYEN, CHAN HONG
PHAM & KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

LEONARDO SANCHEX PADRON SR &
ANA KARINA LEURA RODRIGUEZ
20409 LONE PEAK PS
MANOR, TX 78653

THE NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

VICTOR R VALLADARES & SUSANA
BALLADERES
13300 LONE PEAK CV
MANOR, TX 78653

CARRILLON RESIDENTIAL
COMMUNITY INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

MARIO JOSE PLEITES & ELSA MARINA
13301 LONE PEAK CV
MANOR, TX 78653

SECRETARY OF HOUSING & URBAN
DEVELOPMENT
2000 N CLASSEN BLVD STE 3200
OKLAHOMA CITY, OK 73106

AARON & SHANNON ELLINGTON
20515 LONE PEAK PS
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &
JESHUA MEDRANO MONTOYA
20401 PHEBE FOSTER ST
MANOR, TX 78653

HUYNH TRUC LE MINH & PHUONG
TU HAN
20403 PHEBE FOSTER ST
MANOR, TX 78653

JUSTIN DONOVAN & NADIA LIZETTE
STEVENSON
20405 PHEBE FOSTER ST
MANOR, TX 78653

RAYMOND WALCOT MCPHAUL III &
RISHA ANN POLLARD
20407 PHEBE FOSTER ST
MANOR, TX 78653

KHOE NGUYEN
11080 DAHLIA DR
THORNTON, CO 80233

NGUYEN/LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

ORFANEL HERNANDEZ GONZALEZ &
ELIZABETH DOMINGUEZ MIRANDA
20501 PHEBE FOSTER ST
MANOR, TX 78653

LAXMAN & NEHA KUMARI SAH
20503 PHEBE FOSTER ST
MANOR, TX 78653

MOSHE MOSES & NANCY WINIFRED
THOMAS
20505 PHEBE FOSTER ST
MANOR, TX 78653

PALAO MARTHA
20507 PHEBE FOSTER ST
MANOR, TX 78653

TOBAR MARILYN JOHANA SORIANO
20509 PHEBE FOSTER ST
MANOR, TX 78653

PWNA LUIS ANGEL & KARLA A
CHAVEZ
20511 PHEBE FOSTER ST
MANOR, TX 78653

EDWARD TIGS & KRISTIN A MIRANDA
20601 PHEBE FOSTER ST
MANOR, TX 78653

HAGENIMANA ABDOU & JOCELYN
20603 PHEBE FOSTER ST
MANOR, TX 78653

SERUGO FREDERIC
20605 PHEBE FOSTER ST
MANOR, TX 78653

BRYANT CRAIG & JUNE
20607 PHEBE FOSTER ST
MANOR, TX 78653

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 75653

JOHN & RITA JONSE
PO BOX 21
MANOR, TX 78653

TIMMERMANN COMMERCIAL
INVESTMENTS
501 VALE ST
AUSTIN, TX 78746

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN, TX 78628

KIRK J & CATHY W JONSE
13326 OLD KIMBRO RD
MANOR, TX 78653

JOHN GEBAUER JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KERRICK JR & WHITNEY ROSEMOND
13302 MILLEDGE PS
MANOR, TX 78653

TRAN PHUONG
13304 MILLEDGE PS
MANOR, TX 78653

CHRISTOPHER RYAN KARCHER
1001 CASHEW LN
CEDAR PARK, TX 78613

GUZMAN FRANKLIN PERLA SR &
DANIEL ANTHONY BISSESSAR
13308 MILLEDGE PS
MANOR, TX 78653

GABRELULE KIDANE ASGEDE &
NATSNET SIMON KESETE
13310 MILLEDGE PS
MANOR, TX 78653

CRISTAL & MARICELA CORDOVA
20300 LONE PEAK PS
MANOR, TX 78653

CUADRO DAIRON LABARGA
20302 LONE PEAK PS
MANOR, TX 78653

JOSE M HERNANDEZ & MA SALUSTIA
ALICIA LANDAVERDE ESPINO
20304 LONE PEAK PS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PS
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH
NGUYEN
15204 BITHAL
PFLUGERVILLE, TX 78660

NGUYEN THANH K & THONG Q VU
14520 E US HWY 290
MANOR, TX 78653

ALINE UWINEZA
20703 PHEBE FOSTER ST
MANOR, TX 78653

TECSON JOAN CHRISTINE &
KRISTOFFER GERRY YUMUL
20705 PHEBE FOSTER ST
MANOR, TX 78653

ANA VERVANTES
20707 PHEBE FOSTER ST
MANOR, TX 78653

MONCADA DENIS CASTILLO &
VLADIMIR MARCANO
20801 PHEBE FOSTER ST
MANOR, TX 78653

SANTIKOS DEMETRIOS
20805 PHEBE FOSTER ST
MANOR, TX 78653

DUWURU ANISH REDDY & GRISHMA
HARKISHIN KHATRI
20807 PHEBE FOSTER ST
MANOR, TX 78653

CARA & ERIC DZURISIN
13306 LONE PEAK CV
MANOR, TX 78653

ALAN GUERRERO
20509 LONE PEAK PS
MANOR, TX 78653

CURRENT CHRISTOPHER DAVID &
DALEL
20806 PHEBE FOSTER ST
MANOR, TX 78653

ETHAN SAUL WHITFIELD
13301 SMITHWICK ST
MANOR, TX 78653

ESPINOSA CESAR TADEO
CAMARILLP
13303 SMITHWICK ST
MANOR, TX 78653

JESUS MIRELES
13305 SMITHWICK ST
MANOR, TX 78653

OLIVER DEVANTE DANIEL
13307 SMITHWICK ST
MANOR, TX 78653

ROBERTO RAMIREZ JR
20706 PHEBE FOSTER ST
MANOR, TX 78653

MAURICIO CHAVEZ
20704 PHEBE FOSTER ST
MANOR, TX 78653

ADRIANNE COWARD
20700 PHEBE FOSTER ST
MANOR, TX 78653

RASHID NASHID SR
20608 PHEBE FOSTER ST
MANOR, TX 78653

JORGE MARIN CASTILLO
20606 PHEBE FOSTER ST
MANOR, TX 78653

KELLY MARK EARL
20604 PHEBE FOSTER ST
MANOR, TX 78653

ERIKA & LYMARI CASTILLO
20602 PHEBE FOSTER ST
MANOR, TX 78653

HERNANDEZ GUADALUPE L GARCIA
20600 PHEBE FOSTER ST
MANOR, TX 78653

ARREAL KARENTH Y DELGADO &
EMMANUEL DELGADO
13300 HENREITTA PLZ
MANOR, TX 78653

MORDEN GABRIELLA NICOLE
13302 HENRIETTA PLZ
MANOR, TX 78653

HUGAS HECTOR & LISBETH HUGAS
13304 HENRIETTA PLZ
MANOR, TX 78653

IHEJIRIKA OBUMNEKE CYPRIAN
13305 THOMAS WHEELER WAY
MANOR, TX 78653

DEBIANA P & FERDINAND
MANUHUTU
13303 THOMAS WHEELER WAY
MANOR, TX 78653

ZAMIRA & JONATHAN SALAZAR
GONZALEZ
13301 THOMAS WHEELER WAY
MANOR, TX 78653

KEMAKOLAM SAMUEL OGEXHI &
PATIENCE CHIDIEBERE
13304 THOMAS WHEELER WAY
MANOR, TX 78653

GARCIA JORGE LAZARO GONZALEZ &
ERNESTO HERNANDEZ CRUZ
13302 THOMAS WHEELER WAY
MANOR, TX 78653

TAT BINH QUANG & THI BE NHUNG
BUI
13300 THOMAS WHEELER WAY
MANOR, TX 78653

SHARON WHITFIELD
20510 LONE PEAK PS
MANOR, TX 78653

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS & SAM CALLOWAY
HIGGINS
20508 LONE PEAK PS
MANOR, TX 78653

JUN SARAH & JASON J
20506 LONE PEAK PS
MANOR, TX 78653

GUERRERO CADY & ALEXANDER
JACOB GOLDSMITH
20504 LONE PEAK PS
MANOR, TX 78653

ROMERO LILIAM A VALASQUEZ &
JUAN ALBERTO GALDAMEX MORALES
20502 LONE PEAK PS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PS
MANOR, TX 78653

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PS
MANOR, TX 78653

HERNANDEZ ALEISHA JEAN & JOSE
LEON
20412 LONE PEAK PS
MANOR, TX 78653

MIGUEL ROCHA
2187 BENTLEY RIDGE DR
SAN JOSE, CA 95138

BALBOA JESSICA THALIA & JOSE LUIS
RODRIGUEZ JR
20408 LONE PEAK PS
MANOR, TX 78653

NAVA KEVIN JORDAN & DAHAJIRA
IVETTE LOPEZ CRUZ
20406 LONE PEAK PS
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSSY
20400 LONE PEAK PS
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Applicant: Forestar (USA) Real Estate Group

Owner: Kimley-Horn & Associates, Inc.

BACKGROUND/SUMMARY:

The purpose of this PUD amendment is to allow for a lower minimum home size with increasing front facade masonry percentages within the single-family areas of the subdivision as follows:

Dwelling Unit Size (conditioned space)	Minimum Front Façade Masonry	Maximum Unit Percentage
1,000 – 1,199 Sq. ft	70%	20%
1,200 – 1,299 Sq. ft	60%	20%
1,300 – 1,399 Sq. ft	50%	20%
1,400 – 1,499 Sq. ft	40%	20%
+1,500 Sq. ft	30%	Unlimited

Each of these respective categories would be limited to 20% of each size within the remaining sections of the subdivision, which are sections 4,5,7, and 8. The only size that is not limited is +1,500 square feet, as that is the original minimum size of the subdivision.

The total number of lots in each section and how many houses would be allowed in each dwelling unit size category are:

Section	Number of Single-Family Lots	20% of the total (How many dwelling units would be permitted in each size category per the above size and masonry chart)	Total Number of Dwelling Units per Section below the current 1,500 SF DU minimum
4A	198	40	160
4B	63	13	52
5	195	39	156
7	160	32	128
8	100	20	80
TOTAL	716	-	576

There are also three Medium Density lots that are not regulated by dwelling unit size. Two of the Medium Density lots in Section 4 were subdivided into 40' wide single-family lots. These two sections total 169 40' single-family lots that are not regulated by dwelling unit size and not included in the above dwelling unit size & masonry requirement chart. The two Medium Density sections have 107 and 62 40' lots.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Preliminary layout

- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with conditions, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

November 17, 2025

City of Manor
105 E. Eggleston St.
Manor, Texas 78653

RE: Manor Heights PUD Amendment No. 3: Application for to Amend the Manor Heights PUD

Dear Mayor and City Council:

On behalf of the property owner, Kimley-Horn is pleased to submit this application to amend the Manor Heights PUD to include increased masonry standards based on the minimum dwelling unit size on the base zoning of PUD SF-1 on the Property.

The proposed amendment shall comply with the terms in the currently contemplated Manor Heights Development Agreement amendment. The Development Agreement amendment is anticipated and planned to go before Council concurrently with this PUD amendment and included standards to ensure all terms and standards of the agreement will be applied to the Property.

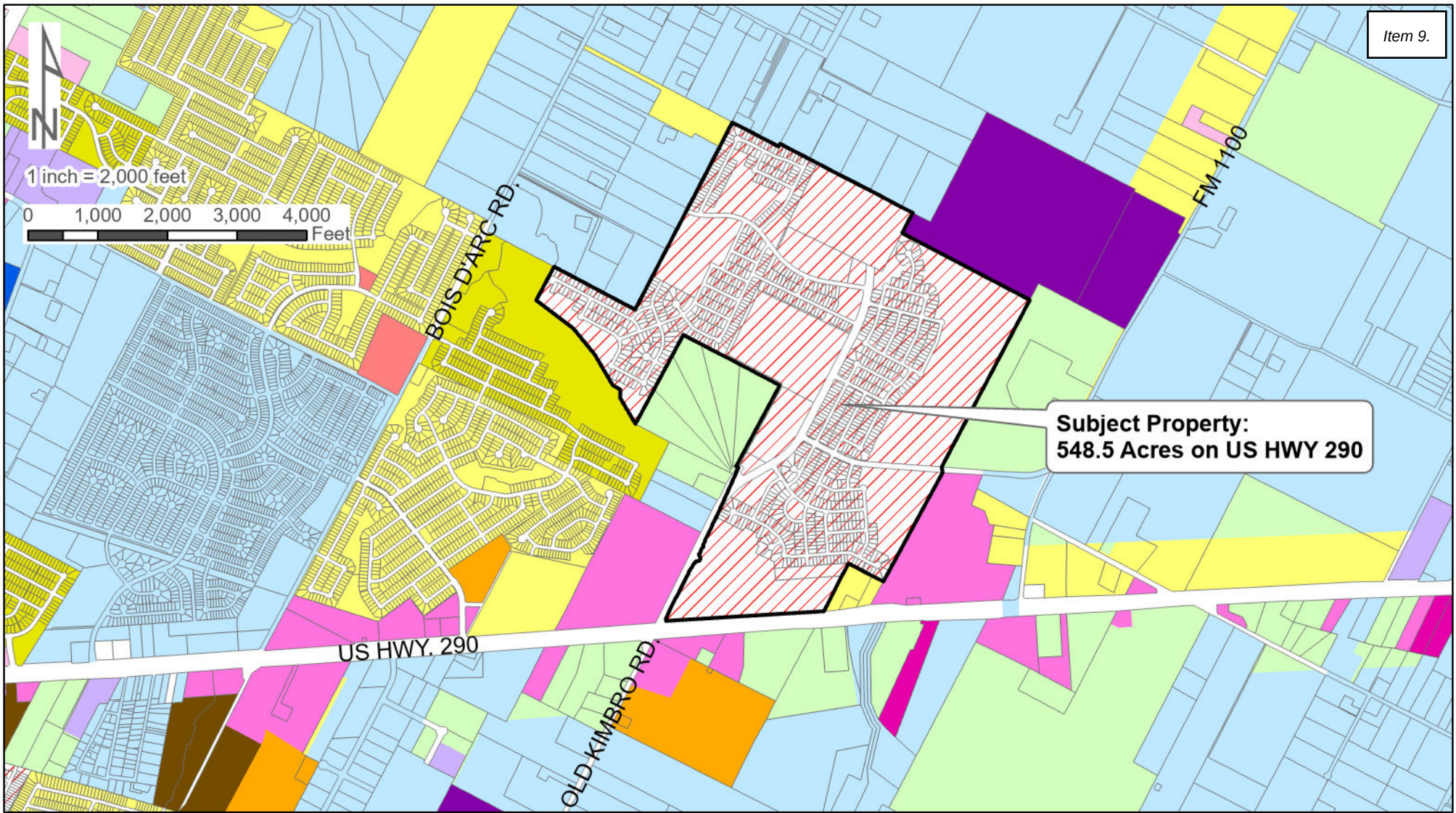
If you have any questions or comments regarding this request, please contact me at 512-617-8504.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
Project Manager



Proposed Zoning: **PUD Planned** **Unit Development** *Current Zoning:* *Planned Unit* *Development (PUD)*

Zoning Legend

A	Agricultural	MH-1	Manufactured Home	C-3	Heavy Commercial
SF-E	Single Family Estate	MH-2	Manufactured Home Park	IN-1	Light Industrial
SF-1	Single Family Suburban	OS	Open Space	IN-2	Heavy Industrial
SF-2	Single Family Standard	I-1	Institutional-Small	NB	Neighborhood Business
TF	Two-Family Residential	I-2	Institutional-Large	DB	Downtown Business
TH	Townhome	GO	General Office	PUD	Planned Unit Development
MF-1	Multi-Family 15	C-1	Light Commercial	ETJ	ETJ
MF-2	Multi-Family 25	C-2	Medium Commercial		

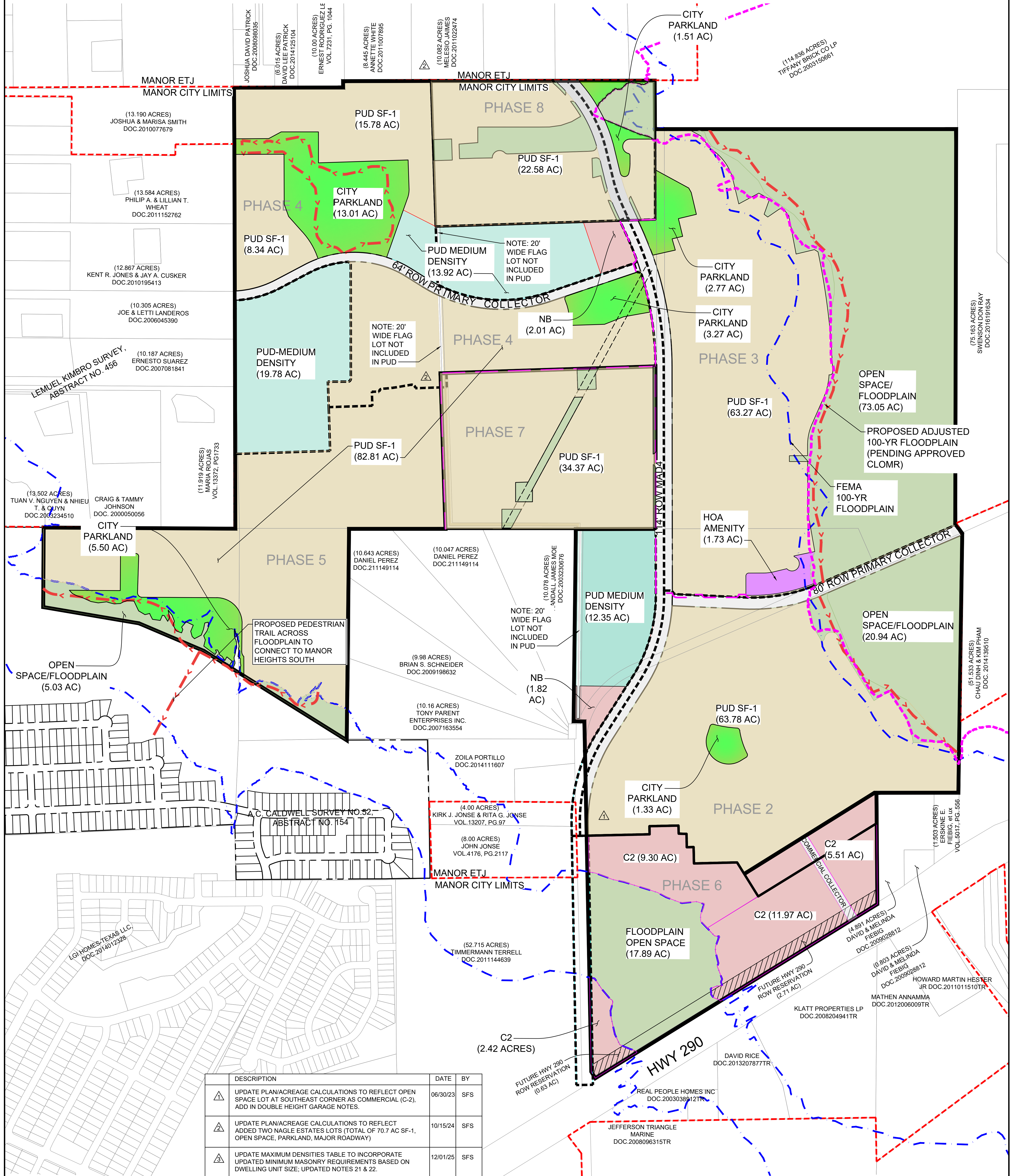
	PUD BOUNDARY		PUD-MEDIUM DENSITY
	TRAIL		C2/NB
	PHASE LINE		HOA AMENITY
	FEMA 100-YR FLOODPLAIN		OPEN SPACE/FLOODPLAIN
	PROPOSED FLOODPLAIN (PER APPROVED LOMR)		CITY PARKLAND
	PUD SF-1		
	MAJOR ROADWAYS		

Oldenburg Road

HWY 290

PROJECT LOCATION

SCALE: 1"=2000'



	DESCRIPTION	DATE	BY
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS
	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.



LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT 1	AMENDMENT 2	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%
TOTAL	477.8	0.0	70.7	548.5	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	* 20 OR 10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
PARKLAND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%.

LOT WIDTH	PERCENTAGE MIX
50' WIDE	70%
55' WIDE	15%
60' WIDE	15%

7. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1200 SF (LIVING AREA)*	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

*SEE MINIMUM MASONRY PERCENTAGE TABLE BELOW BASED ON DWELLING UNIT SIZE

Dwelling Unit Size (conditioned space)	Minimum Front Facade Masonry	Maximum Unit Percentage
1,000-1,199 sq. ft.	70%	20%
1,200-1,299 sq. ft.	60%	20%
1,300-1,399 sq. ft.	50%	20%
1,400-1,499 sq. ft.	40%	20%
+1,500 sq. ft.	30%	Unlimited

8. PARKLAND

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	548.5
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	27.4
*EXCESS OF REQUIRED PARKLAND	0.0

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

SITE SUMMARY 548.5 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	291.0	995-1,255	995-1,255
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	27.4	-	6***
OPEN SPACE FLOODPLAIN	126.2	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	548.5		1494-1796

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (7 LUE/UNIT)

**COMMERCIAL : 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)

*** CITY PARKLAND (6 LUE's)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

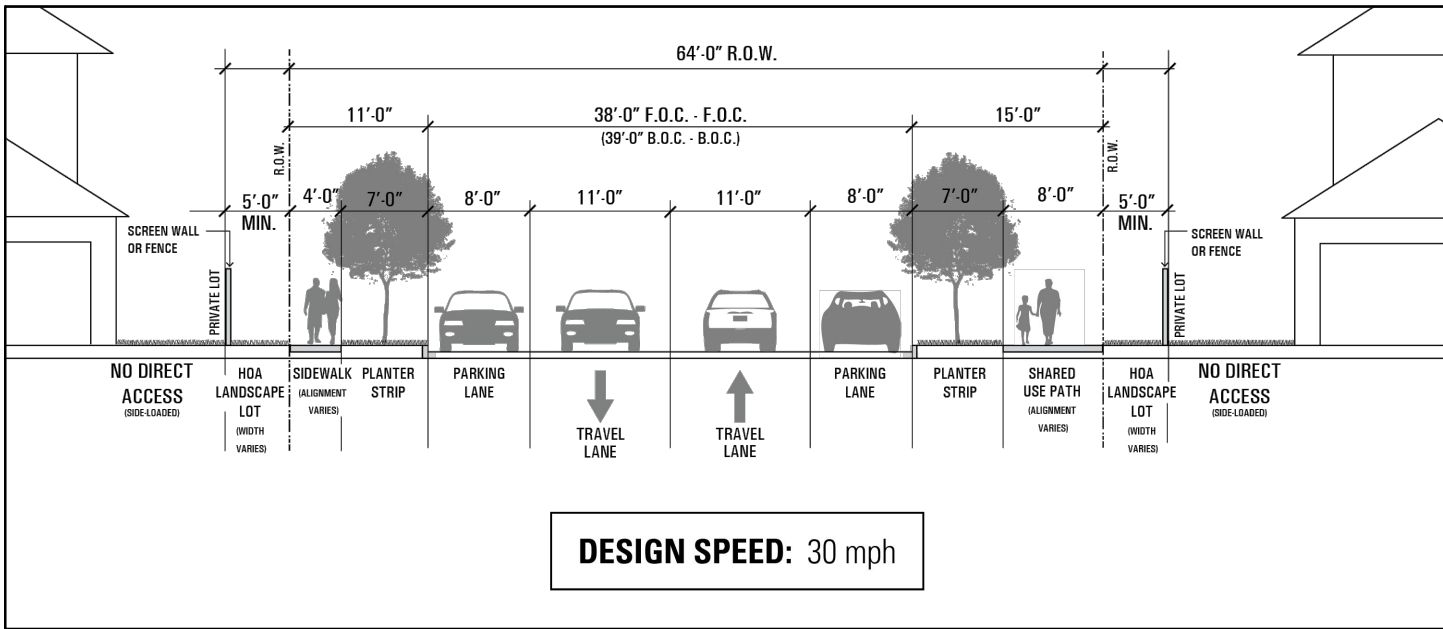


PERMITTED NEIGHBORHOOD BUSINESS (NB)

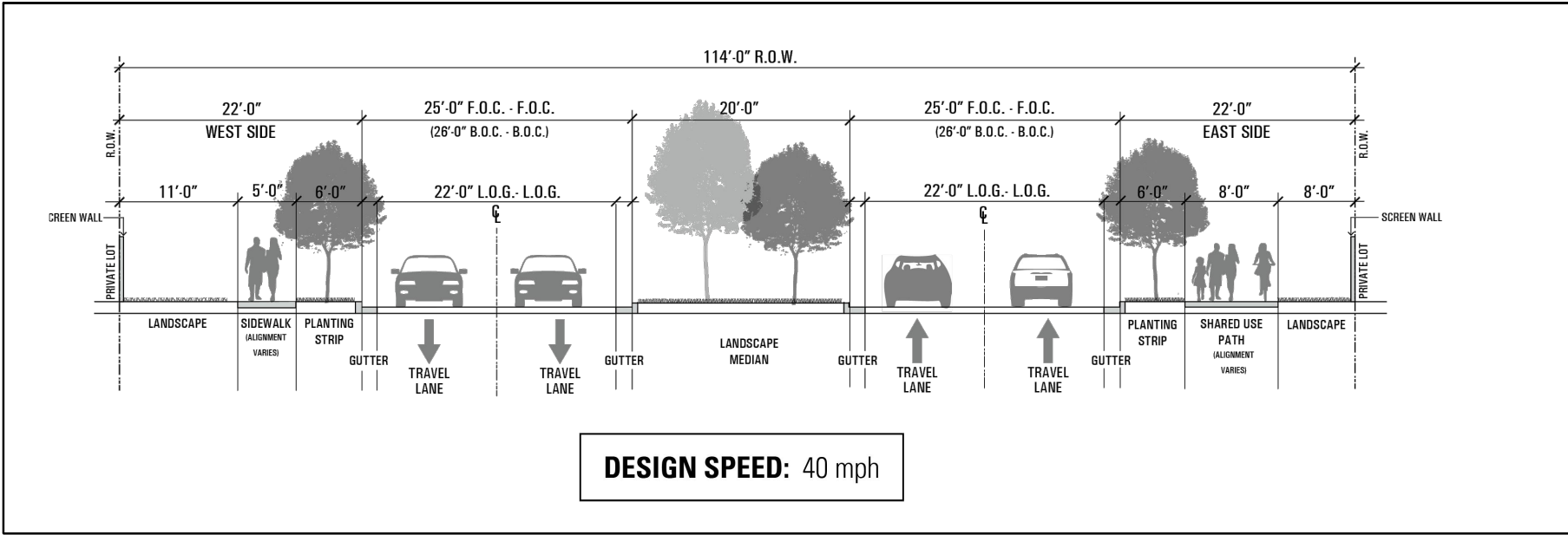
Amusement (indoor) C
Antique Shop P
Art Gallery P
Art Workshop P
Business Support Services P
Child Care Center P
Club or Lounge P
Community Garden C
Communication services or facilities P
Consumer Repair Services P
Event Center C
Financial Services C
Florist C
Food Preparation C
Food Sales C
Funeral Services C
General Retail (convenience) P
General Retail (General) P
Government Facilities P
Hospital Services P
Hotel C
Laundry Services (self) P
Liquor Sales C
Medical Clinic P
Offices, government P
Offices, medical P
Offices, professional P
Personal Improvement Services P
Personal Services P
Pet Store P
Printing and Publishing C
Product development services (general) P
Religious Assembly P
Restaurant P
Research services (general) P
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Veterinary Services, small C
Wireless transmission facilities, attached C
Wireless transmission facilities, stealth C

PERMITTED MEDIUM COMMERCIAL (C2)

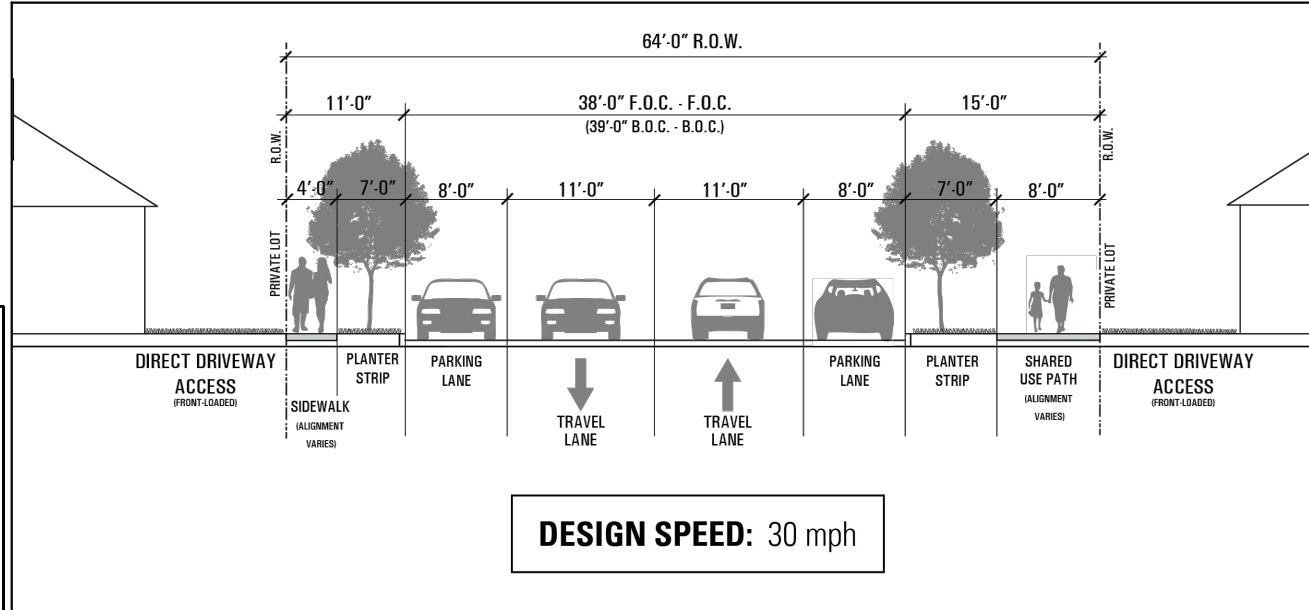
Adult Day Care P
Alcoholic Beverage Establishment P
Amusement (Indoor) C
Amusement (Outdoor) C
Antique Shop P
Art Studio or Gallery P
Automobile Repair (major) C
Automobile Repair (minor) C
Automobile Washing C
Brewery, micro P
Brewpub P
Business Support Services P
Child Care Center P
Club or Lodge P
Commercial Off-Street Parking C
Communication Services or Facilities P
Construction and Equipment Sales (minor) P
Consumer Repair Services P
Distillery, micro P
Event Center P
Financial Services C
Florist C
Food Court Establishment C/S
Food Preparation C
Food Sales C
Funeral Services C
Garden Center C
Gasoline Station (full service) C/S
Gasoline Station (limited) C/S
General Retail Sales (convenience) P
General Retail Sales (general) P
Governmental Facilities P
Hotel C
Kennel C
Liquor Sales P
Mini-storage Warehouse C *See note 25
Offices, Government P
Offices, Showroom P
Off-site Accessory Parking P
Personal Improvement Services P
Personal Services P
Pet Store C
Printing and Publishing C
Religious Assembly P
Restaurant P
Restaurant--Drive-in or Drive-through C
School, boarding P
School, business or trade P
School, college or university P
School, private or parochial P
School, public P
Smoke shop or tobacco store P
Theatre P
Utility Services, minor P
Veterinary Services, large C
Veterinary Services, small C
Wireless Transmission Facility, attached C
Wireless Transmission Facility, stealth C



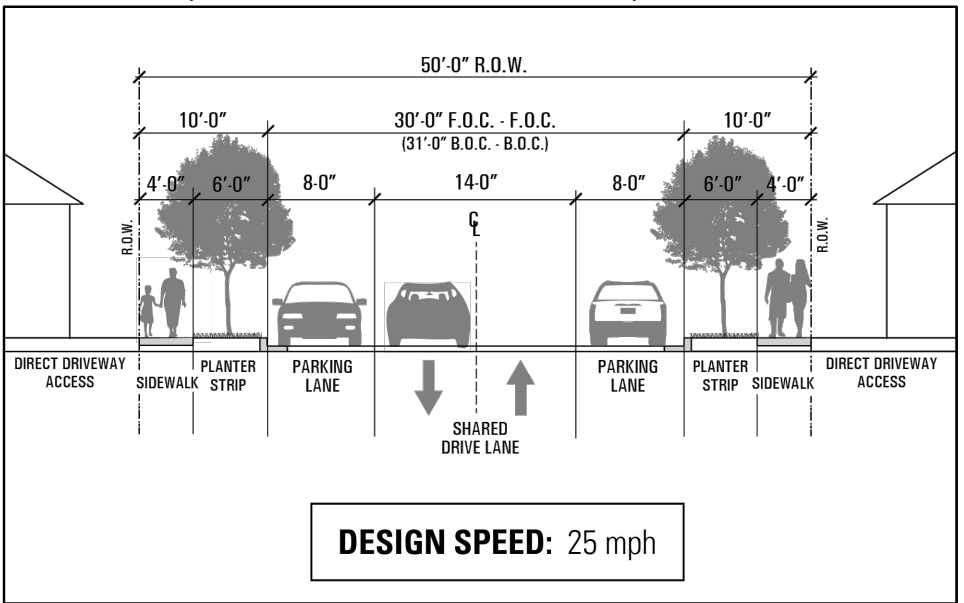
PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)



MAD 4 DESIGN



PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL
ROADWAY SECTION

	DESCRIPTION	DATE	BY
⚠	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
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⚠	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF ___, 20__

BY:
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

THIS 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 OF COUNCIL.

DATED THIS ___ DAY OF ___, 20__

BY:
FELIX PAIZ, CHAIRPERSON

MANOR HEIGHTS

PUD
GUIDELINES
& NOTES

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

T B G

2



11/26/2025

City of Manor Development Services

Notification for a Rezoning Application Amendment

Project Name: Manor Heights (Carillon) Subdivision Rezoning Application from Planned Unit Development (PUD) to Planned Unit Development (PUD)

Case Number: 2025-P-1777-ZO

Case Manager: Annemarie Felfe

Contact: afelfe@manortx.gov – 512-215-8262

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 a Rezoning Application Amendment for Manor Heights (Carillon) Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Applicant: Forestar (USA) Real Estate Group

Owner: Kimley-Horn & Associates, Inc.

The Planning and Zoning Commission will meet at 6:30PM on December 10, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 17, 2025 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 Rezoning application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746-5732

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224-2523

VU THUY TRANG NGOC &
12609 DESSAU RD 195
AUSTIN, TX 78754-1820

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 78653-1068

NGUYEN THANH K & THONG Q VU
14520 EAST US HWY 290
MANOR, TX 78653-4747

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734-4108

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

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665-3842

Manor 1100 Holding LLC
1029 Hyannis St
Plano, TX 75094-4591

PICKERILL LAURIE &
1120 W LOVERS LN
ARLINGTON, TX 76013-3822

FORESTAR REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006-7458

PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO RD
AUSTIN, TX 78653-4511

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653-3626

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653-0021

FAY WALTER F (VLB)
7405 CHISOS PASS
AUSTIN, TX 78724-3205

JONSE KIRK J & CATHY W
13326 OLD KIMBRO RD
MANOR, TX 78653-4511

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228-5141

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653-3644

LY Dwight Chuan Etal
1006 E. Yager Ln Ste 111
Austin, TX 78753

UGARTE JOSE V & EVA BENITEZ
14831 BOIS D ARC LN
MANOR, TX 78653-4039

DE LA LUZ EDUVIGES
14211 BOIS DARC LANE
MANOR, TX 78653-3814

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653-3810

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664-4063

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653-3812

RIOJAS MARIA
1305 Private Road 3023
Elgin, TX 78621-6459

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653-3814

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653-3815

LANDEROS LETICIA C & JOSE J
REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653-3811

TELLO TIMOTHY & JESSICA ANDERSON
900 Bristol Creek Bnd
Lakeway, TX 78738-5663

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653-4511

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729-6459

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653-4097

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711-3549

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578-8797

SON DAU TRUST &
5516 HWY 71 E RICHARD C KING
CEDAR CREEK, TX 78612-3940

Duque States LLC
4868 E Yager Ln
Manor, TX 78653

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653-4002

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621-8303

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN, TX 78628-6007

14704 HWY 290 LLC
PO BOX 158
ROUND ROCK, TX 78680-0158

ESPARZA JOSE RUIZ &
14793 BOIS D ARC LN
MANOR, TX 78653-3654

RHOF LLC
2730 Transit RD West
Seneca, NY 14224-2523

BERUMEN ARMANDO JR & AMELIA J
13300 MILLEDGE PASS
MANOR, TX 78653-2731

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653-2734

CALDWELL CHARLES K
20309 LONE PEAK PASS
MANOR, TX 78653-2734

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653-2734

ROBERTS RICHARD JUMBOSEBIETOMA
&
20401 LONE PEAK PASS
MANOR, TX 78653-2735

Pham Chan & Kathy Nguyen
9888 Castelli Way
Elk Grove, CA 95757-3015

NGUYEN DUSTIN & CHAN HONG
PHAM
9888 CASTELLI WAY
ELK GROVE, CA 95757-3015

PADRON LEONARDO SANCHEZ SR &
20409 LONE PEAK PASS
MANOR, TX 78653-2735

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653-2732

LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653-2732

NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355-4559

VALLADARES VICTOR R &
13300 LONE PEAK CV
MANOR, TX 78653-2732

Carillon Residential Community INC
5757 Alpha Rd Ste 680
Dallas, TX 75240-4785

PLEITES MARIO JOSE & ELSA MARINA
13301 LONE PEAK CV
MANOR, TX 78653-2732

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653-2736

Secretary of Housing & Urban
Development
2000 N Classen BLVD Ste 3200
Oklahoma City, OK 73106-6034

ELLINGTON AARON & SHANNON
20515 LONE PEAK PASS
MANOR, TX 78653-2736

PADRON ALMA BEATRIZ MEDRANO &
20401 PHEBE FOSTER ST
MANOR, TX 78653-2739

HUYNH TRUC LE MINH &
20403 PHEBE FOSTER ST
MANOR, TX 78653-2739

Stevenson Justin Donovan
20405 Phebe Foster St
Manor, TX 78653-2739

McPhaul Raymond Walcot III
20407 Phebe Foster St
Manor, TX 78653-2740

Nguyen Khoe
11080 Dahlia Dr
Thornton, CO 80233-5445

FORESTAR USA REAL ESTATE
16500 San Pedro Ave Ste 400
San Antonio, TX 78232

JUJJURI TUSHITHA
13310 THOMAS WHEELER WAY
MANOR, TX 78653-2737

PHAN TAM QUOC
13308 THOMAS WHEELER WY
MANOR, TX 78653-2737

SUBEDI PUMPHA DEVI & SUDAN
TIMILSINA
13306 THOMAS WHEELER WAY
MANOR, TX 78653-2737

KEMAKOLAM SAMUEL OGECHI &
PATIENCE CHIDIEBERE
13304 THOMAS WHEELER WAY
MANOR, TX 78653-2737

GARCIA JORGE LAZARO GONZALEZ &
13302 THOMAS WHEELER WAY
MANOR, TX 78653-2737

TAT BINH QUANG &
13300 THOMAS WHEELER WAY
MANOR, TX 78653-2737

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653-2736

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS &
20508 LONE PEAK PASS
MANOR, TX 78653-2736

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653-2736

GUERRERO CADY & ALEXANDER JACOB
GOLDSMITH
20504 LONE PEAK PASS
MANOR, TX 78653-2736

ROMERO LILIAM A VELASQUEZ & JUAN
ALBERTO GALDAMEZ MO
20502 LONE PEAK PASS
MANOR, TX 78653-2736

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653-2736

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

HERNANDEZ ALEISHA JEAN &
20412 LONE PEAK PASS
MANOR, TX 78653-2735

ROCHA MIGUEL
2187 BENTLEY RIDGE DR
SAN JOSE, CA 95138-2422

BALBOA JESSICA THALIA &
20408 LONE PEAK PASS
MANOR, TX 786532735

NAVA KEVIN JORDAN &
20406 LONE PEAK PASS
MANOR, TX 786532735

JEIZAN ELHAM
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BOLANLE OPEOLUWA AWOLARAN
13909 BOTHWELL PL
MANOR, TX 78653

Franco Izaiha Gabriel
13913 Bothwell Pl
Manor, TX 78653

Massock Shawn
13917 Bothwell Pl
Manor, TX 78653

Booth Gregg Trust
1401 Lavaca St PMB 845
Austin, TX 78701

Guajardo Charles & Canela Montalvo
20808 Rowston Manor Ln
Manor, TX 78653

Engin Batuhan
13805 Bothwell Pl
Manor, TX 78653

Reeves Billy Creswell
13809 Bothwell Pl
Manor, TX 78653

REYNA MONICA ELIZET & JUANITA
MARGARITA ESPINOZA
13813 BOTHWELL PL
MANOR, TX 78653

ALARCON CHRISTINE MARIE &
EDUARDO ESQUIVEL
13817 BOTHWELL PL
MANOR, TX 78653

Bui Tram Anh
13821 Bothwell Pl
Manor, TX 78653

Tefera Hamelmal Melese
13820 Jon Ryan Rd
Manor, TX 78653

Palao Eric Ma Cartagena
13816 Jon Ryan Rd
Manor, TX 78653

Salinas Alexander & Hermelinda
13812 Jon Ryan Rd
Manor, TX 78653

Marquez Kyle J & Olivia
13808 Jon Ryan Rd
Manor, TX 78653

Mena Jesus Sanchez
13804 Jon Ryan Rd
Manor, TX 78653

Balakrishnan Chandra Moka
13800 Jon Ryan Rd
Manor, TX 78653

JAMES QUINCY DEMETRIUS &
SHERVONNE RENEE JAMES
13720 JON RYAN RD
MANOR, TX 78653

Tran Chinh H & Kim Truc Nguyen
13716 Jon Ryan Rd
Manor, TX 78653

BUTLER DERRICK JERMAINE & BRITTANY
CORRINE BUTLER
13712 JON RYAN RD
MANOR, TX 78653

YEHIYES SARON SOLOMON ETAL
13708 JON RYAN RD
MANOR, TX 78653

WELLING BRIAN DENNIS
13704 JON RYAN RD
MANOR, TX 78653

Guzman Diego Jr & Maria
13700 Jon Ryan Rd
Manor, TX 78653

Herrera-Rodriguez Judith
13820 Bothwell Pl
Manor, TX 78653

WISINSKI DANIELLE NICOLE & TOM
ANDREW CHEWNING
20812 ALCALA TERRANCE
MANOR, TX 78653

YOUALEU MAURICE TCHEUTCHOUAqq
20808 ALCALA TERRANCE
MANOR, TX 78653

DOAN BRYAN THANH & TAM HIEU
NGUYEN THANH-THU TRAN DOAN
20804 ALCALA TER
MANOR, TX 78653

VILLARONGA RICARDO OLIVERAS
20720 ALCALA TER
MANOR, TX 78653

CAMPOS ERASMO JR
20716 ALCALA TER
MANOR, TX 78653

HERNANDEZ MAYOR ORLANDO
ALVAREZ & NORIAN LUCIA RAMON
GARCIA
20712 ALCALA TER
MANOR, TX 78653

NEFF JOSHUA & SAMANTHA LEILANI
KUYKENDALL & ANNA MARIE NEFF
20708 ALCALA TER
MANOR, TX 78653

ASKENACHEW BERHANU
20704 ALCALA TERRANCE
MANOR, TX 78653

JONNALAGADDA RAVALI
20700 ALCALA TERRANCE
MANOR, TX 78653

JOHNSON YOULANDA EVON & STANLEY
13924 HOWSER TRCE
MANOR, TX 78653

BRIGHT MICHELLE & CALVIN
13916 HOWSER TRCE
MANOR, TX 78653

ONDOA TANG EMILE JOSEPH
13912 HOWSER TRCE
MANOR, TX 78653

JIMENEZ DIEGO
13908 HOWSER TRCE
MANOR, TX 78653

GONZALEZ CELSO VASQUEZ & ANTONIA
MARTINEZ SALAZAR
13904 HOWSER TRCE
MANOR, TX 78653

NUNEZ NESTOR LOPEZ &
13900 HOWSER TRCE
MANOR, TX 78653

NIXON RHONDA & PHILLIP
20701 ALCALA TER
MANOR, TX 78653

Ntwali Moise & Joyeuse Muhoza
20705 Alacala Ter
Manor, TX 78653

Mukandori Jaquelinne
20709 Alcala Terrance
Manor, TX 78653

Giwa Khadijat
20713 Alcala Terrance
Manor, TX 78653

ASEKEME MARIS & KERRI ANNE
20717 ALCALA TERRANCE
MANOR, TX 78653

Luvianos Adan Juarez
20721 Alcala Ter
Manor, TX 78653

Hernandez Rechy A & Edna V
20801 Alcala Terrance
Manor, TX 78653

Gryniewicz-Passe Malgorzata
20805 Alcala Ter
Manor, TX 78653

Linan Mack Ray
4366 Green Tree Dr
Round Rock, TX 78665

AYYAGARI SATEESH &
20817 ALCALA TER
MANOR, TX 78653

Swening Dustin
20816 Andrew Raley Rd
Manor, TX 78653

Saw Lin Shwe & Cho Mar Naw
20808 Andrew Raley Rd
Manor, TX 78653

Munoz Fabian Hernan Montana
20804 Andrew Raley Rd
Manor, TX 78653

Conteh Musa
20800 Andrew Raley Rd
Manor, TX 78653

Obafemi-Babatunde Taofeek
20716 Andrew Raley Rd
Manor, TX 78653

Sanchez Marilu
20712 Andrew Raley Rd
Manor, TX 78653

Osburn Frederick
20708 Andrew Raley Rd
Manor, TX 78653

Diep Thao U & George Sun
20704 Andrew Raley Rd
Manor, TX 78653

HERNANDEZ-CORNEJO OLGA MICHELLE
13832 HOWSER TRCE
MANOR, TX 78653

GARCIA SALVADOR ALEJANDRO &
13828 HOWSER TRCE
MANOR, TX 78653

Escobar Sandra Elena
13824 Howser Trce
Manor, TX 78653

MARTINEZ RIGOBERTO JR
13820 HOWSER TRCE
MANOR, TX 78653

NGUYEN KHOA & TRISHA
13816 HOWSER TRCE
MANOR, TX 78653

RAMIREZ RAUL & EVA LEEANN SOTO
13812 HOWSER TRCE
MANOR, TX 78653

PEREZ ROLANDO LEYVA
13808 HOWSER TRCE
MANOR, TX 78653

AMATON DAVID JUNIOR
13804 HOWSER TRCE
MANOR, TX 78653

OGUNDARE OLUSESAN O & TITILOLA O
13800 HOWSER TRCE
MANOR, TX 78653

ONTIVEROS JORGE LUIS TRUJILLO
13728 HOWSER TRCE
MANOR, TX 78653

BAUTISTA PEDRO &
13724 HOWSER TRCE
MANOR, TX 78653

DIALLO OUSMANE & HADJA SIRA DIALLO
13720 HOWSER TRCE
MANOR, TX 78653

VARELA JORGE MANUEL DELGADO &
13716 HOWSER TRCE
MANOR, TX 78653

ALBA EDUARDO
13712 HOWSER TRCE
MANOR, TX 78653

ZIENCINA ALEC & ANNA
13708 HOWSER TRCE
MANOR, TX 78653

OYENIYI ADEBAYO IDOWU &
13704 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ EFFRAIN EDGARDO PARADA
13700 HOWSER TRCE
MANOR, TX 78653

RODRIGUEZ JANETTE ALICIA LOPEZ &
13832 THOMAS WHEELER WAY
MANOR, TX 78653

NAPOLES YOANDY GONZALEZ &
13828 THOMAS WHEELER WAY
MANOR, TX 78653

STONE TARESSA & STEVEN REYNOLDS
13824 THOMAS WHEELER WAY
MANOR, TX 78653

HERNANDEZ MARIALUISA &
13820 THOMAS WHEELER WAY
MANOR, TX 78653

Thai Hung Nguyen Huu
13816 Thomas Wheeler Way
Manor, TX 78653

Awounfack Jorel Toutcha
13812 Thomas Wheeler Way
Manor, TX 78653

Acharya Drona P & Majhi Gauri
13808 Thomas Wheeler Way
Manor, TX 78653

Debens Schrys & Justine Laeticia Efouba
13804 THOMAS WHEELER WAY
MANOR, TX 78653

SINGH JASMINE KAUR
13800 THOMAS WHEELER WAY
MANOR, TX 78653

Eke Malcolm Dion
13728 Thomas Wheeler Way
Manor, TX 78653

NUNN CURTIS LEE & CYNTHIA L
13724 THOMAS WHEELER WAY
MANOR, TX 78653

BAH ABOUBACAR &
13720 THOMAS WHEELER WAY
MANOR, TX 78653

Ramirez Edwin
13716 Thomas Wheeler Way
Manor, TX 78653

Hersh Miranda Brooke
13712 Thomas Wheeler Way
Manor, TX 78653

WALLACE WILLIAM JR & MARY
13708 THOMAS WHEELER WAY
MANOR, TX 78653

Nkemjika Franklin S
13704 Thomas Wheeler Way
Manor, TX 78653

ADEBAYO LAURA
13700 THOMAS WHEELER WAY
MANOR, TX 78653

NGUYEN THUONG
13701 HOWSER TRCE
MANOR, TX 78653

GRANDOIT JEAN DESSALINES
13705 HOWSER TRCE
MANOR, TX 78653

AMUH HILARY N
13709 HOWSER TRCE
MANOR, TX 78654

NGUYEN/ LE FAMILY TRUST
10700 PECAN PARK BLVD STE 130
AUSTIN, TX 78654

JONES TIMOTHY J & RUTH M
13717 HOWSER TRCE
MANOR, TX 78653

MEDRANO OSCAR MAYEN
13721 HOWSER TRCE
MANOR, TX 78653

Saxena Atisht & Anila Tikkha
13725 Howser Trce
Manor, TX 78653

SUSON ARVIN SALMON
13729 HOWSER TRCE
MANOR, TX 78653

BOLTON BRYSON A & MACY SUMRALL
13801 HOWSER TRCE
MANOR, TX 78653

BRAVO REINALDO RAUL RIVAS &
13805 HOWSER TRCE
MANOR, TX 78653

POLLARD JIMMY URIAH &
13809 HOWSER TRCE
MANOR, TX 78653

MAJIDI NAGHAM AL & NASEER AL HILALI
13813 HOWSER TRCE
MANOR, TX 78653

Hernandez Daynes Suarez
13817 Howser Trce
Manor, TX 78653

NUNEZ ELIZEO L & LISSETTE ESTRADA
13821 HOWSER TRCE
MANOR, TX 78653

BOOKOUT MICHAEL TROY ETAL
937 WILLOW CREEK DR
LA PORTE, TX 77571

RENDEROS EDWIN JOSUE GARCIA
13829 HOWSER TRCE
MANOR, TX 78653

OUEDRAOGO ABOUBACAR SIDIKI
13833 HOWSER TRCE
MANOR, TX 78653

Smith Karlan Alexander
13512 William Tyler Way
Manor, TX 78653

Arepalli Sri Sai Rana Teja
13508 William Tyler Way
Manor, TX 78653

Crayton Dwight Eric Sr
13504 William Tyler Way
Manor, TX 78653

ABRAHAM SHAWN & MICHELE ELZA
GEORGE
13500 WILLIAM TYLER WAY
MANOR, TX 78653

Ly Cedic Duyen
13428 William Tyler Way
Manor, TX 78653

GLEASON CALVIN & ANAKA SLAUGHTER
13424 WILLIAM TYLER WAY
MANOR, TX 78653

Rivera Liliana & Jason
13420 William Tyler Way
Manor, TX 78653

Mukherjee Arya
13416 William Tyler Way
Manor, TX 78653

ADAMS JOSHUA MICHAEL
13412 WILLIAM TYLER WAY
MANOR, TX 78653

Soto James Melvin Bailey
13408 William Tyler Way
Manor, TX 78653

VELZEBOER PIETER A
13404 WILLIAM TYLER WAY
MANOR, TX 78653

GARCIA FERNANDO FEDERICO MILLER
13400 WILLIAM TYLER WAY
MANOR, TX 78653

Leigh John William & Holly Wallis
2940 E 14th St
Austin, TX 78702

Bliss Evan Ward & Kennedy Courtlyn
13725 Thomas Wheeler Way
Manor, TX 78653

Chowdhury Hafizur
2304 Ragen Ct
Woodland, CA 95776

Zacaria S Edvin David Mus Etal
13801 Thomas Wheeler Way
Manor, TX 78653

Mohamed Idris & Hajar Haroun
13805 Thomas Wheeler Way
Manor, TX 78653

Oakmon Zachary & Pamela
13809 Thomas Wheeler Way
Manor, TX 78653

Ko Chunhang & Urszula Czuba
13813 Thomas Wheeler Way
Manor, TX 78653

Zepeda Kristopher Ian & Crystal
13817 Thomas Wheeler Way
Manor, TX 78653

Griffith Kratina & Carl Oneal III
13821 Thomas Wheeler Way
Manor, TX 78653

Van Le Ly & Lynn Lam
13825 Thomas Wheeler Way
Manor, TX 78653

Smith-Medley Shanique & Leon Medley
13829 Thomas Wheeler Way
Manor, TX 78653

Weiss Maison J & Whitney Marie
20801 Schuster St
Manor, TX 78653

Georges Isabel Young
20805 Schuster St
Manor, TX 78653

Vega Sonia M & Edgardo
20809 Schuster St
Manor, TX 78653

Gomez Arnulfo Coronado Sr
20813 Schuster St
Manor, TX 78653

Joiner Paul Eric
20817 Schuster St
Manor, TX 78653

Jones Tracey Lee
20821 Schuster St
Manor, TX 78653

Passaglia Marc Angelo
20825 Schuster St
Manor, TX 78653

MORENO MARIA DEL SOCORRO &
13401 WILLIAM TYLER WAY
MANOR, TX 78653

Williams Bettina Annamaria
13405 William Tyler Way
Manor, TX 78653

Zhao Zihao
13409 William Tyler Way
Manor, TX 78653

Beshane Bereket Ababu & Yomi Sima
13413 William Tyler Way
Manor, TX 78653

Ayyagari Sateesh
13417 William Tyler Way
Manor, TX 78653

Schwartz Taylor Douglas
13421 William Tyler Way
Manor, TX 78653

Day Leonard Earl
13425 William Tyler Way
Manor, TX 78653

Wilson Jeremy Robert
13429 Tiffany Bree Wilson
Manor, TX 78653

Ibarra Johathan
13501 William Tyler Way
Manor, TX 78653

Nwofor Nkemijika O
13505 William Tyler Way
Manor, TX 78653

Toguem Anette Lisandra Alves Da Costa
13509 William Tyler Way
Manor, TX 78653

Almarales Robert Rodriguez
13513 William Tyler Way
Manor, TX 78653

LODHA DEVENDRA KUMAR &
13517 WILLIAM TYLER WAY
MANOR, TX 78653

Penton Daniela
13521 William Tyler Way
Manor, TX 78653

DAVIS DOROTHY J
13525 WILLIAM TYLER WAY
MANOR, TX 78653

Hampson Linda Altenbaumer
13529 William Tyler Way
Manor, TX 78653

Stevens Revocable Trust
13601 William Tyler Way
Manor, TX 78653

Frenzel Sommai
13605 William Tyler Way
Manor, TX 78653

Rivera-Alexander Stephanie Nicole
13809 Carper Dr
Manor, TX 78653

Hill Montgomery James
13813 Carper Dr
Manor, TX 78653

Trevino Juan Carlos Morales
13817 Carper Dr
Manor, TX 78653

Mbagariye Colette
13821 Carper Dr
Manor, TX 78653

Jose Julian C Lara
13901 Carper Dr
Manor, TX 78653

Bineza Oliver
13905 Carper Dr
Manor, TX 78653

Cuza Yesenia Torres
13909 Carper Dr
Manor, TX 78653

Aguilera Ariel Alvarez
13913 Carper Dr
Manor, TX 78653

Denova Abigail Lopez
13917 Carper Dr
Manor, TX 78653

Chaudhary Pradeep & Sindhu K
13921 Carper Dr
Manor, TX 78653

Soomro Rahman & Rehana
13925 Carper Dr
Manor, TX 78653

King Linda Rae
14005 Carper Dr
Manor, TX 78653

Henry Roger Lee
14009 Carper Dr
Manor, TX 78653

Ojo Kayode O & Oluwabukola Moyosola
14013 Carper Dr
Manor, TX 78653

Nichols Theodore & Melody McIntyre
3657 Windridge Dr
Doylestown, PA 18902

Culajay Carlos Cotzajay
20233 Heinrich Ln
Manor, TX 78653

Barahona Pamela A Reyes
20229 Heinrich Ln
Manor, TX 78653

Duval Mark Steven & Stephanie Zhao
10902 Low Bridge Ln
Austin, TX 78750

Wilson Lawrence D & Helena
20221 Heinrich Ln
Manor, TX 78653

Santay Erick Maynor Macario
20217 Heinrich Ln
Manor, TX 78653

Barrientos Jose Esteban Jr
20213 Heinrich Ln
Manor, TX 78653

Catamo Larry Jose Sanchez
20209 Heinrich Ln
Manor, TX 78653

Perez Paula Rubi Ugarte
20205 Heinrich Ln
Manor, TX 78653

Tang Jianing
1960 Montecito Ave
Mountain View, CA 94043

Espino Jessica Padilla
20200 Heinrich Ln
Manor, TX 78653

Azeem Sadaf & Seemi Sadaf
20204 Heinrich Ln
Manor, TX 78653

Fernandez Kathia Murillo
20208 Heinrich Ln
Manor, TX 78653

Balde Aissatou & Amadou Oury Bah
20212 Heinrich Ln
Manor, TX 78653

Ruiz Wilmer Leonel Estrada
20216 Heinrich Ln
Manor, TX 78653

Nino-Mendoza Mario Jr
20220 Heinrich Ln
Manor, TX 78653

Mendoza Daniel A
20224 Heinrich Ln
Manor, TX 78653

Ruiz Cesar Orlando Prado
20228 Heinrich Ln
Manor, TX 78653

Gonzalez Luis Gerardo
20232 Heinrich Ln
Manor, TX 78653

Potts Christian Gareth
20236 Heinrich Ln
Manor, TX 78653

Curci Jeffrey Jon & Kaycee
20237 Hickenlooper Way
Manor, TX 78653

Williams Christina
20233 Hickenlooper Way
Manor, TX 78653

Bernal-Hernandez Cesar Augusto
20229 Hickenlooper Way
Manor, TX 78653

Portero Daniela
20225 Hickenlooper Way
Manor, TX 78653

Vaishampayan Isha
20221 Hickenlooper Way
Manor, TX 78653

Fritz Johann Nehring
20217 Hickenlooper Way
Manor, TX 78653

Sue Paw Ta & Eh Ka Nyaw Htoo
20213 Hickenlooper Way
Manor, TX 78653

Espana Nolvin Maldonado
20209 Hickenlooper Way
Manor, TX 78653

Belayneh Leyou
20205 Hickenlooper Way
Manor, TX 78653

Suarez Yesenia Benitez
20201 Hickenlooper Way
Manor, TX 78653

Benitez-Martinez Alexis
20212 Hickenlooper Way
Manor, TX 78653

Aviles Elvia
20216 Hickenlooper Way
Manor, TX 78653

Lian Steven & Samuel Sang
20220 Hickenlooper Way
Manor, TX 78653

Sullivan Michael Corey & Erika
20224 Hickenlooper Way
Manor, TX 78653

Irandoost Masoumeh & Rouzhna Nayeri
20228 Hickenlooper Way
Manor, TX 78653

Ebikam Franklyn Chinedum
20232 Hickenlooper Way
Manor, TX 78653

Curry Laquawn Tyreif & Keri Beth
20217 Merkley Rd
Manor, TX 78653

Sackey Nigencia James
20209 Merkley Rd
Manor, TX 78653

Campos Bonifacio
20205 Merkley Rd
Manor, TX 78653

Johnson Mario Bernard
20201 Merkley Rd
Manor, TX 78653

Loreda Nycolas
20204 Merkley Rd
Manor, TX 78653

Watson Mark Stephen Jr
20208 Merkley Rd
Manor, TX 78653

Bluford Syeasha
20212 Merkley Rd
Manor, TX 78653

Suheb Syed
20216 Merkley Rd
Manor, TX 78653

Pineda Norma Leticia Ortiz
20220 Merkley Rd
Manor, TX 78653

Diniz Jardel Macedo
20224 Merkley Rd
Manor, TX 78653

Ramirez Rubisel
20221 Rosen Way
Manor, TX 78653

Delgado Yilene De La Caridad Pozo
20217 Rosen Way
Manor, TX 78653

Orellana Ligia & Katherine Arteaga
20213 Rosen Way
Manor, TX 78653

Mendieta Rosalinda
20205 Rosen Way
Manor, TX 78653

Mcdonald Meliscia
20201 Rosen Way
Manor, TX 78653

Tran Hung Chung Kim
14021 Feinstein St
Manor, TX 78653

Gonzalez Simon
14017 Feinstein St
Manor, TX 78653

Youssef Mohammad & Hind Lahlou
14013 Feinstein St
Manor, TX 78653

Colunga Brenda E De La Cruz
14125 Duckworth Trce
Manor, TX 78653

Brightland Homes LTD
15725 Dallas Pkwy 300
Addison, TX 75001

Carillon Residential Community INC
5757 Alpha Rd Ste680
Dallas, TX 75240

Virguez Rhichard Alexis
20436 Gillbrand Rd
Manor, TX 78653

Edgerly Vickie Jeannean & Alvin Joseph
20420 Gillbrand Rd
Manor, TX 78653

Ramirez Juanita
20412 Gillbrand Rd
Manor, TX 78653

Ollison Margo Worlds
20400 Gillbrand Rd
Manor, TX 78653

Wisdom Darren Scott
20332 Gillbrand Rd
Manor, TX 78653

Stephens Dalenta Jamorel
14332 Gillbrand Rd
Manor, TX 78653

Karim Wail Abdel & Melissa Parry
14323 Grassley Trl
Manor, TX 78653

Vega Gabriel Flores
14109 Grassley Trl
Manor, TX 78653

Rios David Emmanuel
14129 Grassley Trl
Manor, TX 78653

Cline Gillie Lynnette
14201 Grassley Trl
Manor, TX 78653

Lopez Ana Martinez & Ana Martinez
14209 Grassley Trl
Manor, TX 78653

Lorch Chad Stuart & Christene Celis
20301 Gillbrand Rd
Manor, TX 78653

Jackson Sam Boot
20309 Gillbrand Rd
Manor, TX 78653

Nguyen Hai Manh & Nicole Thach
20313 Gillbrand
Manor, TX 78653

Thaliachery Natasha Anthony
20401 Cassidy Ln
Manor, TX 78653

Ramirez Edwin Miguel Carranza
20421 Gillbrand Rd
Manor, TX 78653

Daniel Wilma Dorliac
14100 Duckworth Trce
Manor, TX 78653

Maddux Caylyn & Sheldon
14104 Duckworth Trce
Manor, TX 78653

Munoz Victor Alberto
14108 Duckworth Trce
Manor, TX 78653

Figuerdo Lianna Alfonso
20429 Rosen Way
Manor, TX 78653

Ugarte Viviana Martinez
20321 Rosen Way
Manor, TX 78653

Than Maung Aye
20317 Rosen Way
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a paving variance for the 104 E Townes St. alleyway.

Applicant: Development & Consulting Bridgeway, LLC

Owner: Carlos Moyeda

BACKGROUND/SUMMARY:

The applicant is applying for a variance on behalf of the owner to reduce the minimum required width of the alleyway paving behind the property. The requirement is 14', and the request is 12'. Per the provided plans, there are constraints limiting the width that they can pave within the alley due to existing utilities.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Alley Paving Plan
- Drainage Plan

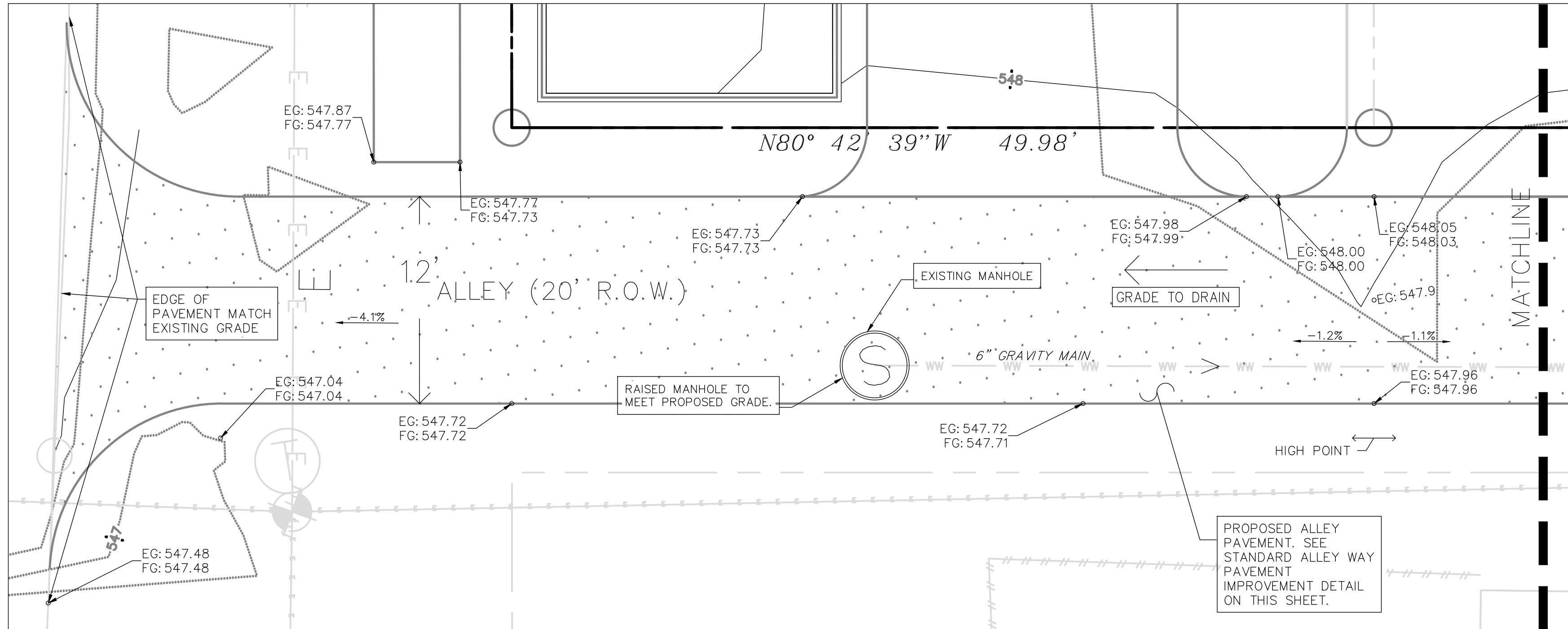
ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with conditions, Deny, Postpone

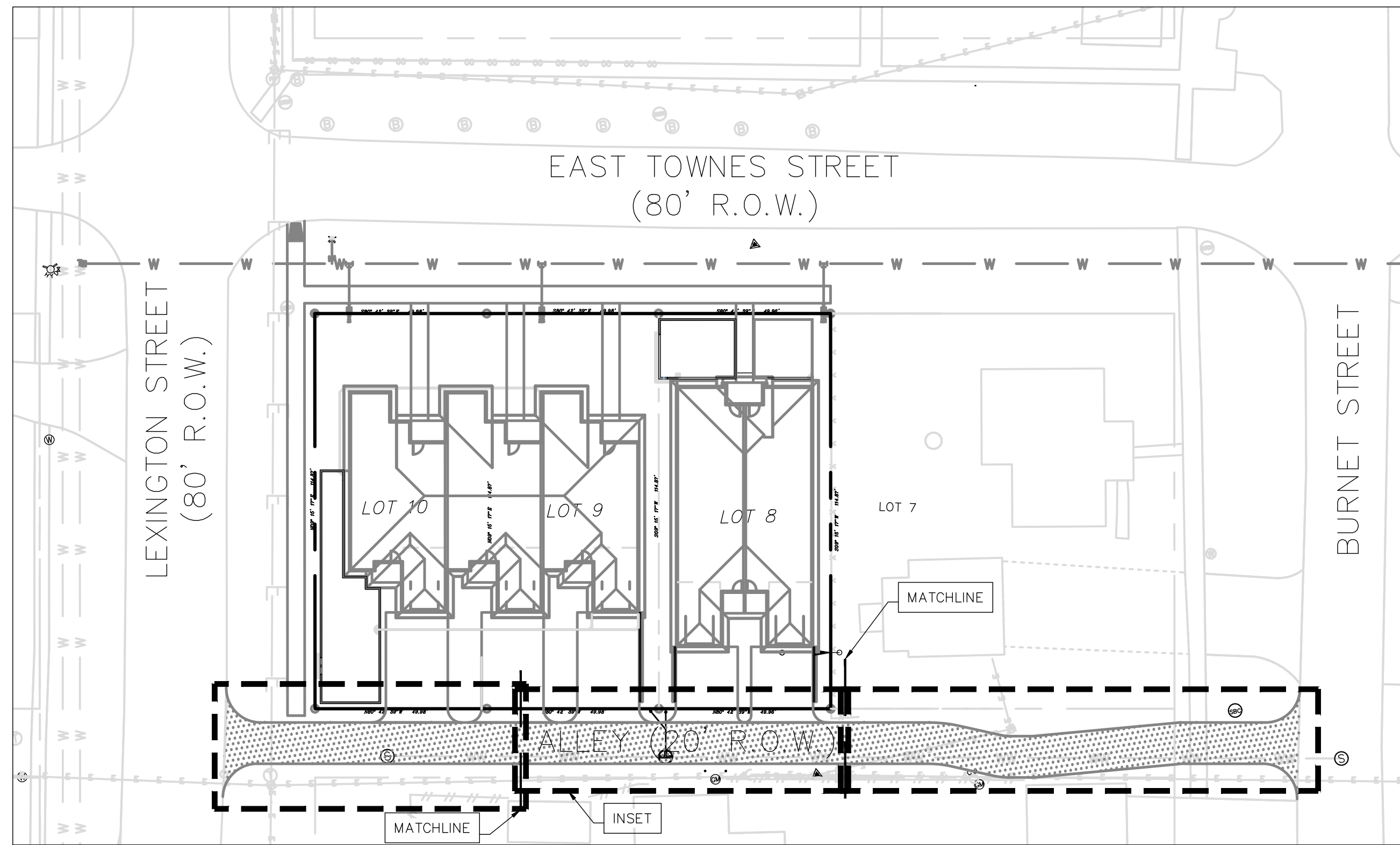
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a paving variance for the 104 E Townes St. alleyway.

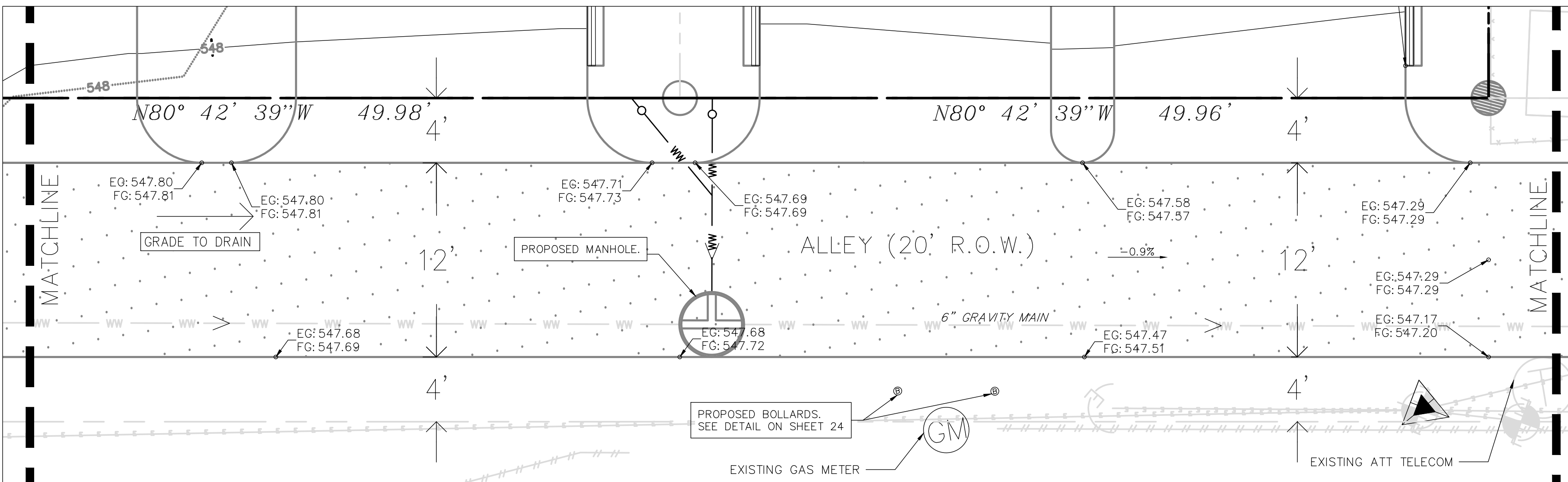
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



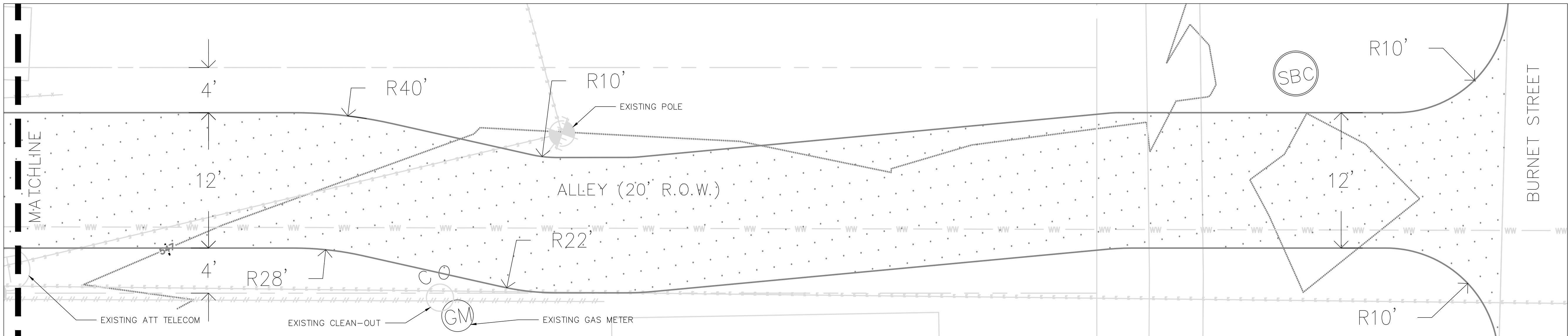
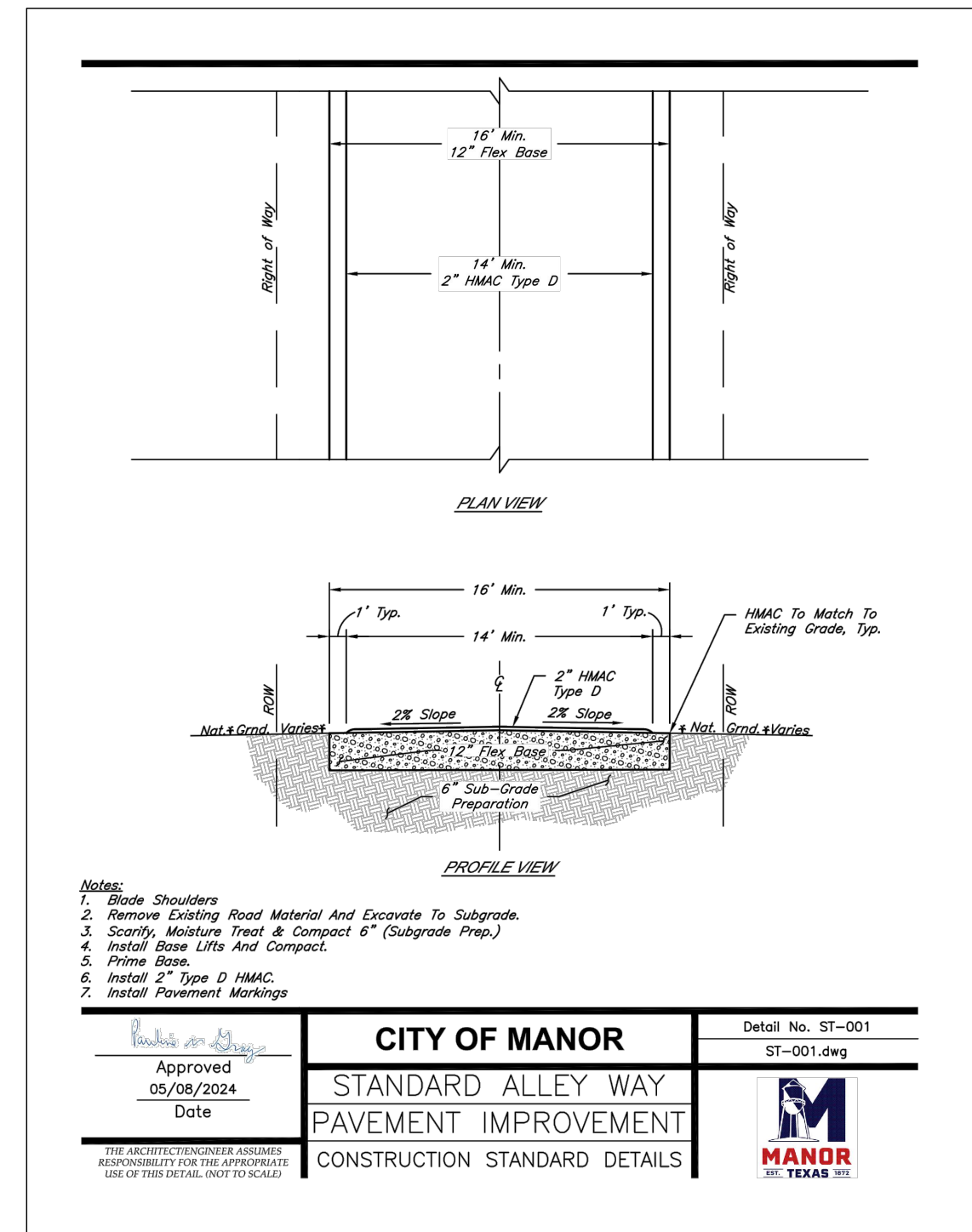
INSET SCALE 1"=5'



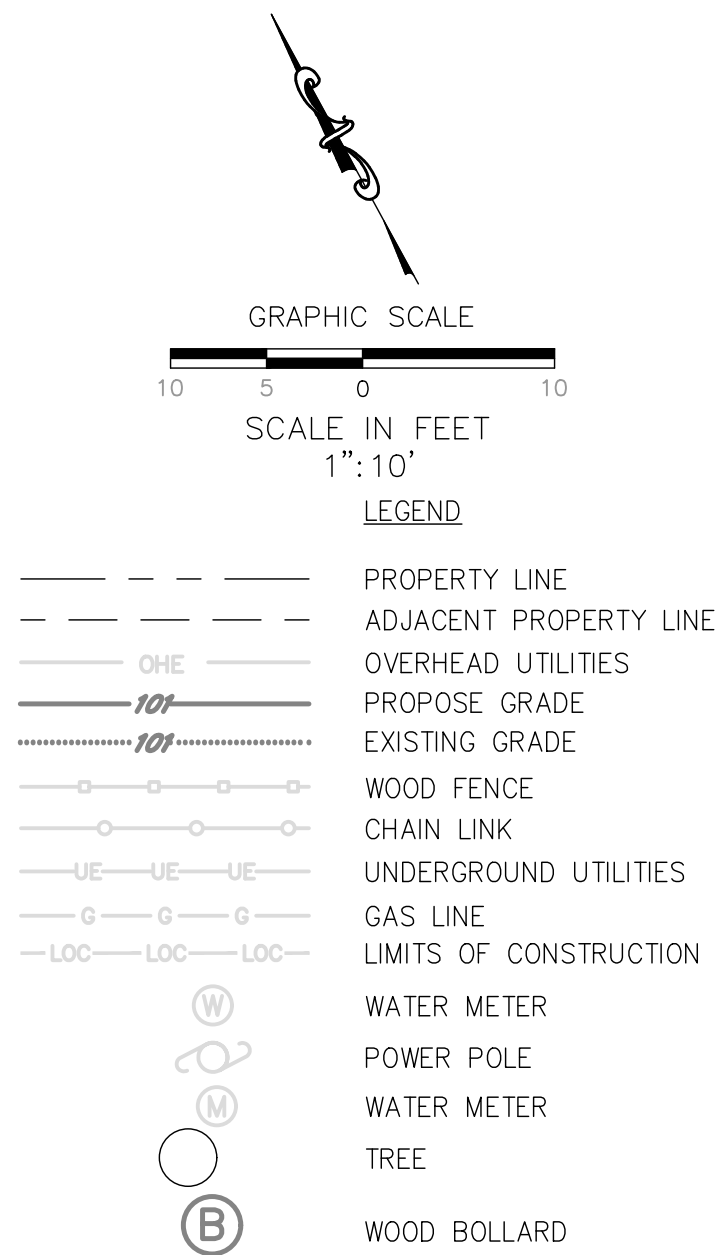
KEY MAP



INSET SCALE 1"=5'



INSET SCALE 1"=5'



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CONSTRUCTION FOR
REVIEW ONLY
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RELEASED FOR THE PURPOSE
OF REVIEW ONLY UNDER THE
AUTHORITY OF MAURICIO
QUINTERO-RANGEL, P.E., LIC.
No. 94975, ON NOV. 14,
2025, AND IS NOT TO BE
USED FOR BIDDING,
PERMITTING OR
CONSTRUCTION PURPOSES.

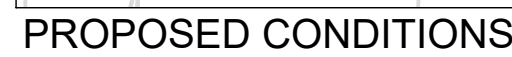
SERVANT
ENGINEERING
& CONSULTING PLLC
12000 MANCHACA ROAD, SUITE C
AUSTIN, TEXAS 78748 (512) 368-5251 TEL
F-16504

ALLEY PAVEMENT PLAN
104 TOWNES TOWNHOMES
104 TOWNES ST
MANOR, TEXAS 78653

NO.	REVISION/CORRECTION	BY	DATE

DATE: 11/14/2025
FILE: 104 TOWNES ST
DRAWN: M.V.
SHEET

13
OF 28



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Runoff Decrease @ POA 1 =	0.143	0.085	0.038	0.016	0.014	0.001
Runoff Decrease @ POA 2 =	0.030	0.139	0.263	0.428	0.522	0.694
Runoff Increase @ POA 3 =	0.060	0.059	0.056	0.050	0.046	0.039

	EXISTING POA3	PROPOSED POA3	EXCEEDANCES
2-YR	0.144	0.204	-0.060
5-YR	0.207	0.266	-0.059
10-YR	0.277	0.333	-0.056
25-YR	0.367	0.417	-0.050
50-YR	0.417	0.463	-0.046
100-YR	0.512	0.551	-0.039



DRAINAGE AREA I.D.	
AREA (AC.)	TIME (MIN.)



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.

Applicant: Carlson, Brigrance & Doering, Inc.

Owner: KB Home Lone Star, Inc.

BACKGROUND/SUMMARY:

The final plat was previously approved at the September 11, 2024, Planning and Zoning Commission meeting and was on track to be recorded. However, a revision to the previously approved concept and preliminary plans resulted in a slight modification to the street and lot layouts in Phases 2 and 3. This prompted an amendment to each of those documents and this one. This has been reviewed for compliance by our engineers and is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Final Plat
- Engineering Comments
- Conformance Letter

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



August 25, 2025

City of Manor
Development Services Department
Attn: Mr. Michael Burrell, DSD Director
416 Gregg Street
Manor, Texas 78653

RE: Holley-Smith Phase 2 Final Plat
CBD Job # 5411.2 / City of Manor File # 2023-P-1600-FP

Revision 1 Letter of Intent

Dear Mr. Burrell,

On behalf of the owner, Carlson, Brigrance & Doering, Inc. respectfully submits this update to the Holley Smith Phase 2 final plat as a revision to the originally approved application.

The final plat was previously approved at the September 11, 2024 Planning and Zoning Commission meeting and was on track to be recorded. However, our client, KB Home Lone Star, Inc., has now filed a revision to the previously approved concept and preliminary plans that will result in a slight modification to the street and lot layouts in Phases 2 and 3. There are also an additional three (3) single family lots included in Phase 2 (increase from 109 to 112 single family lots in the phase).

The revised application numbers are:

Concept – 2025-P-1759-CP

Preliminary – 2025-P-1760-PP

Instructions provided by staff following a pre-development conference on July 24, 2025 directed the procedure to submit “new” concept and preliminary applications and “updates” to the existing final plat and construction plan applications for Phases 2 and 3. This final plat submittal includes the changes referenced above and match the revision applications recently submitted.

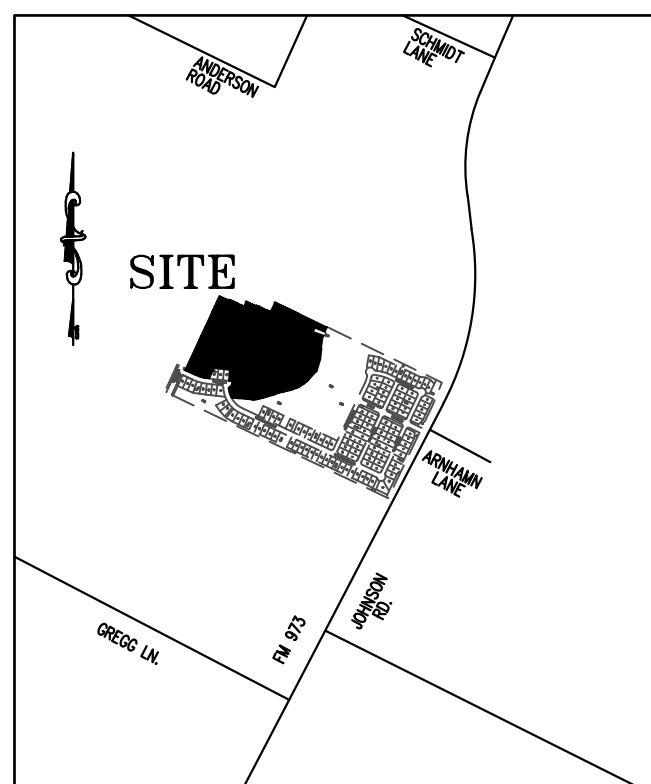
Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this update.

Respectfully,

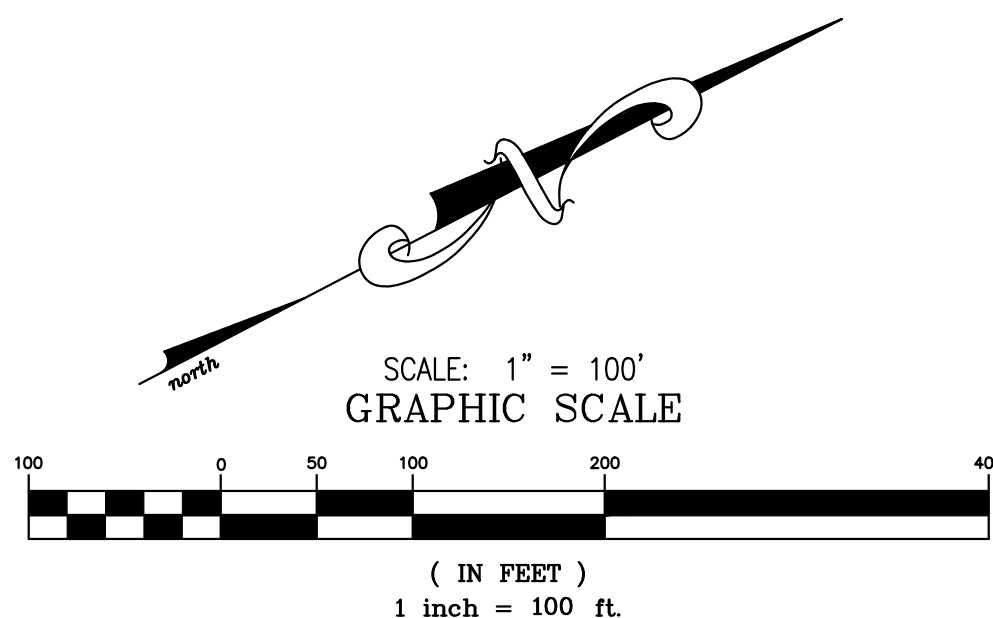
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Senior Planner

HOLLEY-SMITH PHASE 2



LOCATION MAP
SCALE: 1" = 2,000'

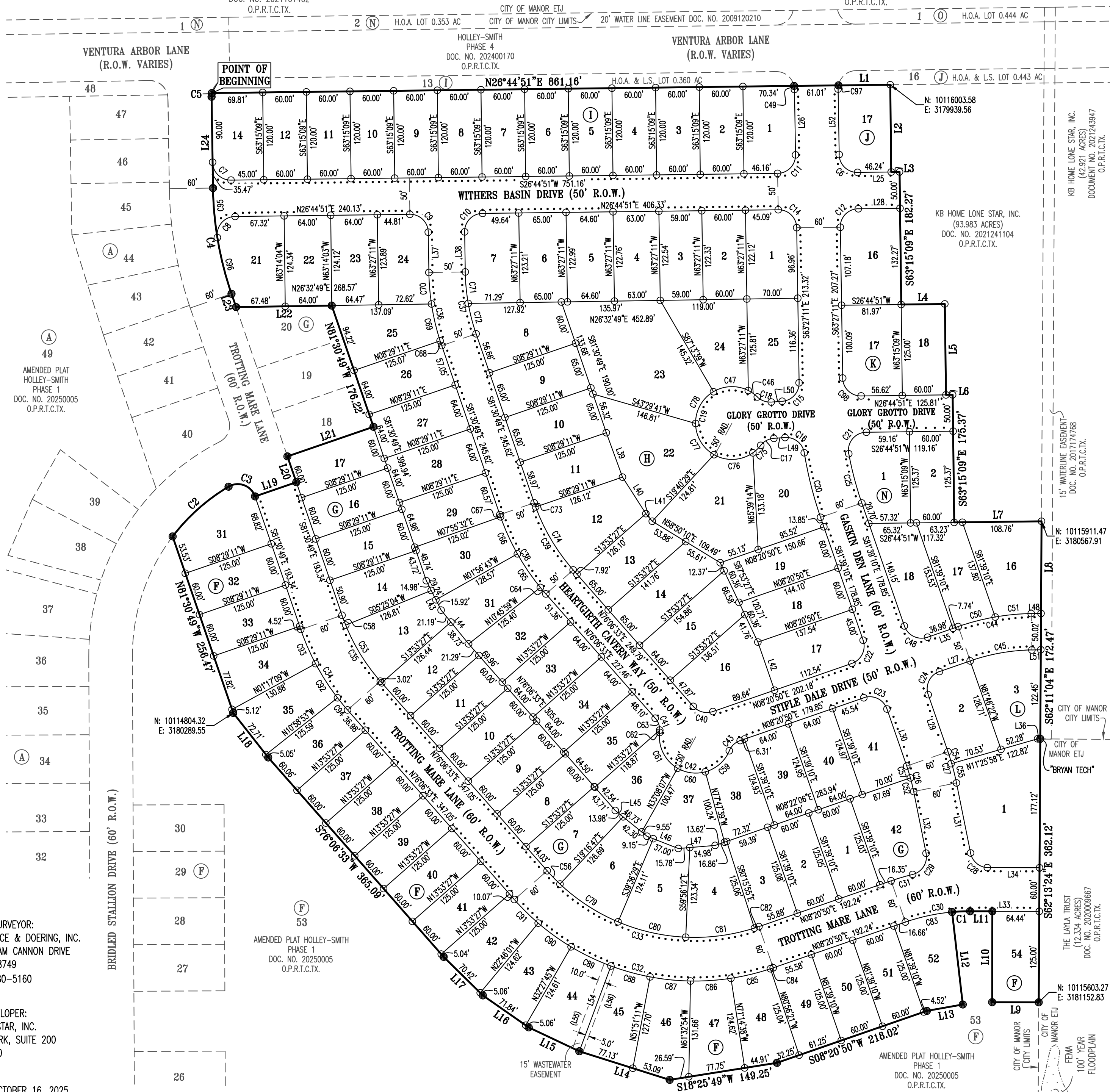


LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE" (UNLESS NOTED OTHERWISE)
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- P.U.E. PUBLIC UTILITY EASEMENT
- APPROX. SIDEWALK LOCATION
- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

GAB MANOR, LLC
(40.03 ACRES)
DOC. NO. 2021161462
O.P.R.T.C.TX.

GAB MANOR, LLC
(40.03 ACRES)
DOC. NO. 2021161462
O.P.R.T.C.TX.



ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512)-280-5160

OWNER AND DEVELOPER:
KB HOME LONE STAR, INC.
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

REVISED DATE: OCTOBER 16, 2025
ACREAGE: 28.614 ACRES
SURVEY: SUMNER BACON SURVEY
NUMBER 62, ABSTRACT NUMBER 63

F.E.M.A. MAP NO.: 48453C0295H,
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

SINGLE FAMILY LOTS: 112
TOTAL LOTS: 112
BLOCKS: 7

BENCHMARK NOTES:
#1 - CAPPED 1/2" IRON ROD SET STAMPED "CONTROL"
N: 10,114,414.72
E: 3,182,177.13
ELEV: 558.02' (NAVD '88)

STREETS	R.O.W.	L.F.
STIFLE DALE DRIVE	50' R.O.W.	498'
GASKIN DEN LANE	60' R.O.W.	1,133'
GLORY GROTTO DRIVE	50' R.O.W.	304'
HEARTGIRTH CAVERN WAY	50' R.O.W.	846'
WITHERS BASIN DRIVE	50' R.O.W.	943'
TROTGING MARE LANE	60' R.O.W.	1,400'
TOTAL		5,124'

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88')

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J: \AC3D\5411.2\SURVEY\PLAT - HOLLEY SMITH PH 2.DWG



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 24, 2025

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2023-P-1600-FP
Job Address: 15200 N FM Rd 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Holley Smith - Mustang Valley - Phase 2 Final plat submitted by Carlson, Brigrance & Doering, Inc. and received on October 21, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
 - a. Since the approved permit, a street name has been added, "Glory Grotto Drive"; provide documentation that this is approved by 911 addressing.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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,

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 24, 2025

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2023-P-1600-FP
Job Address: 15200 N FM Rd 973, Manor 78653

Dear Geoff Guerrero,

CBD COMMENT RESPONSE

The subsequent submittal of the Holley Smith - Mustang Valley - Phase 2 Final plat submitted by Carlson, Brigrance & Doering, Inc. and received on August 26, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
 - a. Since the approved permit, a street name has been added, 'Glory Grotto Drive'; provide documentation that this is approved by 911 addressing.
CBD: please see attached approval email from E911 Addressing. The plat has also been updated to show Glory Grotto Drive extending into the cul-de-sac per E911 Addressing's instructions.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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Thank you,

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, November 11, 2025

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2023-P-1600-FP
Job Address: 15200 N FM Rd 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the final plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on October 21, 2025, 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,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA