



Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, 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, February 12, 2025 at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel
You can access the meeting at <https://www.cityofmanor.org/page/livestream>

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 a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.**
Applicant: Greenview Development Corp
Owner: Greenview Development Greenbury LP
- 2. Conduct a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.**
Applicant: LJA Engineering
Owner: 14704 HWY 290 LLC

- 3. Conduct a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

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.

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

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.**

Applicant: Greenview Development Corp

Owner: Greenview Development Greenbury LP

- 6. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.**

Applicant: LJA Engineering

Owner: 14704 HWY 290 LLC

- 7. Consideration, discussion, and possible action on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

- 8. Consideration, discussion, and possible action on a drainage waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.**

Applicant: Southwest Engineers

Owner: BuildBlock

- 9. Consideration, discussion, and possible action on a subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX.**

Applicant: Professional StruCIVIL Engineers Inc

Owner: 13105 FM 1100, LLC

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: Friday, February 7, 2025, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail jalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

Applicant: Greenview Development Corp

Owner: Greenview Development Greenbury LP

BACKGROUND/SUMMARY: This property is a part of the Manor Commons northeast commercial subdivision. The request for C-1 is to bring this property in line with the adjacent parcel that is currently zoned C-1 via ordinance 730 passed on February 7, 2024.

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

- Letter of intent
- Tax Map
- Zoning Map
- FLUM Map
- C-1 Uses
- Aerial Image
- Mail Notice
- Mailing Labels
- Commercial Corridor Dashboard

ACTIONS:

<i>Discretion</i>	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 a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

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

January 13, 2025

City of Manor

Planning and Zoning Committee

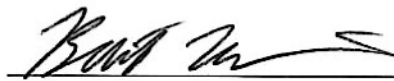
105 E Eggleston St.

Manor, TX 78653

Re: Letter of Intent

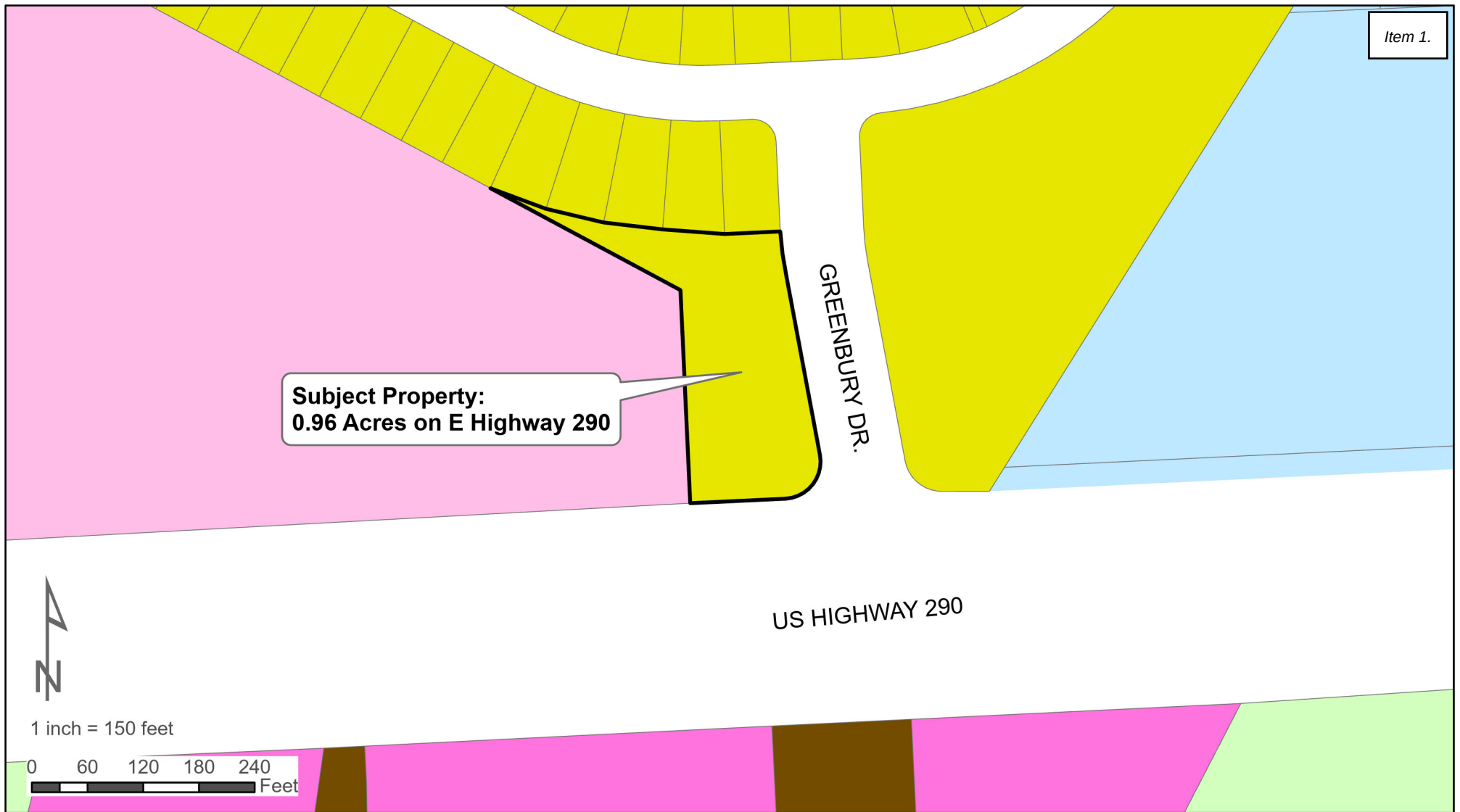
Greenview Development Greenbury LP is interested in rezoning 0.9596 acres of land located at 13100 Greenbury Drive, Manor, TX 78653 from SF-2 to C-1. In doing so, this would make the use consistent with the Development Agreement between the City of Manor and Timmermann Commercial Investments LP, Greenview Development Greenbury LP, and Geraldine Timmermann dated July 5, 2023 that relates to this tract as well as the adjacent 32.869 acres (currently zoned C-1), as well as the recorded plat dated April 9, 2003.

Greenview Development Greenbury LP



Barth Timmermann

President of Greenview Development Corp, General
Partner of Greenview Development Greenbury LP

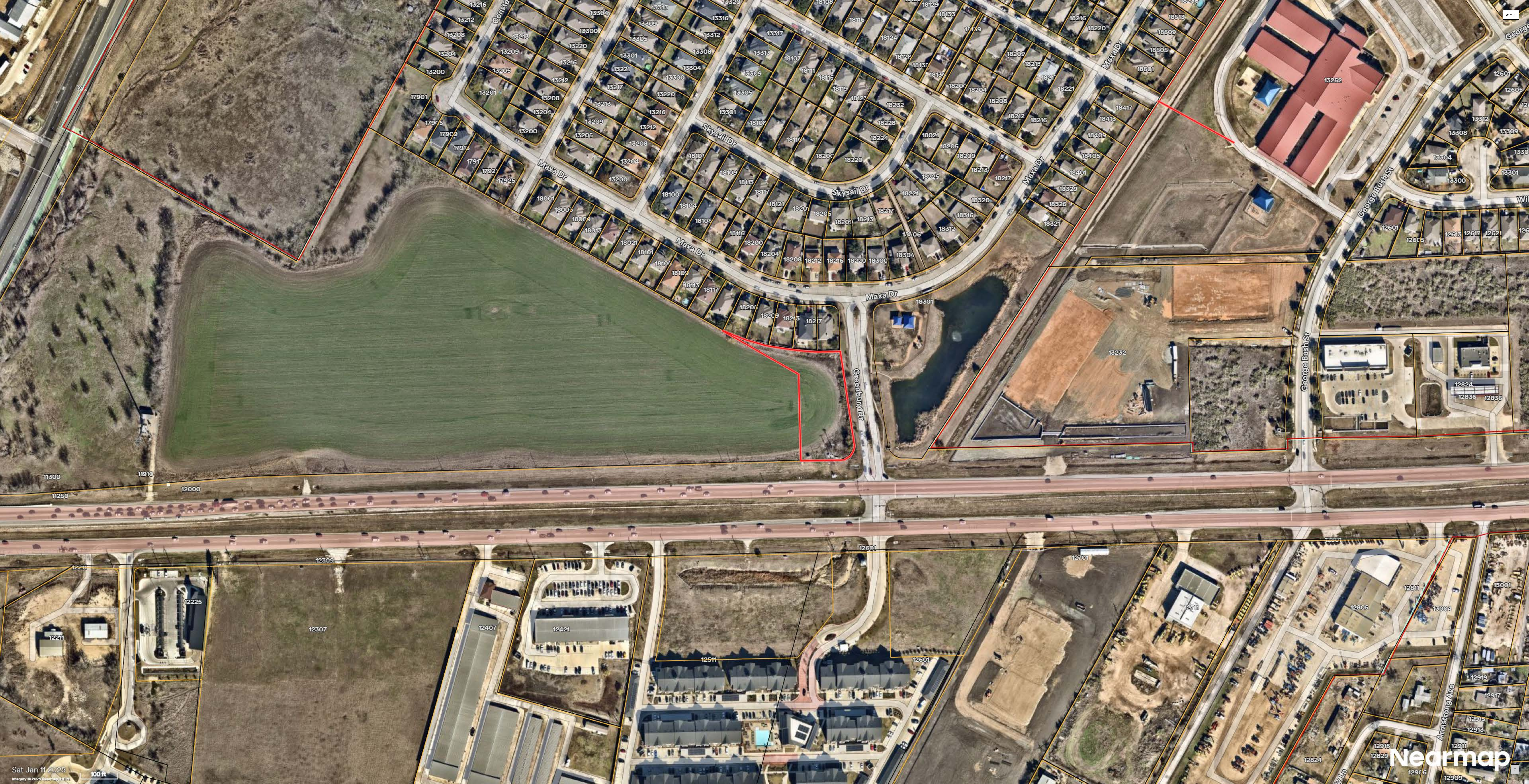


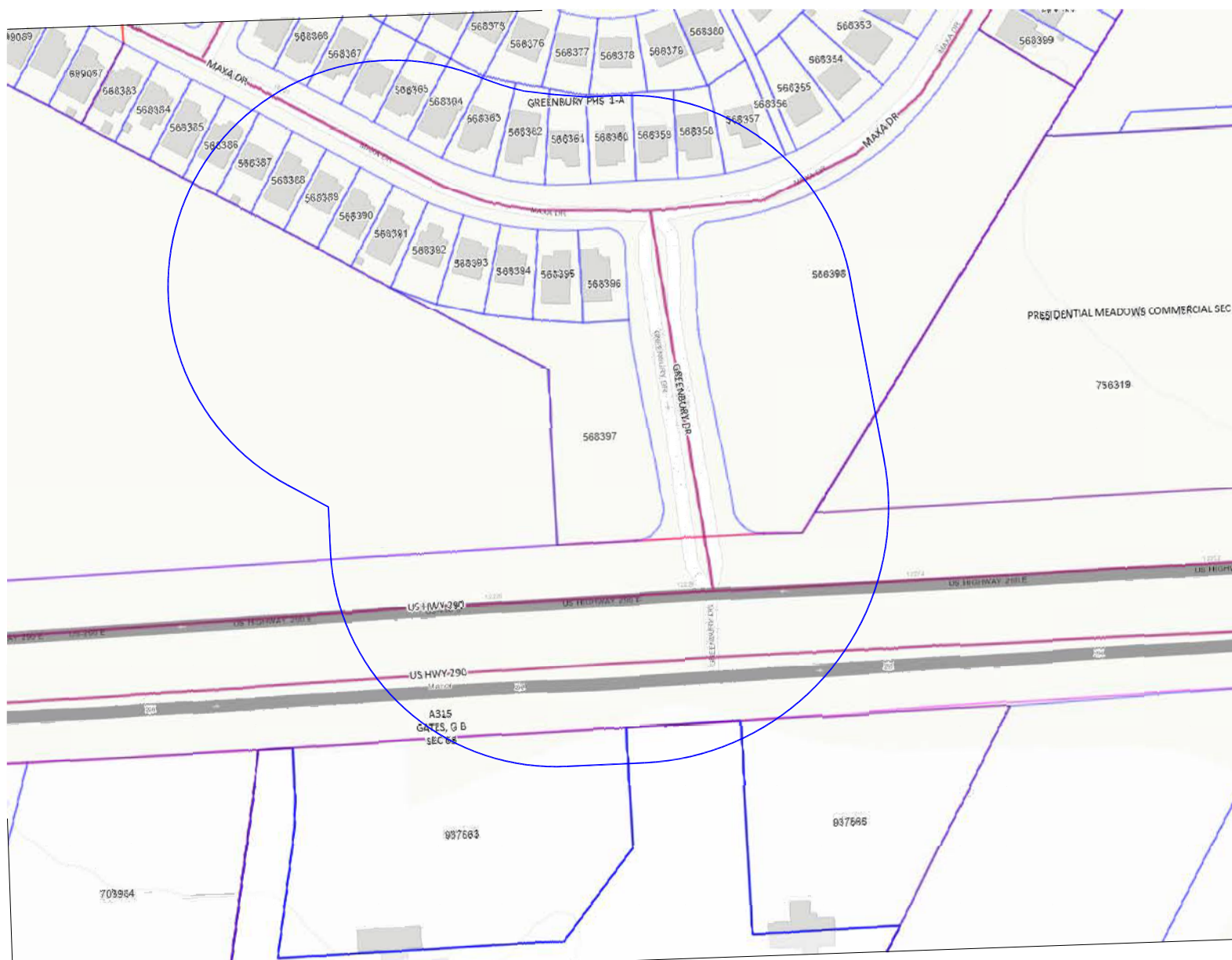
Proposed Zoning:
C-1 Light Commercial

Current Zoning:
Single Family Standard (SF-2)

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 Dev.
 MF-1	Multi-Family 15	 C-1	Light Commercial	 ETJ	
 MF-2	Multi-Family 25	 C-2	Medium Commercial		







1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 13100 Greenbury Dr rezoning from (SF-2) Single family standard to (C-1) light commercial

Case Number: 2025-P-1702-ZO

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 a Rezoning Application for 13100 Greenbury Dr rezoning from (SF-2) Single Family Standard to (C-1) Light Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) for lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr, Manor, TX from (SF-2) Single Family Standard to (C-1) Light Commercial.

Applicant: Greenview Development Corp

Owner: Greenview Development Greenbury LP

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 19, 2024 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.

Timmermann Commercial
Investments LP
501 Vale Steet
Austin, TX 78746

Lisa Beth Funcannon
18221 Maxa Dr
Manor, TX 78653

Eduardo Saldana
18217 Maxa Dr
Manor, TX 78653

Grace J Loveless
18213 Maxa Dr
Manor, TX 78653

Choquette M. Peterson
3002 Rock Rose Place
Round Rock, TX 78665

Sarah Leanne Schroeder
18205 Maxa Dr
Manor, TX 78653

Donna L & Kenneth M Hoffman
18201 Maxa Dr
Manor, TX 78653

Robert Walker Sr
18117 Maxa Dr
Manor, TX 78653

Andress & Amber Lopez
18113 Maxa Dr
Manor, TX 78653

Jewel I Williams
18109 Maxa Dr
Manor, TX 78653

Mangnan Tan
16304 Bates Cv
Pflugerville, TX 78660

Oakmoss LLC
6001 W. Parmer Ln
Austin, TX 78727

Edgardo Sebastian Escobar
18108 Maxa Dr
Manor, TX 78653

Rolando Hernandez Reyes
18116 Maxa Dr
Manor, TX 78653

Andrew James & Krista N Tucker
18200 Maxa Dr
Manor, TX 78653

Mario Alberto Peralta Yanez & Elena
S Tovar
18204 Maxa Dr
Manor, TX 78653

Zhongyan Chen
5528 Crystal Court
McKinney, TX 75072

Hoa V & Oanh K Nguyen
18212 Maxa Dr
Manor, TX 78653

Ronald L Sparkman
18216 Maxa Dr
Manor, TX 78653

Nicole M Willis
18220 Maxa Dr
Manor, TX 78653

Keidi Aparicio
18300 Maxa Dr
Manor, TX 78653

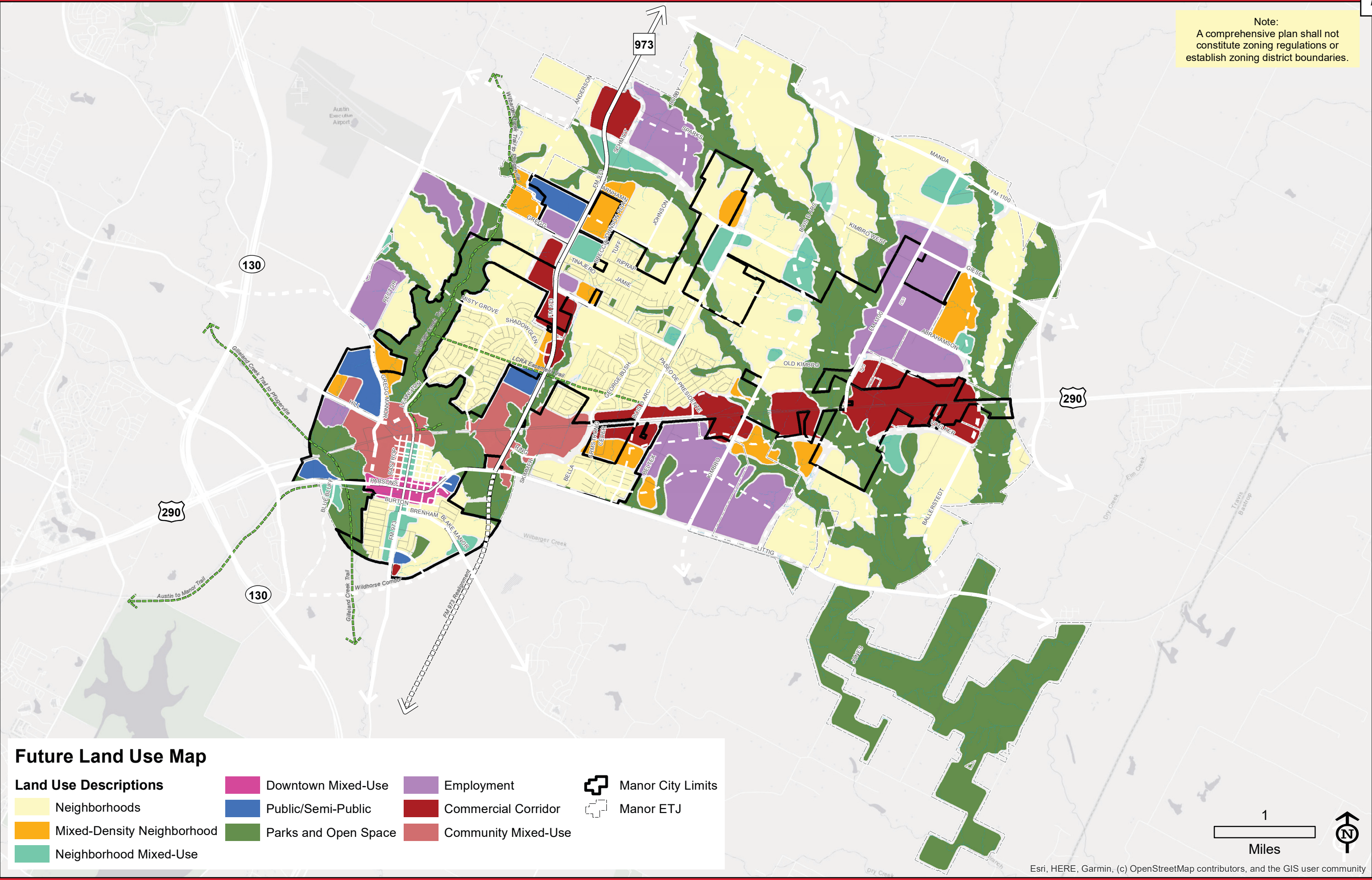
Angel U Fuentes
18304 Maxa Dr
Manor, TX 78653

Shops at Grassdale LLC
16051 Addison Rd Ste 201
Addison, TX 75001

Grassdale at Manor LLC
16051 Addison Rd Ste 201
Addison, TX 75001

Amerco Real Estate Company
2727 N Central Ave
Phoenix, AZ 85004

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



FUTURE LAND USE MAP

The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.

-  Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

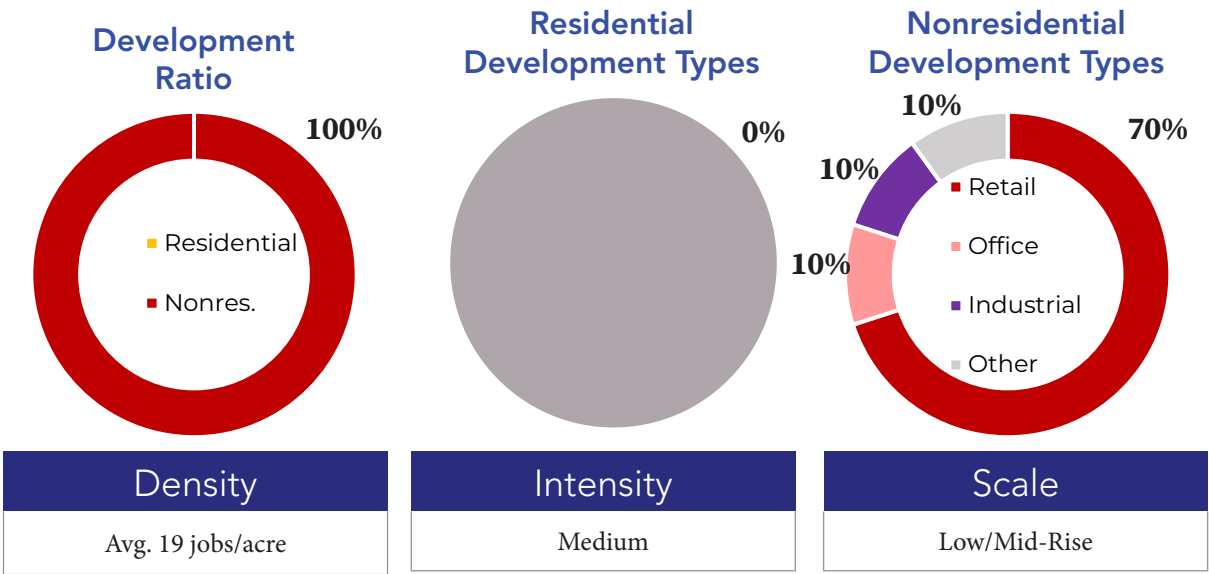
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●●●○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	●●●○○	
Shopping Center, Neighborhood Scale	●●●●●	Appropriate overall.
Shopping Center, Community Scale	●●●●●	
Light Industrial Flex Space	●●○○○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

COMMERCIAL DISTRICTS

C-1

Light Commercial

The light commercial district allows a mix of low-intensity commercial uses that are intended to serve a larger area of the community than NB (neighborhood business) uses. Light commercial uses should be located along or at the intersections of major roadways.

Permitted and Conditional Uses

Non-Residential Uses

Alcoholic Beverage Establishment (c)	Hotel (c)
Amusement (Indoor) (c)	Laundry Service (Self)
Antique Shop	Liquor Sales (c)
Art Studio or Gallery	Medical Clinic (c)
Automobile Repair (Minor) (c)	Offices, Government
Brewpub	Off-site Accessory Parking
Business Support Services	Personal Improvement Services
Child Care Center	Personal Services
Club or Lodge	Pet Store (c)
Commercial Off-Street Parking (c)	Printing and Publishing (c)
Communication Services or Facilities	Religious Assembly
Community Garden (c)	Restaurant (c)
Construction and Equipment Sales (Minor)	Restaurant-Drive in or Drive-Through (c)
Consumer repair Services	School, boarding
Event Center (c/s)	School, business or trade
Financial Services (c)	School, private or parochial
Florist (c)	School, public
Food Preparation (c)	Semi-Permanent food establishment (c)
Food Sales (c)	Smoke shop or Tobacco Store
Funeral Services (c)	Theater
Game Room (c/s)	Utility services (minor)
Garden Center (c)	Veterinary Services, minor (c)
Gasoline Station (Limited) (c/s)	Wireless Transmission Facilities, attached (c)
General Retail Sales (Convenience)	Wireless Transmission Facilities, monopole (c/s)
General Retail Sales (general)	Wireless Transmission Facilities, stealth (c)
Governmental facilities	
Hospital Services (s)	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.

Applicant: LJA Engineering

Owner: 14704 HWY 290 LLC

BACKGROUND/SUMMARY: This property is a 51.3-acre tract in the eastern part of Manor at the northwest intersection of US Hwy 290 and FM 1100. The applicant is requesting C-3 zoning per their letter of intent to create 8 commercial lots in the non-floodplain area of the site and an accompanying RV park in the floodplain. One commercial lot is intended to be an amenity center for the RV park with the remaining lots having no planned tenants currently. The floodplain on site is roughly 41 acres out of the total 51.3.

RV Parks require a specific use permit and must meet certain requirements to be constructed if a specific use permit is granted. If this zoning is granted, the applicant would have to come before the commission and council again for separate approval.

The Future Land Use Map intends for US Highway 290 to be a commercial corridor with a sales tax base that will be beneficial to the city now and in the future. C-3 zoning allows for uses that do not generate sales tax for the city and allows for gas stations by right.

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

- Letter of intent
- Zoning map
- Aerial image
- Concept plan
- FLUM Map
- Tax map
- Mail notice
- Mailing labels
- Commercial Corridor Dashboard
- C-3 Uses

ACTIONS:

<i>Discretion</i>	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 a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.

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

December 12, 2024

City of Manor – Development Services
ATTN: Michael Burrell
P.O. Box 387
Manor, Texas 78653

RE: Letter of Intent – Manor 52 Acre Rezoning Submittal
Manor, Travis County, Texas

Dear Mr. Burrell:

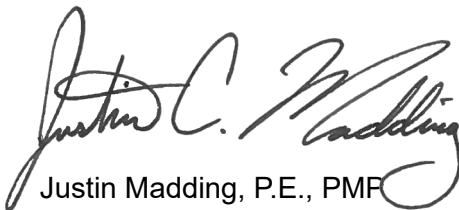
This letter of intent is being submitted in support of the Rezoning request for a ±52 acre tract of land located at 14704 US-290, Manor, Texas 78653. Rezoning of the property is required to allow for development of the into separate commercial sites in accordance with the Manor 52 Acre Concept Plan initially submitted on 7/18/2024.

Currently, the property is primarily zoned Single Family Suburban (SF-1) with a portion of Agricultural (A) to the NW corner. Our client is requesting to rezone the entire property to Heavy Commercial (C-3) and intends to develop a portion of the land in the floodplain into a RV park. One of the commercial sites is planned to be developed into an amenity center for the RV park. The other remaining commercial sites will be developed under separate projects. At this time no other specific uses/businesses are known, but by rezoning to Heavy Commercial C-3 zoning, the greatest flexibility will remain for the kind of uses/businesses that could develop in this portion of the City.

Should you have any questions or comments, please feel free to contact me using the information in my signature below.

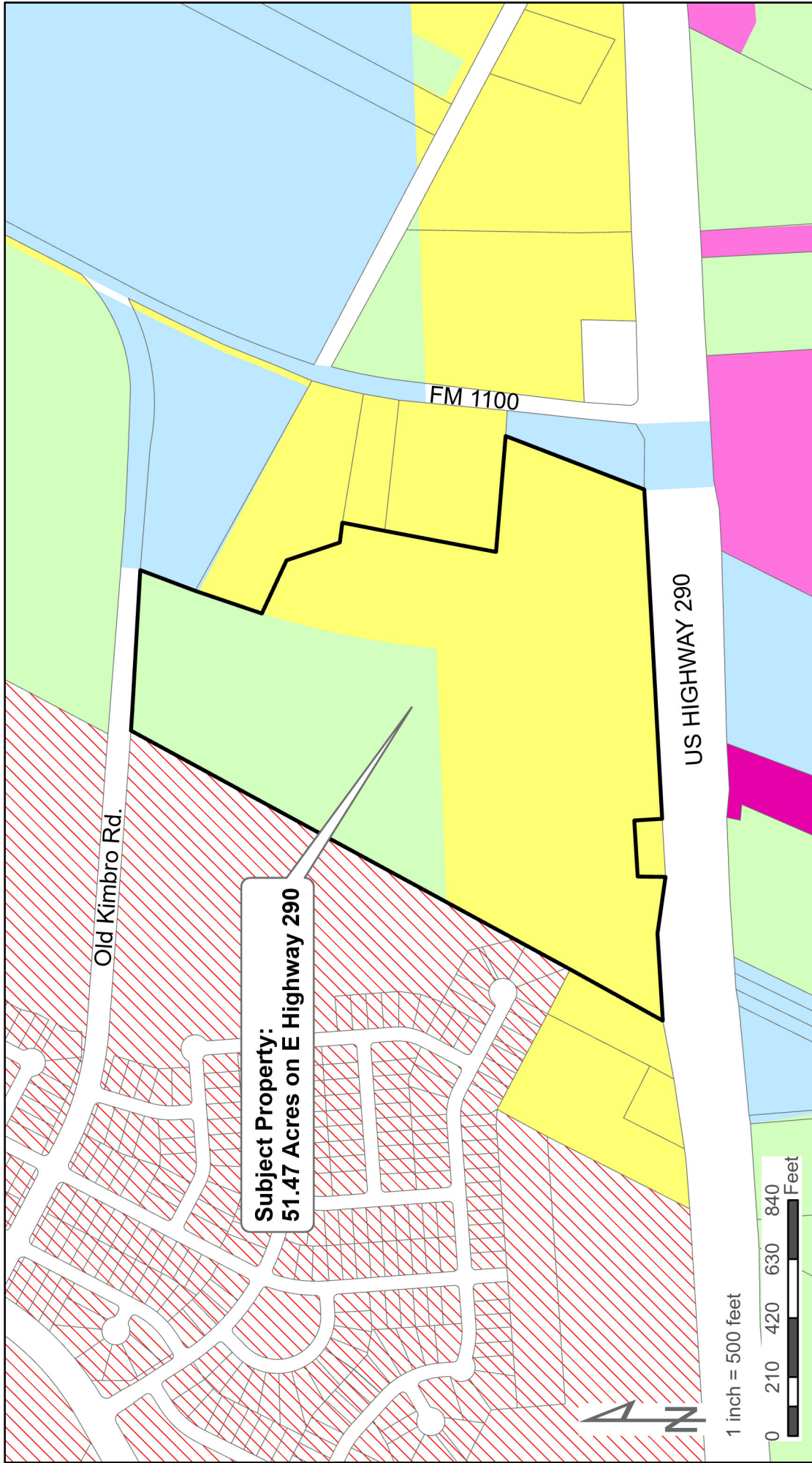
Sincerely,

LJA ENGINEERING, INC.



Justin Madding, P.E., PMF

512-507-1732



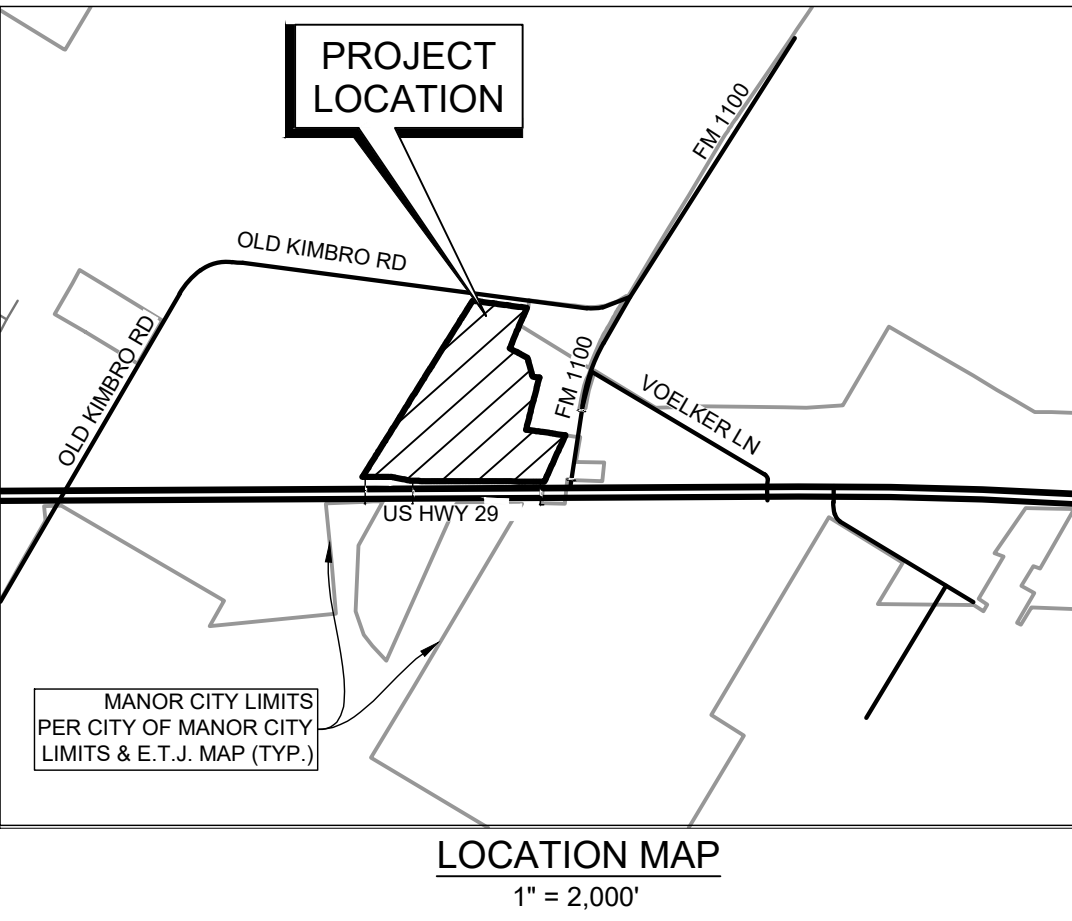
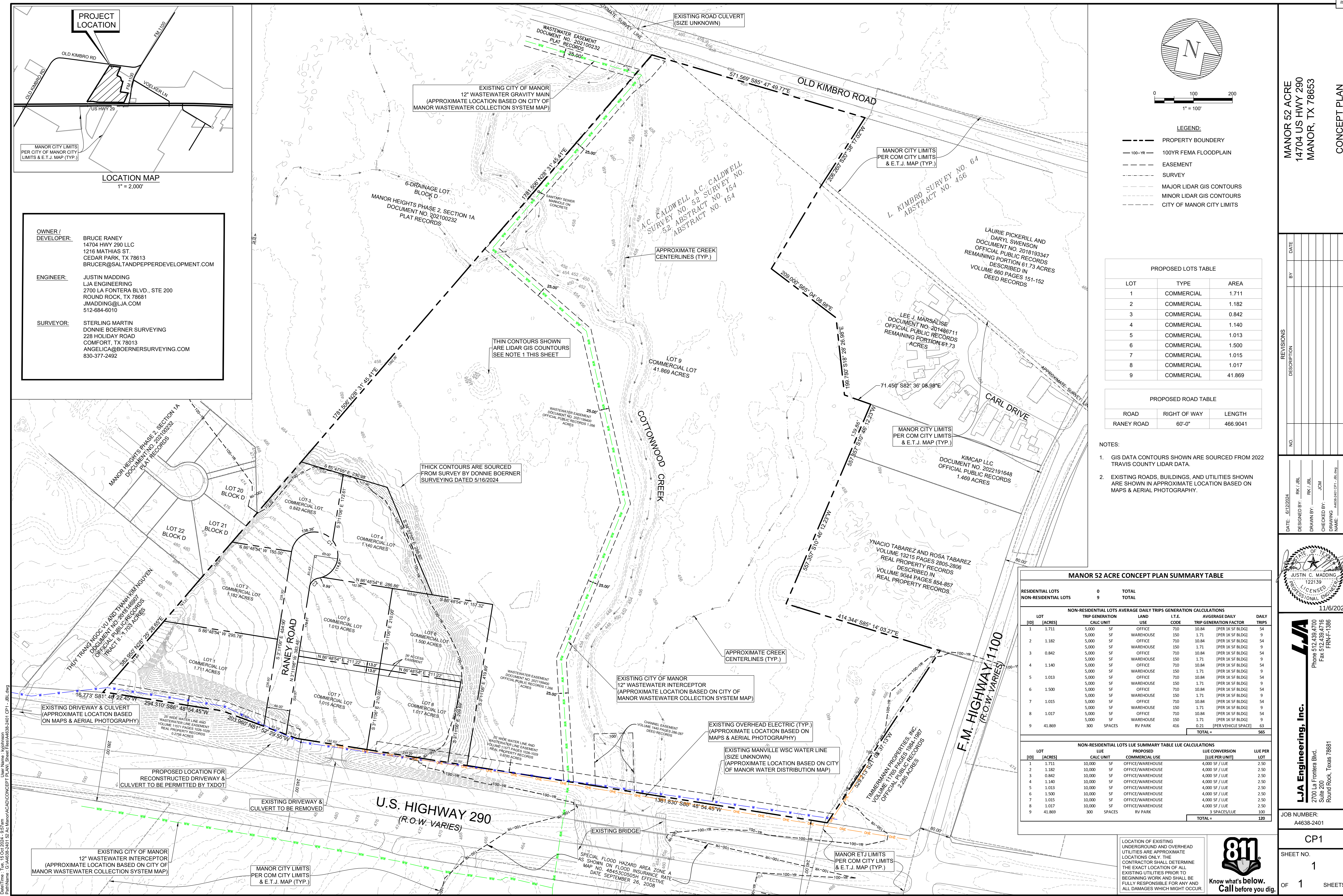
Zoning Legend

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

Proposed Zoning:
C-3 Heavy Commercial

Current Zoning:
Single Family Suburban (SF-1)
Agricultural (A)





OWNER / DEVELOPER: BRUCE RANEY
14704 HWY 290 LLC
1216 MATHIAS ST.
CEDAR PARK, TX 78613
BRUCER@SALTANDPEPPERDEVELOPMENT.COM

ENGINEER: JUSTIN MADDING
LJA ENGINEERING
2700 LA FONTERA BLVD., STE 200
ROUND ROCK, TX 78681
JMADDING@LJA.COM
512-684-6010

SURVEYOR: STERLING MARTIN
DONNIE BOERNER SURVEYING
228 HOLIDAY ROAD
COMFORT, TX 78013
ANGELICA@BOERNERSURVEYING.COM
830-377-2492

0 100 200
1" = 100'

LEGEND:

- PROPERTY BOUNDARY
- 100-YR 100YR FEMA FLOODPLAIN
- EASEMENT
- SURVEY
- MAJOR LIDAR GIS CONTOURS
- MINOR LIDAR GIS CONTOURS
- CITY OF MANOR CITY LIMITS

PROPOSED LOTS TABLE		
LOT	TYPE	AREA
1	COMMERCIAL	1.711
2	COMMERCIAL	1.182
3	COMMERCIAL	0.842
4	COMMERCIAL	1.140
5	COMMERCIAL	1.013
6	COMMERCIAL	1.500
7	COMMERCIAL	1.015
8	COMMERCIAL	1.017
9	COMMERCIAL	41.869

PROPOSED ROAD TABLE		
ROAD	RIGHT OF WAY	LENGTH
RANEY ROAD	60'-0"	466.9041

- NOTES:
- GIS DATA CONTOURS SHOWN ARE SOURCED FROM 2022 TRAVIS COUNTY LIDAR DATA.
 - EXISTING ROADS, BUILDINGS, AND UTILITIES SHOWN ARE SHOWN IN APPROXIMATE LOCATION BASED ON MAPS & AERIAL PHOTOGRAPHY.

MANOR 52 ACRE CONCEPT PLAN SUMMARY TABLE									
RESIDENTIAL LOTS		0		TOTAL					
NON-RESIDENTIAL LOTS		9		TOTAL					
NON-RESIDENTIAL LOTS AVERAGE DAILY TRIPS GENERATION CALCULATIONS									
LOT (ID)	ACRES	TRIP GENERATION		LAND USE	L.T.E. CODE	AVERAGE DAILY TRIP GENERATION FACTOR		DAILY TRIPS	
1	1.711	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
2	1.182	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
3	0.842	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
4	1.140	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
5	1.013	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
6	1.500	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
7	1.015	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
8	1.017	5,000	SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54	
		5,000	SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9	
9	41.869	300	SPACES	RV PARK	416	0.21	(PER VEHICLE SPACE)	63	
							TOTAL =	565	
NON-RESIDENTIAL LOTS LUE SUMMARY TABLE LUE CALCULATIONS									
LOT (ID)	ACRES	LUE PROPOSED		LUE CONVERSION		LUE PER LOT			
		CALC UNIT	COMMERCIAL USE	(LUE PER UNIT)					
1	1.711	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
2	1.182	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
3	0.842	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
4	1.140	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
5	1.013	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
6	1.500	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
7	1.015	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
8	1.017	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50			
9	41.869	300	SPACES	RV PARK	3 SPACES/LUE	100			
							TOTAL =	120	

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



MANOR 52 ACRE
14704 US HWY 290
MANOR, TX 78653

CONCEPT PLAN

DATE	BY	REVISIONS
8/12/2024	RK / JBL	DESIGNED BY
	RK / JBL	DRAWN BY
	JCM	CHECKED BY
	ANGELICA@BOERNERSURVEYING.COM	DRAWING NAME

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-1386

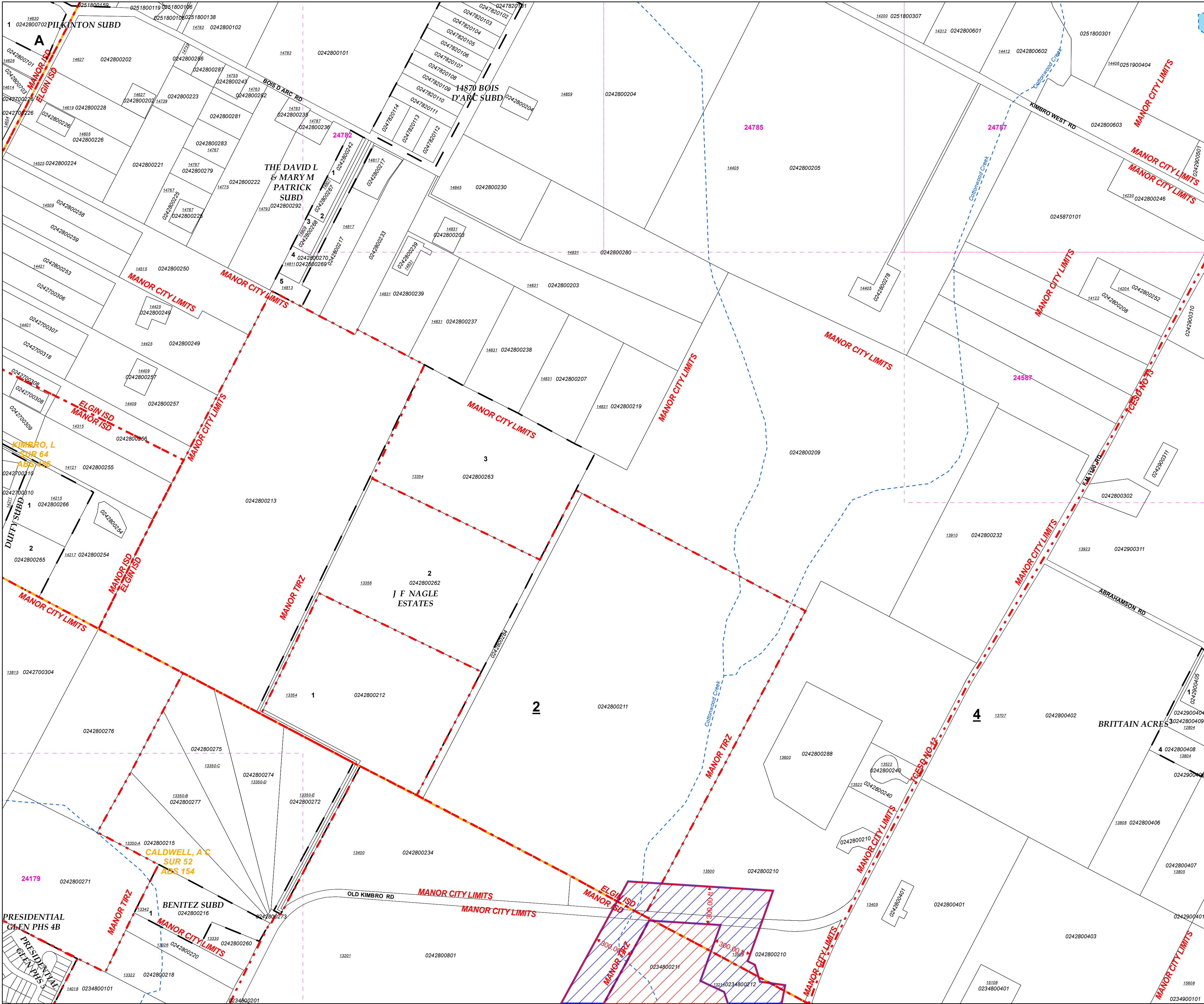
JOB NUMBER:
A4638-2401

CPI

SHEET NO.
1

OF 1 SHEETS

Drawn: Justin Madding
Title: 15 Oct 2024 - 05:17pm
Path: \\G:\A4638-2401_52 Acre Manor\ACAD\CONCEPT PLAN\Sheet Files\A4638-2401_CPI_1_JBL.dwg



Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map

25170	25180	25190
24775	24785	24795
24270	24280	24290
23470	23480	23490

0 400 Feet

Revision Date: 3/10/2021

24280



1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14704 US HWY 290 rezoning from (SF-1) single family and (A) Agricultural to (C-3) heavy commercial

Case Number: 2024-P-1697-ZO

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 a Rezoning Application for 14704 US HWY 290 rezoning from (SF-1) single family and (A) Agricultural to (C-3) Heavy Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) for lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) single family and (A) Agricultural to (C-3) Heavy Commercial.

Applicant: LJA Engineering

Owner: 14704 HWY 290 LLC

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 19, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

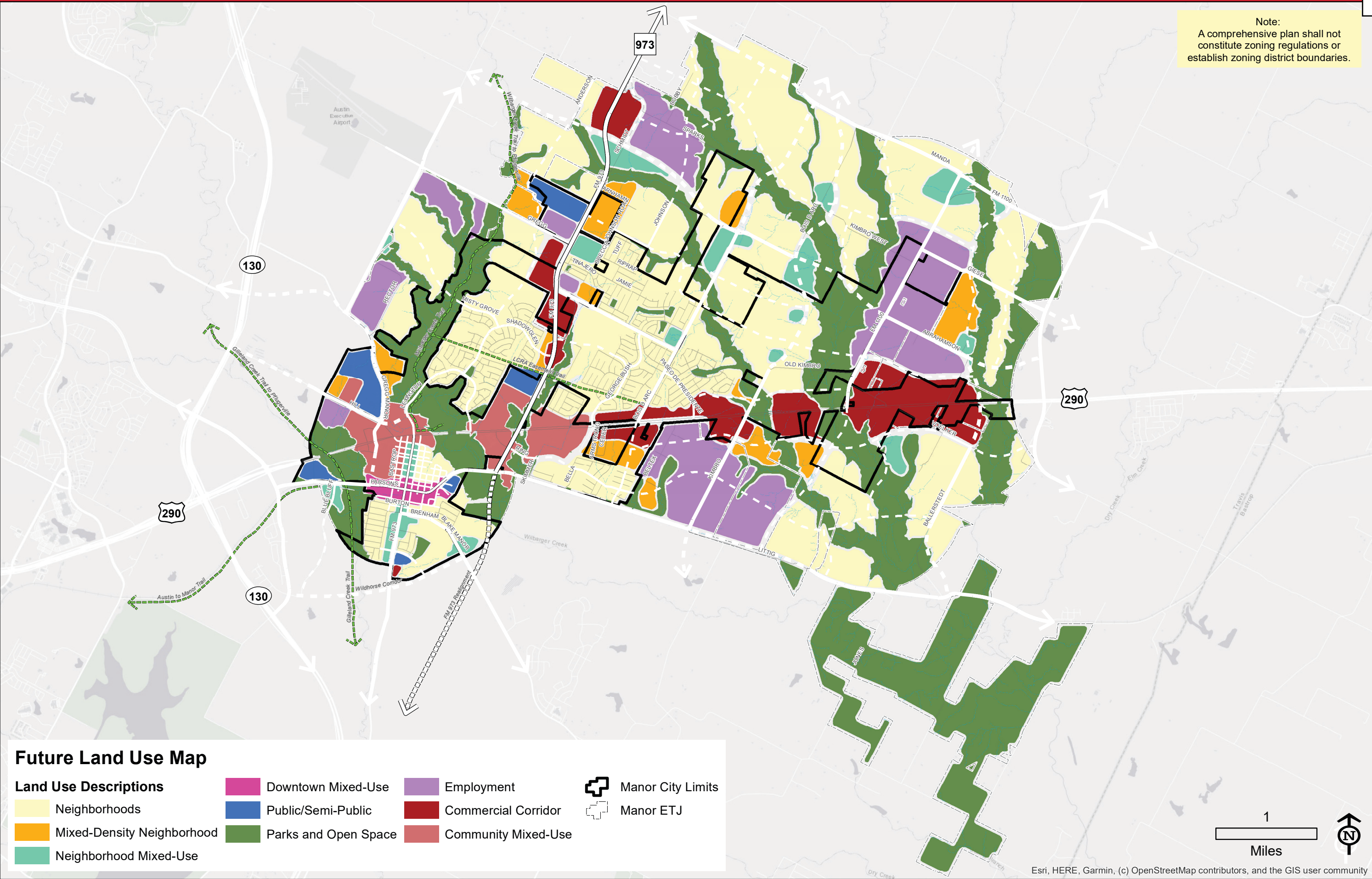
You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

DUQUE STATES LLC 4868 E YAGER LN Manor, TX 78653-4513	KRANTZ PROPERTIES LLC RYAN LLC FKA MORRISON & HEAD LP 14807 US HIGHWAY 290 E Manor, TX 78653-4513	EARTC INVESTMENTS DOS LLC 14719 E U S HWY 290 STE 106 Manor, TX 78653-4588
MB & MS ENTERPRISES INC PO BOX 82653 Austin, TX 78708-2653	TODD & KIM MASON-DARNELL 14601 US HIGHWAY 290 E APT D Manor, TX 78653-4568	MARILYN M & RONALD J MASON 14601 US HIGHWAY 290 E APT C Manor, TX 78653-4568
AMY L & JEREMY C KONDRATH 14601 US HWY 290E UNIT B Manor, TX 78653-4568	SBS MANOR I LLC 110 WOODLAND AVE STE 1 Reno, NV 89523	AUSTIN 21 LLC 117 FORT HOOD LN Georgetown, TX 78628-6007
AUSTIN 21 LLC 117 FORT HOOD LN Georgetown, TX 78628-6007	THANH K & THONG Q VU NGUYEN 14520 EAST US HWY 290 Manor, TX 78653-4747	GRACE COVENANT CHRISTIAN CENTER OF AUSTIN INC PO BOX 1068 Manor, TX 78653-1068
VU THUY TRANG NGOC & THANH KIM NGUYEN 12609 DESSAU RD 195 Austin, TX 78754-1820	DEMETRIOS SANTIKOS 20805 PHEBE FOSTER ST Manor, TX 78653-2747	DUWURU ANISH REDDY & GRISHMA HARKISHIN KHATRI 20807 PHEBE FOSTER ST Manor, TX 78653-2747
GARCIA ROBERTO JOSE & SANDRA ROCIO MARTINEZ 20809 PHEBE FOSTER ST Manor, TX 78653-2747	MILLER JOSIE ANGELICA & MAURICE RAMON MILLER 20811 PHEBE FOSTER ST Manor, TX 78653-2747	SAMI MAHMOUD 20813 PHEBE FOSTER ST Manor, TX 78653-2747
ALLEN JESSICA & ZACHARY NOLEN 20812 PHEBE FOSTER ST Manor, TX 78653-2747	CARILLON RESIDENTIAL COMMUNITY INC 5757 ALPHA RD STE 680 Dallas, TX 75240-4785	CASTILLO ALLAN ALBERTO & MELISSA GARCIA 20810 PHEBE FOSTER ST Manor, TX 78653-2747
OTAY MARTINEZ 20808 PHEBE FOSTER ST Manor, TX 78653-2747	CHRISTOPHER DAVID & DALEL CURRENT 20806 PHEBE FOSTER ST Manor, TX 78653-2747	FORESTAR USA REAL ESTATE GROUP INC 16500 SAN PEDRO AVE STE 400 San Antonio, TX 78232
FORESTAR USA REAL ESTATE GROUP INC 16500 SAN PEDRO AVE STE 400 San Antonio, TX 78232	PICKERILL LAURIE & DARYL SWENSON 1120 W LOVERS LN Arlington, TX 76013-3822	LEE J MARSALISE 110 RAYMOND DR DERIDDER, LA 70634-5806
KIMCAP LLC PO BOX 14171 Austin, TX 78761-4171	YNACIO & ROSA TABAREZ 1221 MEADGREEN DR Austin, TX 78758-4712	TIMMERMANN PROPERTIES INC PO BOX 4784 Austin, TX 78765-4784

NASSOUR PROPERTY TAX
CONSULTING, LLC
5808 BALCONES DR, STE 200
Austin, TX 78731-4265

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



FUTURE LAND USE MAP

The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.

-  Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

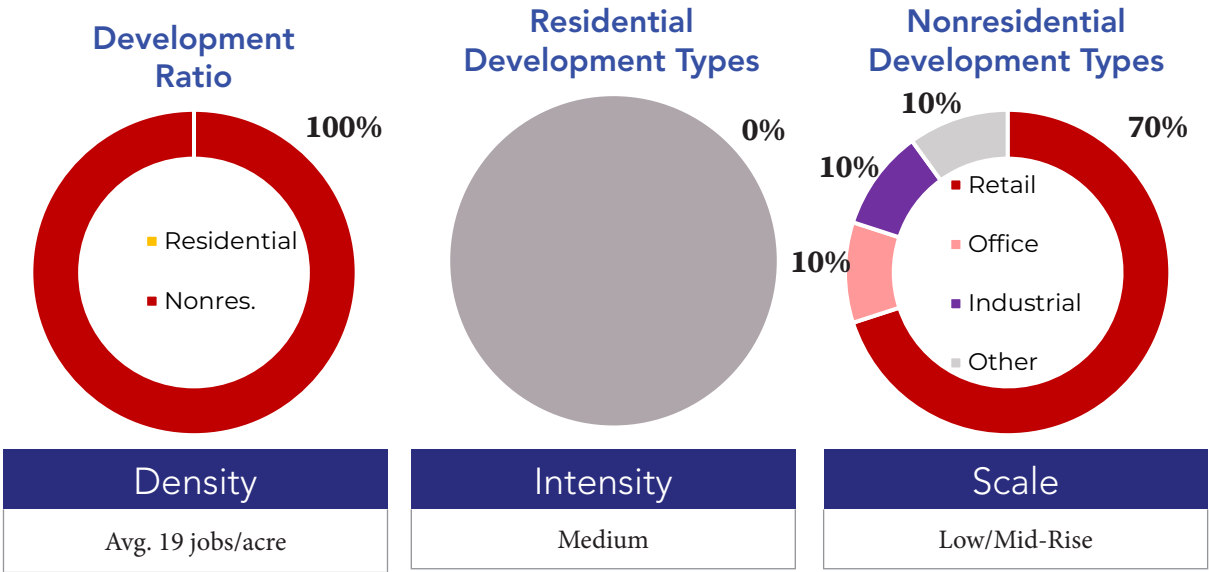
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●●●○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	●●●○○	
Shopping Center, Neighborhood Scale	●●●●●	Appropriate overall.
Shopping Center, Community Scale	●●●●●	
Light Industrial Flex Space	●●○○○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

C-3

Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region.

Heavy commercial uses should have direct frontage along major highways.

Permitted and Conditional Uses

Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:
PREPARED BY: Michael Burrell, Interim Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

BACKGROUND/SUMMARY: This property is being zoned in concurrence with annexation. It will be multiple industrial buildings with tenants yet to be determined. This land is not contemplated in the FLUM as it is being newly annexed, but the neighboring property is designated as employment center and community mixed-use, so industrial zoning is in line with the comp plan.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Zoning map
- Aerial Image
- Mail notice
- IN-2 Uses
- Mailing Labels
- FLUM Map
- Employment Center Dashboard

ACTIONS:

<i>Discretion</i>	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 a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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



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	Extra-Territorial Jurisdiction
MF-2	Multi-Family 25	C-2	Medium Commercial		

Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)





1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: Manor Downs Rezoning from (A) Agricultural to (IN-2) Heavy Industrial

Case Number: 2025-P-1701-ZO

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 a Rezoning Application for Manor Downs rezoning from (A) Agricultural to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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Owner: DG Manor Downs Property Owner, L.P.

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 19, 2024 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

Yajat LLC
1204 South Saddle Lakes Drive
Abilene, Texas 79602

SARVI LLC
26 Pascal Lane
Austin, Texas 78746

Manor Downs East L

Item 3.

4212 Prickly Pear Drive
Austin, Texas 78731

CH DOF I-Rangewater MF
Austin Manor LP
5605 Glenridge Drive Ste. 775
Atlanta, Georgia 30342

Manor Downs 13 More LLC
4212 Prickly Pear Drive
Austin, Texas 78731

Manor Downs South LLC
4212 Prickly Pear Drive
Austin, Texas 78731

Travis County

Butler Family Partnership LTD

Manor Independent School District

PO Box 1748

PO Box 9190

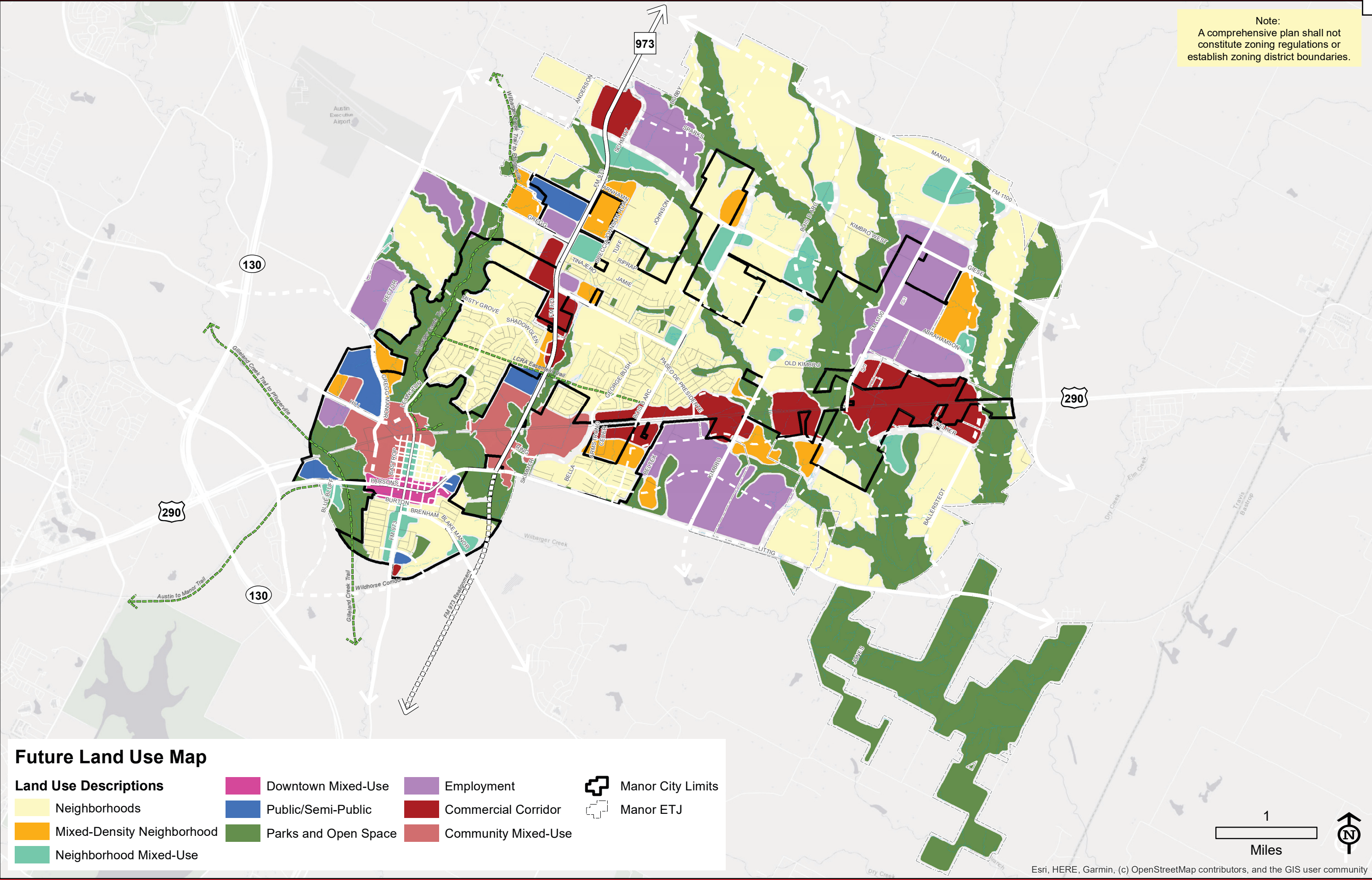
PO Box 359

Austin, Texas 78767

Austin, Texas 78766

Manor, Texas 78653

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FUTURE LAND USE MAP

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-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

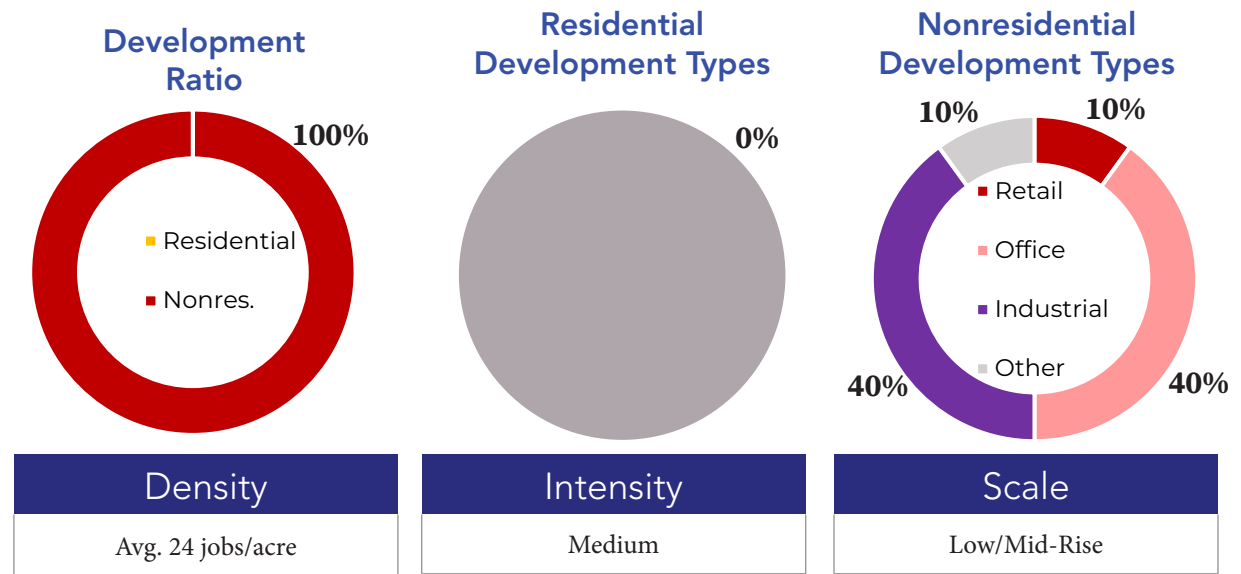
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Neighborhood Scale	●●●●○	
Shopping Center, Community Scale	●●●●○	Appropriate overall, with high quality design standards.
Light Industrial Flex Space	●●●●●	
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

IN-2

Heavy Industrial

Allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons or property outside the boundaries of the property.

Permitted and Conditional Uses

Non- Residential Uses

Automobile repair (major) (c)	Recreational Vehicle sale, service, and rental (c)
Brewery, micro (c)	Recycling operation (indoor)
Brewery, regional (c)	Recycling operation (outdoor) (c)
Construction and Equipment sales (major)	Religious Assembly
Contractor's shop (c)	Research Services (Hazard)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Preparation (c)	Truck Stop or Travel Center
Funeral Services (c)	Utility services, major (c)
Governmental facilities	Utility services (minor)
Industrial Use, Heavy	Wireless Transmission Facilities, attached (c)
Laundry Service	Wireless Transmission Facilities, monopole (c/s)
Metal recycling entity (c)	Wireless Transmission Facilities, stealth (c)
Offices, Government	
Offices, Warehouse (c)	
Off-site Accessory Parking	
Product Development Services (hazard)	

AGENDA ITEM NO. 4



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for January 8, 2025, Planning and Zoning Commission Regular Session

BACKGROUND/SUMMARY:

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

- January 8, 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
JANUARY 08, 2025**

This meeting was live streamed on Manor's YouTube channel at:
<https://www.youtube.com/@cityofmanorsocial/stream>

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Michael Burrell, Interim Development Services Director
Veronica Rivera, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Brittney Lopez, Deputy City Secretary

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 Commissioner Stensland at 6:35 p.m. on Wednesday, January 8, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Tammie Philips, 14515 Bois D'Arc Lane, Manor, Texas, expressed concerns regarding her property address being used by a local developer for a subdivision being built behind her home. She explained her confusion regarding a portion of her land was taken from her and her taxes being raised. She detailed what she felt was harassing behavior toward her.

REGULAR AGENDA

8. **Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Chair and Vice Chair to serve a 1-year term.**

City Staff recommended the Planning and Zoning Commission appoint a Planning and Zoning Commission Chairperson and Vice Chair to serve a 1-year term.

Assistant City Attorney Rivera addressed questions from the Commissioners. She stated that the Chair and Vice Chair positions would take effect immediately, nominations for each position could be voted on together or separately, and the individual did not have to be present to be nominated and approved for the position. She stated the only criteria was for the individual to be appointed to the Commission by City Council.

Commissioner Meyer requested a recap of the current Chair and Vice Chair.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the nomination of Commissioner Paiz for Chair and Commissioner Chavis for Vice Chair to serve a 1-year term.

Commissioner Paiz stated that he would accept the nomination.

There was no further discussion.

Motion to Approve carried 4-0.

7. Consideration Discussion, and Possible Action on recommending two P&Z commissioners for the Tree Advisory Committee.

City Staff recommended the Planning and Zoning Commission nominate two P&Z commissioners for the Tree Advisory Committee.

Chair Paiz stated Commissioner Chavis requested to be considered for this position.

Commissioner Meyer requested a recap of the current Chair and Vice Chair.

Interim Director Burrell confirmed the current members on the Tree Advisory Committee were Chair Paiz and Commissioner Leonard.

MOTION: Upon a motion made by Commissioner Stensland to approve the nomination of Chair Paiz and Commissioner Leonard to Tree Advisory Committee.

There was no further discussion.

Motion to Approve carried 3-1. Opposed by Commissioner Nila.

PUBLIC HEARING

- 1. Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33 acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.**
Applicant: Kimley-Horn & Associates. Owner: Forestar.

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

Chair Paiz opened the public hearing.

Interim Director Burrell gave a summary for the Subdivision Preliminary Plat Amended for Manor Heights Phase 4 and 5. He stated the purposed changes were for reconfiguring some of the lots from alley loaded to front loaded. This change would only affect lots in Manor Heights Phase 4.

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 4-0.

CONSENT AGENDA

2. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for December 11, 2024, Planning and Zoning Commission Regular Session.**

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to approve Consent Agenda.

There was no further discussion.

Motion to Approve carried 4-0.

REGULAR AGENDA

3. **Consideration, Discussion, and Possible Action on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.** Applicant: Henderson Professional Engineers. Owner: 16023 HWY 290 LLC.

Randi Culp with Henderson Professional Engineers, 600 Round Rock West Drive, Suite 804, Round Rock, Texas, submitted a speaker card to speak in support of this item. She gave a summary of the purposed use of the property, including the number of buildings and the potential use of the buildings.

Interim Director Burrell gave background information on the Letter of Intent presented to the City on behalf of this item. He stated the letter requested C-3 Heavy Commercial zoning with no restrictions.

Ms. Culp clarified the C-2 Medium Commercial zoning would be too restrictive and did not allow for heavy equipment sales. She stated the owner stated the only intended use planned at this time would be office space and flex warehouse storage.

Interim Director Burrell stated this item was for zoning therefore any information about traffic mitigation would not be available at this stage of planning. He also reminded the Commissioners about the ability to restrict unfavorable uses within a zoning category.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-2) Medium Commercial with excluded uses of Gasoline Station – Limited, Gas Station – Full Service, and Mini-Storage Warehouse.

There was no further discussion.

Motion to Approve carried 4-0.

4. **Consideration, Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: Forestar.

City Staff recommended the Planning and Zoning Commission approve a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

Jeremy Rogers with Kimley-Horn & Associates, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card in support of this item. Mr. Rogers did not wish to speak; however, was available for any questions.

Interim Director Burrell stated this item was non-discretionary. He stated this item has been approved by City Engineers as being compliant with the Manor Code of Ordinances.

Interim Director Burrell answered questions regarding garage dominance and the purposed front-loading garages.

Mr. Rogers answered questions regarding the purpose behind the proposed change. He stated that due to changes in the market townhomes were no longer being purposed on these lots. He detailed the other changes such as private verse city owned roadways and utilities.

Interim Director Burrell address parking area questions.

Concerns were expressed about the 64-foot Right-of-Way.

Mr. Rogers answered questions about the designated thoroughfare areas near the lots with the purposed changes.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to approve the Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX

There was no further discussion.

Motion to Approve carried 4-0.

5. **Consideration, Discussion, and possible action on a short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.** Applicant: Kimley-Horn Associates. Owner: Peter Dwyer.

City Staff recommended the Planning and Zoning Commission approve a short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.

Jeremy Rogers with Kimley-Horn & Associates, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card in support of this item. Mr. Rogers did not wish to speak; however, was available for any questions.

Interim Director Burrell gave background information regarding the Short Form Final Plat for the Lagos Lakeside Subdivision.

Mr. Rogers answered questions regarding potential commercial uses for the development. He detailed the intended use of the park area, entry into the development and the potential commercial uses around the park.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

6. **Consideration, Discussion, and possible action on a short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being LOTS 1-5 BLOCK 43 & lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.** Applicant: Build Block Inc. Owner: Build Block Inc.

City Staff recommended the Planning and Zoning Commission approve a short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.

Sarah Kim with Build Block Inc., 3003 North 1st Street, San Jose, California, submitted a speaker card in support of this item. Ms. Kim did not wish to speak; however, she was available for any questions.

Interim Director Burrell gave a summary of the short form final plat.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being LOTS 1-5 BLOCK 43 & lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:17 p.m. on Wednesday January 8, 2025.

There was no further discussion.

Motion to Adjourn carried 4-0.

The Planning and Zoning Commission approved these minutes on February 12, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

Applicant: Greenview Development Corp

Owner: Greenview Development Greenbury LP

BACKGROUND/SUMMARY: This property is a part of the Manor Commons northeast commercial subdivision. The request for C-1 is to bring this property in line with the adjacent parcel that is currently zoned C-1 via ordinance 730 passed on February 7, 2024.

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

- Letter of intent
- Tax Map
- Zoning Map
- Aerial Image
- Mail Notice
- Mailing Labels

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

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

January 13, 2025

City of Manor

Planning and Zoning Committee

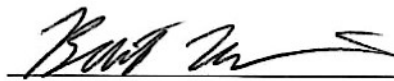
105 E Eggleston St.

Manor, TX 78653

Re: Letter of Intent

Greenview Development Greenbury LP is interested in rezoning 0.9596 acres of land located at 13100 Greenbury Drive, Manor, TX 78653 from SF-2 to C-1. In doing so, this would make the use consistent with the Development Agreement between the City of Manor and Timmermann Commercial Investments LP, Greenview Development Greenbury LP, and Geraldine Timmermann dated July 5, 2023 that relates to this tract as well as the adjacent 32.869 acres (currently zoned C-1), as well as the recorded plat dated April 9, 2003.

Greenview Development Greenbury LP



Barth Timmermann

President of Greenview Development Corp, General
Partner of Greenview Development Greenbury LP

Subject Property:
0.96 Acres on E Highway 290

GREENBURY DR.

US HIGHWAY 290



1 inch = 150 feet

0 60 120 180 240 Feet

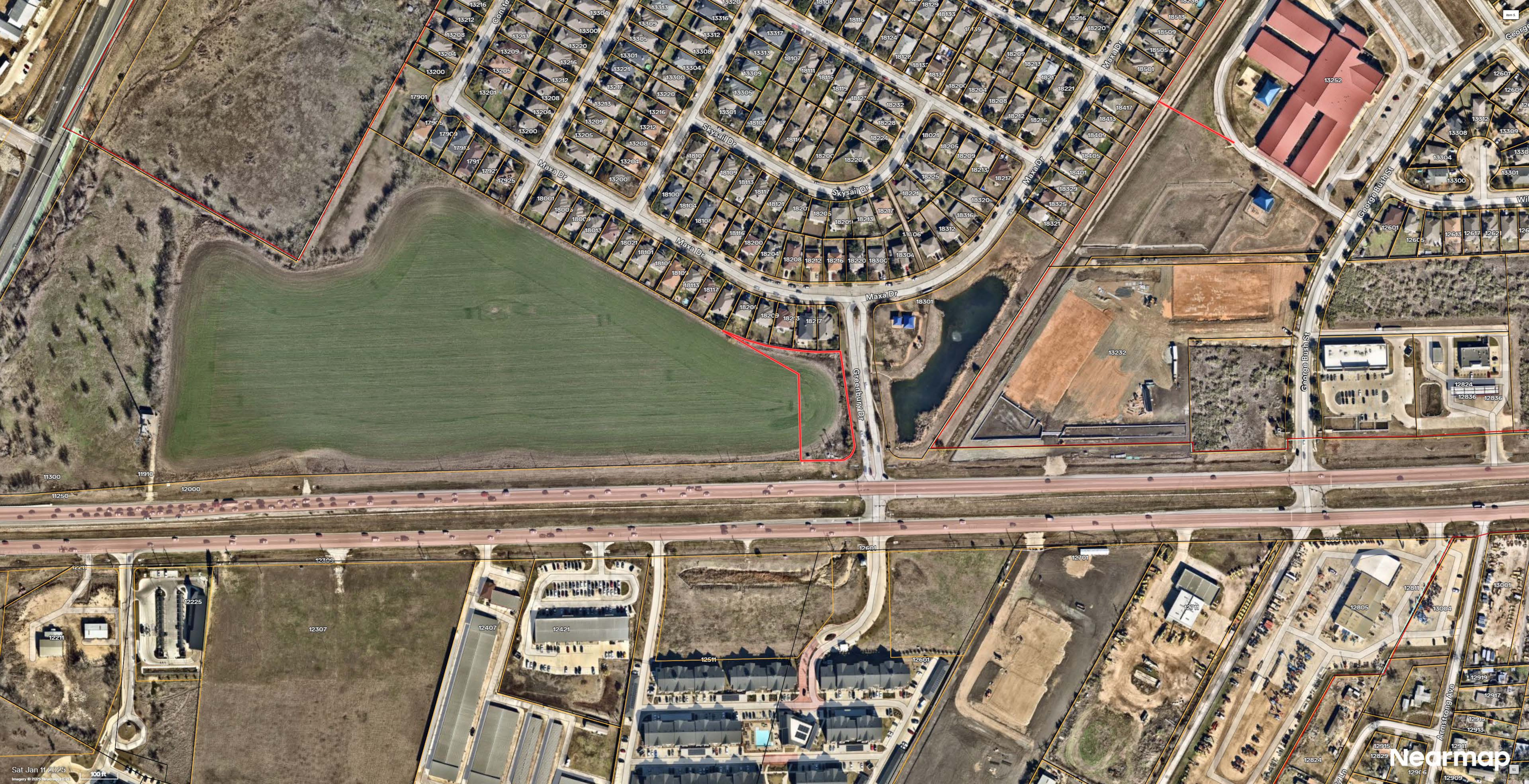


Proposed Zoning:
C-1 Light Commercial

Current Zoning:
Single Family Standard (SF-2)

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	PUD	Planned Unit
MF-2	Multi-Family 25	C-2	Medium Commercial	ETJ	





1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 13100 Greenbury Dr rezoning from (SF-2) Single family standard to (C-1) light commercial

Case Number: 2025-P-1702-ZO

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 a Rezoning Application for 13100 Greenbury Dr rezoning from (SF-2) Single Family Standard to (C-1) Light Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) for lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr, Manor, TX from (SF-2) Single Family Standard to (C-1) Light Commercial.

Applicant: Greenview Development Corp

Owner: Greenview Development Greenbury LP

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 19, 2024 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

Timmermann Commercial
Investments LP
501 Vale Steet
Austin, TX 78746

Lisa Beth Funcannon
18221 Maxa Dr
Manor, TX 78653

Eduardo Saldana
18217 Maxa Dr
Manor, TX 78653

Grace J Loveless
18213 Maxa Dr
Manor, TX 78653

Choquette M. Peterson
3002 Rock Rose Place
Round Rock, TX 78665

Sarah Leanne Schroeder
18205 Maxa Dr
Manor, TX 78653

Donna L & Kenneth M Hoffman
18201 Maxa Dr
Manor, TX 78653

Robert Walker Sr
18117 Maxa Dr
Manor, TX 78653

Andress & Amber Lopez
18113 Maxa Dr
Manor, TX 78653

Jewel I Williams
18109 Maxa Dr
Manor, TX 78653

Mangnan Tan
16304 Bates Cv
Pflugerville, TX 78660

Oakmoss LLC
6001 W. Parmer Ln
Austin, TX 78727

Edgardo Sebastian Escobar
18108 Maxa Dr
Manor, TX 78653

Rolando Hernandez Reyes
18116 Maxa Dr
Manor, TX 78653

Andrew James & Krista N Tucker
18200 Maxa Dr
Manor, TX 78653

Mario Alberto Peralta Yanez & Elena
S Tovar
18204 Maxa Dr
Manor, TX 78653

Zhongyan Chen
5528 Crystal Court
McKinney, TX 75072

Hoa V & Oanh K Nguyen
18212 Maxa Dr
Manor, TX 78653

Ronald L Sparkman
18216 Maxa Dr
Manor, TX 78653

Nicole M Willis
18220 Maxa Dr
Manor, TX 78653

Keidi Aparicio
18300 Maxa Dr
Manor, TX 78653

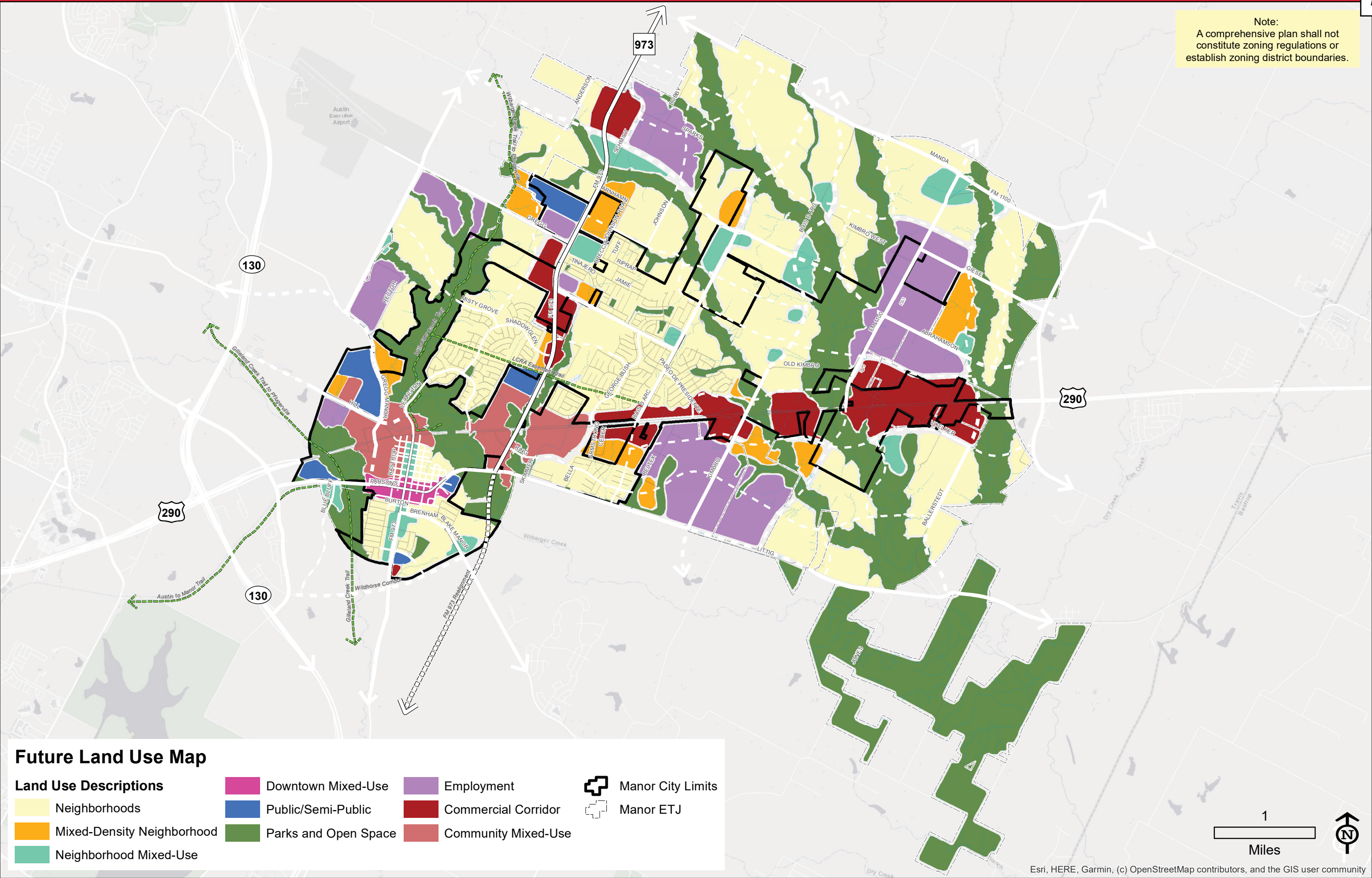
Angel U Fuentes
18304 Maxa Dr
Manor, TX 78653

Shops at Grassdale LLC
16051 Addison Rd Ste 201
Addison, TX 75001

Grassdale at Manor LLC
16051 Addison Rd Ste 201
Addison, TX 75001

Amerco Real Estate Company
2727 N Central Ave
Phoenix, AZ 85004

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



FUTURE LAND USE MAP

The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.

-  Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

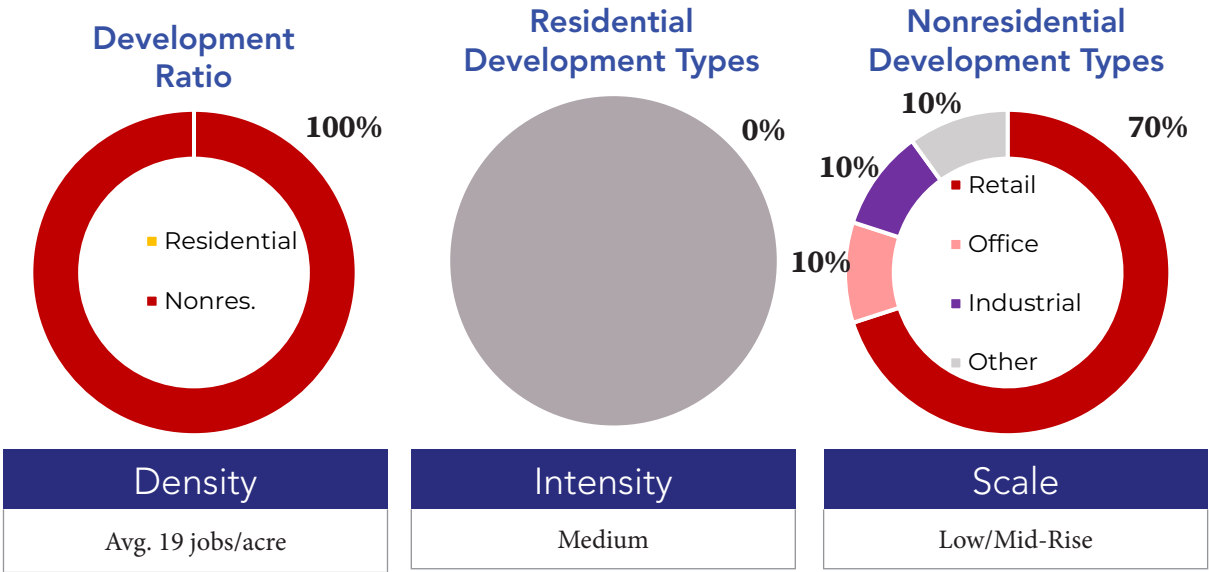
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Neighborhood Scale	●●●○○	
Mixed-Use Urban, Community Scale	●●●○○	Appropriate overall.
Shopping Center, Neighborhood Scale	●●●●●	
Shopping Center, Community Scale	●●●●●	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Light Industrial Flex Space	●●○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

COMMERCIAL DISTRICTS

C-1

Light Commercial

The light commercial district allows a mix of low-intensity commercial uses that are intended to serve a larger area of the community than NB (neighborhood business) uses. Light commercial uses should be located along or at the intersections of major roadways.

Permitted and Conditional Uses

Non-Residential Uses

Alcoholic Beverage Establishment (c)	Hotel (c)
Amusement (Indoor) (c)	Laundry Service (Self)
Antique Shop	Liquor Sales (c)
Art Studio or Gallery	Medical Clinic (c)
Automobile Repair (Minor) (c)	Offices, Government
Brewpub	Off-site Accessory Parking
Business Support Services	Personal Improvement Services
Child Care Center	Personal Services
Club or Lodge	Pet Store (c)
Commercial Off-Street Parking (c)	Printing and Publishing (c)
Communication Services or Facilities	Religious Assembly
Community Garden (c)	Restaurant (c)
Construction and Equipment Sales (Minor)	Restaurant-Drive in or Drive-Through (c)
Consumer repair Services	School, boarding
Event Center (c/s)	School, business or trade
Financial Services (c)	School, private or parochial
Florist (c)	School, public
Food Preparation (c)	Semi-Permanent food establishment (c)
Food Sales (c)	Smoke shop or Tobacco Store
Funeral Services (c)	Theater
Game Room (c/s)	Utility services (minor)
Garden Center (c)	Veterinary Services, minor (c)
Gasoline Station (Limited) (c/s)	Wireless Transmission Facilities, attached (c)
General Retail Sales (Convenience)	Wireless Transmission Facilities, monopole (c/s)
General Retail Sales (general)	Wireless Transmission Facilities, stealth (c)
Governmental facilities	
Hospital Services (s)	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.

Applicant: LJA Engineering

Owner: 14704 HWY 290 LLC

BACKGROUND/SUMMARY: This property is a 51.3-acre tract in the eastern part of Manor at the northwest intersection of US Hwy 290 and FM 1100. The applicant is requesting C-3 zoning per their letter of intent to create 8 commercial lots in the non-floodplain area of the site and an accompanying RV park in the floodplain. One commercial lot is intended to be an amenity center for the RV park with the remaining lots having no planned tenants currently. The floodplain on site is roughly 41 acres out of the total 51.3.

RV Parks require a specific use permit and must meet certain requirements to be constructed if a specific use permit is granted. If this zoning is granted, the applicant would have to come before the commission and council again for separate approval.

The Future Land Use Map intends for US Highway 290 to be a commercial corridor with a sales tax base that will be beneficial to the city now and in the future. C-3 zoning allows for uses that do not generate sales tax for the city and allows for gas stations by right.

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

- Letter of intent
- Zoning map
- Aerial image
- Concept plan
- FLUM Map
- Tax map
- Mail notice
- Mailing labels
- Commercial Corridor Dashboard
- C-3 Uses

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to a lesser zoning (C-2) Medium Commercial.

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

December 12, 2024

City of Manor – Development Services
ATTN: Michael Burrell
P.O. Box 387
Manor, Texas 78653

RE: Letter of Intent – Manor 52 Acre Rezoning Submittal
Manor, Travis County, Texas

Dear Mr. Burrell:

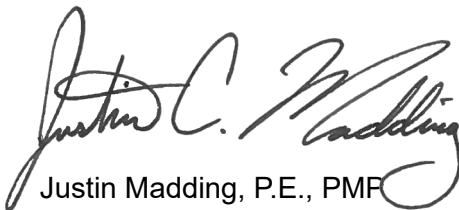
This letter of intent is being submitted in support of the Rezoning request for a ±52 acre tract of land located at 14704 US-290, Manor, Texas 78653. Rezoning of the property is required to allow for development of the into separate commercial sites in accordance with the Manor 52 Acre Concept Plan initially submitted on 7/18/2024.

Currently, the property is primarily zoned Single Family Suburban (SF-1) with a portion of Agricultural (A) to the NW corner. Our client is requesting to rezone the entire property to Heavy Commercial (C-3) and intends to develop a portion of the land in the floodplain into a RV park. One of the commercial sites is planned to be developed into an amenity center for the RV park. The other remaining commercial sites will be developed under separate projects. At this time no other specific uses/businesses are known, but by rezoning to Heavy Commercial C-3 zoning, the greatest flexibility will remain for the kind of uses/businesses that could develop in this portion of the City.

Should you have any questions or comments, please feel free to contact me using the information in my signature below.

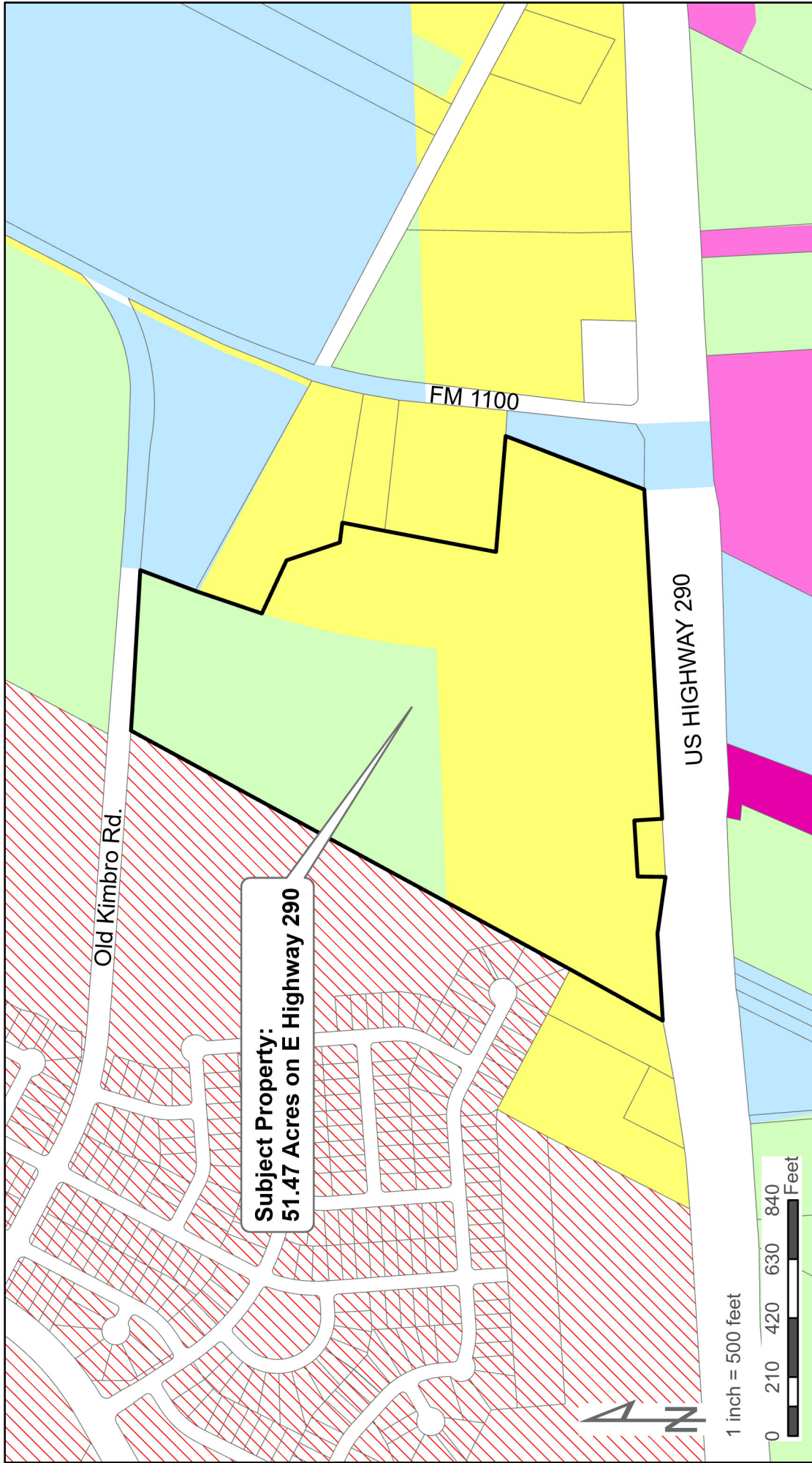
Sincerely,

LJA ENGINEERING, INC.



Justin Madding, P.E., PMF

512-507-1732

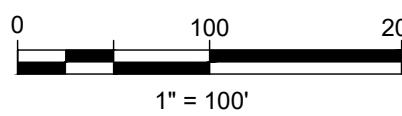
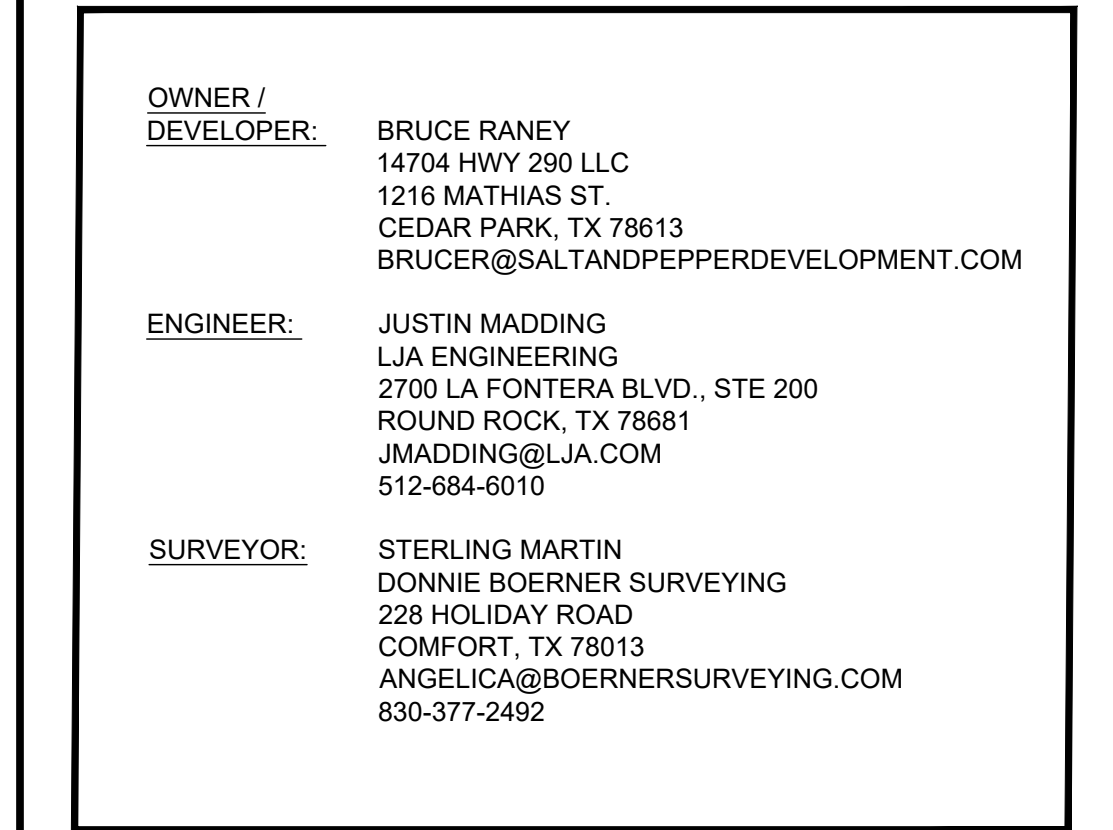


Zoning Legend

Agricultural	Manufactured Home	C-3	Heavy Commercial
Single Family Estate	Manufactured Home Park	IN-1	Light Industrial
Single Family Suburban	Open Space	IN-2	Heavy Industrial
Single Family Standard	Institutional-Small	NB	Neighborhood Business
Two-Family Residential	Institutional-Large	DB	Downtown Business
Townhome	General Office	PUD	Planned Development
Multi-Family 15	Light Commercial	ETD	Employment District
Multi-Family 25	Medium Commercial		

Proposed Zoning:
C-3 Heavy Commercial

Current Zoning:
Single Family Suburban (SF-1)
Agricultural (A)



— — — — —	PROPERTY BOUNDARY
— 100-YR —	100YR FEMA FLOODPLAIN
— — — — —	EASEMENT
- - - - -	SURVEY
— — — — —	MAJOR LIDAR GIS CONTOURS
- - - - -	MINOR LIDAR GIS CONTOURS
- - - - -	CITY OF MANOR CITY LIMITS

PROPOSED ROAD TABLE		
ROAD	RIGHT OF WAY	LENGTH
RANEY ROAD	60'-0"	466.9041

1. GIS DATA CONTOURS SHOWN ARE SOURCED FROM 2022 TRAVIS COUNTY LIDAR DATA.
2. EXISTING ROADS, BUILDINGS, AND UTILITIES SHOWN ARE SHOWN IN APPROXIMATE LOCATION BASED ON MAPS & AERIAL PHOTOGRAPHY.

MANOR 52 ACRE CONCEPT PLAN SUMMARY TABLE									
RESIDENTIAL LOTS		0		TOTAL					
NON-RESIDENTIAL LOTS		9		TOTAL					
NON-RESIDENTIAL LOTS AVERAGE DAILY TRIPS GENERATION CALCULATIONS									
(ID)	(ACRES)	TRIP GENERATION CALC UNIT	LAND USE	I.T.E. CODE	AVERAGE DAILY TRIP GENERATION FACTOR	DAILY TRIPS			
1	1.711	5,000 SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54		
2	1.182	5,000 SF	OFFICE	150	1.71	(PER 1K SF BLDG)	9		
3	0.842	5,000 SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	54		
4	1.140	5,000 SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54		
5	1.013	5,000 SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9		
6	1.500	5,000 SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54		
7	1.015	5,000 SF	WAREHOUSE	150	1.71	(PER 1K SF BLDG)	9		
8	1.017	5,000 SF	OFFICE	710	10.84	(PER 1K SF BLDG)	54		
9	41.869	300 SPACES	R/V PARK	416	0.21	(PER VEHICLE SPACE)	63		
						TOTAL =	565		
NON-RESIDENTIAL LOTS LUE SUMMARY TABLE LUE CALCULATIONS									
(ID)	(ACRES)	LUE CALC UNIT	PROPOSED COMMERCIAL USE	LUE CONVERSION (LUE PER UNIT)		LUE PER LOT			
1	1.711	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
2	1.182	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
3	0.842	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
4	1.140	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
5	1.013	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
6	1.500	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
7	1.015	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
8	1.017	10,000 SF	OFFICE/WAREHOUSE	4,000 SF / LUE		2.50			
9	41.869	300 SPACES	R/V PARK	3 SPACES/LUE		100			
						TOTAL =	120		



Now what's below
Call before you dig

CONCEPT PLAN

[illegible]

DATE: 6/12/2024
DESIGNED BY: RK / JBL
DRAWN BY: RK / JBL
CHECKED BY: JCM
DRAWING NAME: A4638-2401 CP1 - JBL.dwg



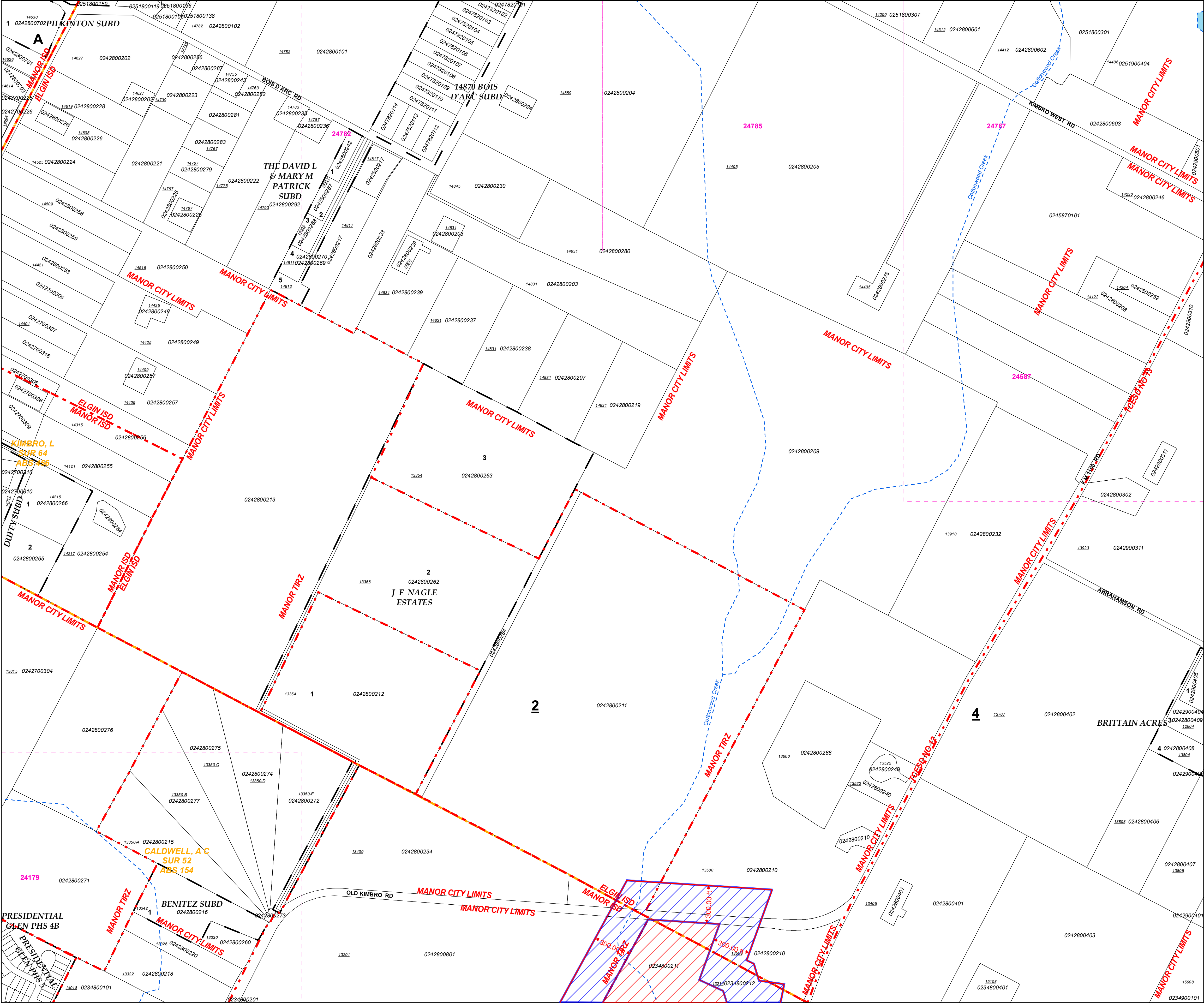
LJA Engineering, Inc.

LJA

2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

CP1
SHEET NO.
1
OF 1 SHEETS



Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Italic = 120 scale map
Thin = 100 scale map
Bold = 400 scale map

25170	25180	25190
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24775	24785	24795

0 400 Feet

Revision Date:
3/10/2021

24280



1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14704 US HWY 290 rezoning from (SF-1) single family and (A) Agricultural to (C-3) heavy commercial

Case Number: 2024-P-1697-ZO

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 a Rezoning Application for 14704 US HWY 290 rezoning from (SF-1) single family and (A) Agricultural to (C-3) Heavy Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) for lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) single family and (A) Agricultural to (C-3) Heavy Commercial.

Applicant: LJA Engineering

Owner: 14704 HWY 290 LLC

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 19, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

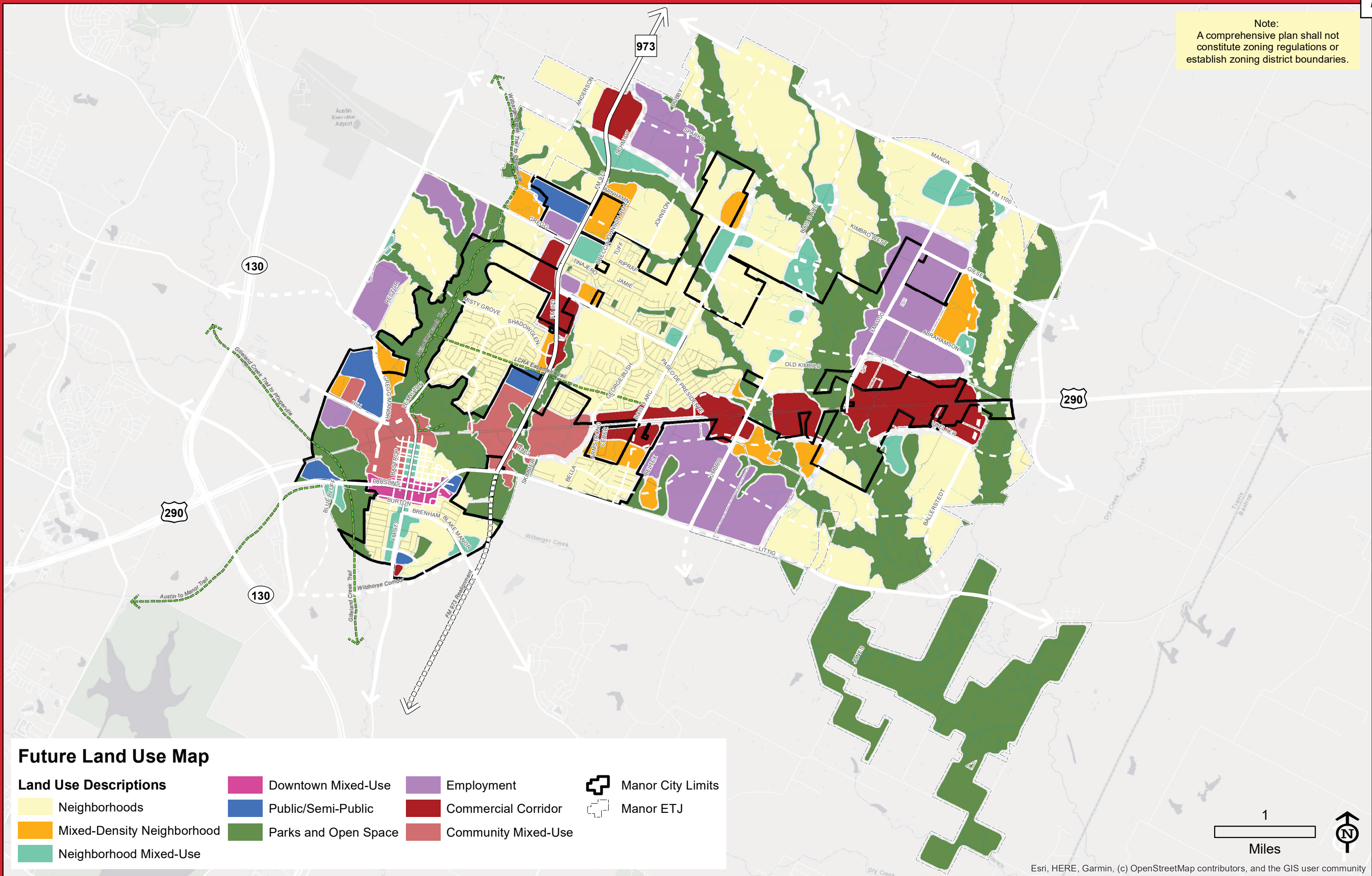
You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

DUQUE STATES LLC 4868 E YAGER LN Manor, TX 78653-4513	KRANTZ PROPERTIES LLC RYAN LLC FKA MORRISON & HEAD LP 14807 US HIGHWAY 290 E Manor, TX 78653-4513	EARTC INVESTMENTS DOS LLC 14719 E U S HWY 290 STE 106 Manor, TX 78653-4588
MB & MS ENTERPRISES INC PO BOX 82653 Austin, TX 78708-2653	TODD & KIM MASON-DARNELL 14601 US HIGHWAY 290 E APT D Manor, TX 78653-4568	MARILYN M & RONALD J MASON 14601 US HIGHWAY 290 E APT C Manor, TX 78653-4568
AMY L & JEREMY C KONDRATH 14601 US HWY 290E UNIT B Manor, TX 78653-4568	SBS MANOR I LLC 110 WOODLAND AVE STE 1 Reno, NV 89523	AUSTIN 21 LLC 117 FORT HOOD LN Georgetown, TX 78628-6007
AUSTIN 21 LLC 117 FORT HOOD LN Georgetown, TX 78628-6007	THANH K & THONG Q VU NGUYEN 14520 EAST US HWY 290 Manor, TX 78653-4747	GRACE COVENANT CHRISTIAN CENTER OF AUSTIN INC PO BOX 1068 Manor, TX 78653-1068
VU THUY TRANG NGOC & THANH KIM NGUYEN 12609 DESSAU RD 195 Austin, TX 78754-1820	DEMETRIOS SANTIKOS 20805 PHEBE FOSTER ST Manor, TX 78653-2747	DUWURU ANISH REDDY & GRISHMA HARKISHIN KHATRI 20807 PHEBE FOSTER ST Manor, TX 78653-2747
GARCIA ROBERTO JOSE & SANDRA ROCIO MARTINEZ 20809 PHEBE FOSTER ST Manor, TX 78653-2747	MILLER JOSIE ANGELICA & MAURICE RAMON MILLER 20811 PHEBE FOSTER ST Manor, TX 78653-2747	SAMI MAHMOUD 20813 PHEBE FOSTER ST Manor, TX 78653-2747
ALLEN JESSICA & ZACHARY NOLEN 20812 PHEBE FOSTER ST Manor, TX 78653-2747	CARILLON RESIDENTIAL COMMUNITY INC 5757 ALPHA RD STE 680 Dallas, TX 75240-4785	CASTILLO ALLAN ALBERTO & MELISSA GARCIA 20810 PHEBE FOSTER ST Manor, TX 78653-2747
OTAY MARTINEZ 20808 PHEBE FOSTER ST Manor, TX 78653-2747	CHRISTOPHER DAVID & DALEL CURRENT 20806 PHEBE FOSTER ST Manor, TX 78653-2747	FORESTAR USA REAL ESTATE GROUP INC 16500 SAN PEDRO AVE STE 400 San Antonio, TX 78232
FORESTAR USA REAL ESTATE GROUP INC 16500 SAN PEDRO AVE STE 400 San Antonio, TX 78232	PICKERILL LAURIE & DARYL SWENSON 1120 W LOVERS LN Arlington, TX 76013-3822	LEE J MARSALISE 110 RAYMOND DR DERIDDER, LA 70634-5806
KIMCAP LLC PO BOX 14171 Austin, TX 78761-4171	YNACIO & ROSA TABAREZ 1221 MEADGREEN DR Austin, TX 78758-4712	TIMMERMANN PROPERTIES INC PO BOX 4784 Austin, TX 78765-4784

NASSOUR PROPERTY TAX
CONSULTING, LLC
5808 BALCONES DR, STE 200
Austin, TX 78731-4265

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



FUTURE LAND USE MAP

The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.

-  Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

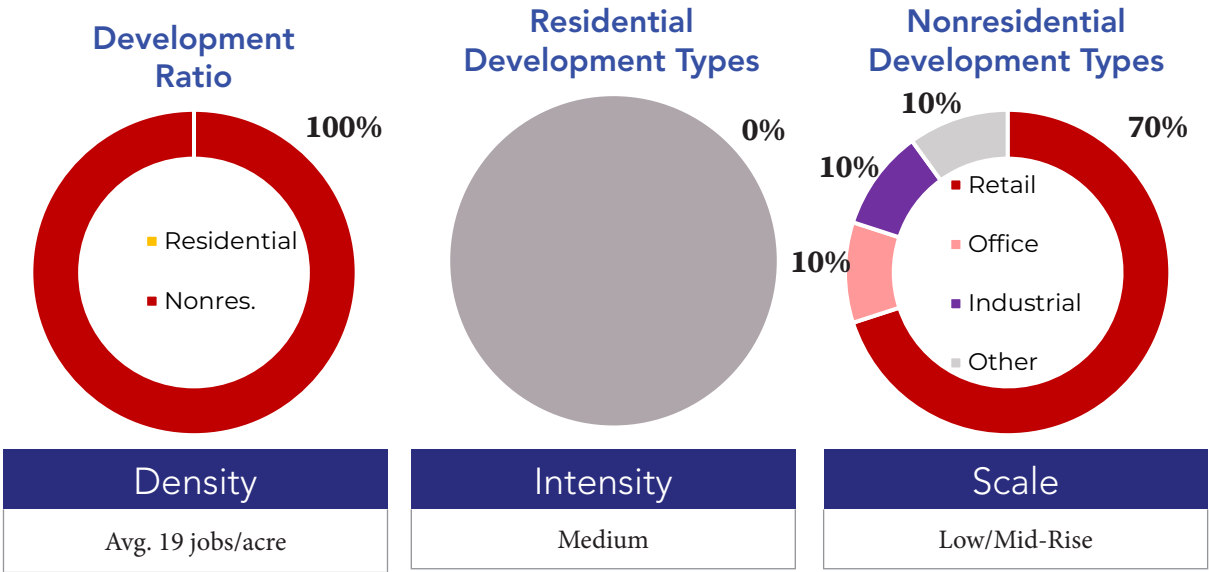
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Neighborhood Scale	●●●○○	
Mixed-Use Urban, Community Scale	●●●○○	Appropriate overall.
Shopping Center, Neighborhood Scale	●●●●●	
Shopping Center, Community Scale	●●●●●	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Light Industrial Flex Space	●●○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

C-3

Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region.

Heavy commercial uses should have direct frontage along major highways.

Permitted and Conditional Uses

Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:
PREPARED BY: Michael Burrell, Interim Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

BACKGROUND/SUMMARY: This property is being zoned in concurrence with annexation. It will be multiple industrial buildings with tenants yet to be determined. This land is not contemplated in the FLUM as it is being newly annexed, but the neighboring property is designated as employment center and community mixed-use, so industrial zoning is in line with the comp plan.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Zoning map
- Aerial Image
- Mail notice
- IN-2 Uses
- Mailing Labels
- FLUM Map
- Employment Center Dashboard

ACTIONS:

<i>Discretion</i>	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 approve a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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



Zoning Legend

Agricultural	Manufactured Home	C-3	Heavy Commercial
Single Family Estate	Manufactured Home Park	IN-1	Light Industrial
Single Family Suburban	Open Space	IN-2	Heavy Industrial
Single Family Standard	Institutional-Small	NB	Neighborhood Business
Two-Family Residential	Institutional-Large	DB	Downtown Business
Townhome	General Office	PUD	Planned Development
Multi-Family 15	Light Commercial	ETJ	Enterprise
Multi-Family 25	Medium Commercial		

Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)





1/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: Manor Downs Rezoning from (A) Agricultural to (IN-2) Heavy Industrial
 Case Number: 2025-P-1701-ZO
 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 a Rezoning Application for Manor Downs rezoning from (A) Agricultural to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

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The City Council will meet at 7:00PM on February 19, 2024 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

Yajat LLC
1204 South Saddle Lakes Drive
Abilene, Texas 79602

SARVI LLC
26 Pascal Lane
Austin, Texas 78746

Manor Downs East L

Item 7.

4212 Prickly Pear Drive
Austin, Texas 78731

CH DOF I-Rangewater MF
Austin Manor LP
5605 Glenridge Drive Ste. 775
Atlanta, Georgia 30342

Manor Downs 13 More LLC
4212 Prickly Pear Drive
Austin, Texas 78731

Manor Downs South LLC
4212 Prickly Pear Drive
Austin, Texas 78731

Travis County

Butler Family Partnership LTD

Manor Independent School District

PO Box 1748

PO Box 9190

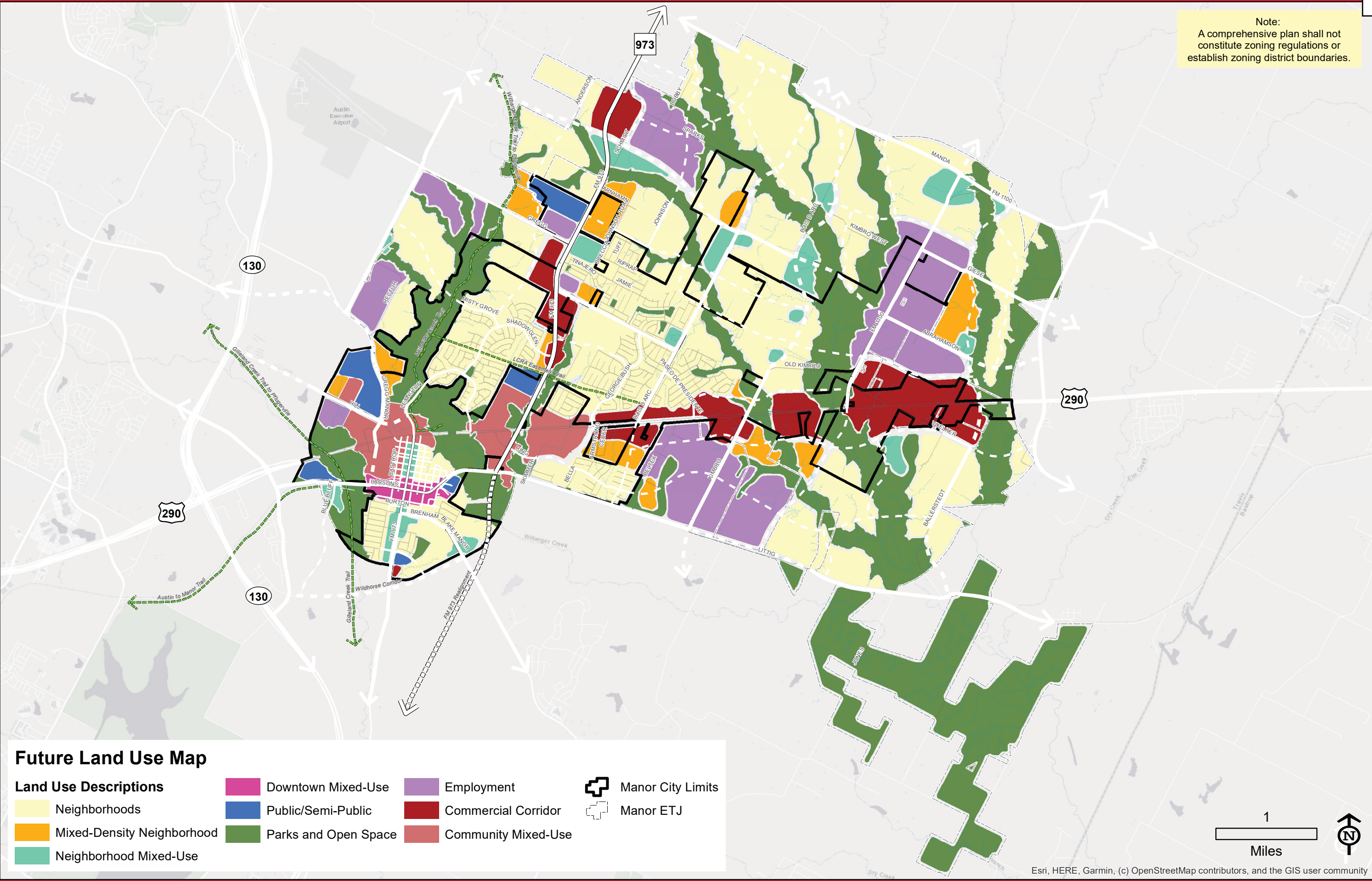
PO Box 359

Austin, Texas 78767

Austin, Texas 78766

Manor, Texas 78653

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



FUTURE LAND USE MAP

The Future Land Use Map serves as the guide for future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan. This is accomplished by setting a land use framework that influences regulatory mechanisms and policy decisions that shape the built environment. Each of the designations presented on the land use categories below correlates with the map on the right.

-  Neighborhoods: Residential one- and two-family homes, along with townhomes, are found near neighborhood mixed-use areas and allow up to 8 dwelling units per acre.
-  Mixed-Density Neighborhoods: Mixed density residential uses primarily support a mix of housing options that may consist of one or more of the following housing types: single family detached, single family attached, duplexes, townhomes, cluster housing and small-scale multifamily.
-  Commercial Corridor: This category consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial uses.
-  Employment: This category applies to the business centers along SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.
-  Neighborhood Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential densities within this area should be between 4 and 20 dwelling units per acre.
-  Downtown Mixed-Use: This category includes commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.
-  Community Mixed-Use: This category allows a combination of dense residential and nonresidential uses in a compact, design at a larger scale than neighborhood mixed-use to create a walkable environment.
-  Public/Semi-Public: This category includes uses that are governmental, institutional or religious in nature.
-  Parks and Open Space: This category consists of parks, recreational facilities, and open spaces that are currently in existence or planned.

EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

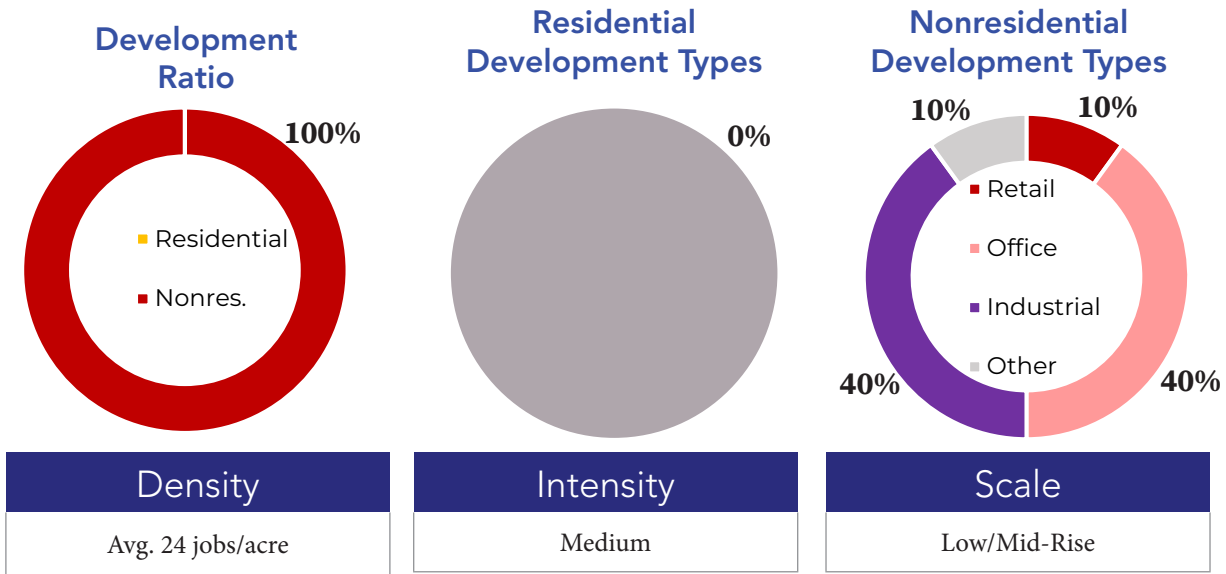
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today’s office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Neighborhood Scale	●●●●○	
Shopping Center, Community Scale	●●●●○	Appropriate overall, with high quality design standards.
Light Industrial Flex Space	●●●●●	
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

IN-2

Heavy Industrial

Allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons or property outside the boundaries of the property.

Permitted and Conditional Uses

Non- Residential Uses

Automobile repair (major) (c)	Recreational Vehicle sale, service, and rental (c)
Brewery, micro (c)	Recycling operation (indoor)
Brewery, regional (c)	Recycling operation (outdoor) (c)
Construction and Equipment sales (major)	Religious Assembly
Contractor's shop (c)	Research Services (Hazard)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Preparation (c)	Truck Stop or Travel Center
Funeral Services (c)	Utility services, major (c)
Governmental facilities	Utility services (minor)
Industrial Use, Heavy	Wireless Transmission Facilities, attached (c)
Laundry Service	Wireless Transmission Facilities, monopole (c/s)
Metal recycling entity (c)	Wireless Transmission Facilities, stealth (c)
Offices, Government	
Offices, Warehouse (c)	
Off-site Accessory Parking	
Product Development Services (hazard)	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a drainage waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.

Applicant: Southwest Engineers

Owner: BuildBlock

BACKGROUND/SUMMARY: This property is requesting a drainage waiver to remove their detention pond requirement. They currently have a site plan in review that cannot be approved until either a satisfactory off-site drainage calculation is achieved, or a detention pond is added to their design. Satisfactory means the same or lower quantity of flow is conveyed from the property after development. This item is being brought to P&Z at the end of their review period as there are other contracts and agreements that are affected by the delay in the project, namely their 380 agreements. This waiver requires both engineering and P&Z approval to proceed. To prevent further delay, conditional approval is requested from P&Z to allow for immediate continuation of the project when the engineering is solved.

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

- Drainage request
- Engineer comments and responses

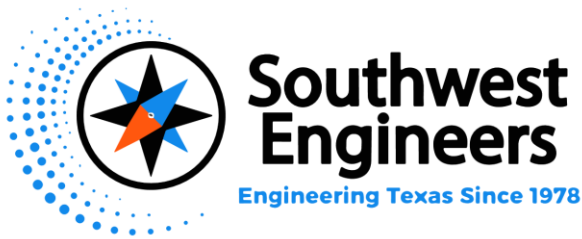
ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a drainage waiver for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas with the condition that they must receive approval from the city engineer to be granted the waiver.

PLANNING & ZONING COMMISSION: Recommend Approval ☒ Disapproval ☐ None ☐



December 5, 2024

City of Manor
Attention: Pauline Gray & Michael Burrell
416 Gregg Street,
Manor Texas 78653

RE: Boyce Street Mixed-Use Development (2024-P-1645-SP)
101, 104, 107 & 108 West Boyce Street, Manor, TX 78653
Detention Waiver Request Letter
SWE Project No. 1168-001-24

Dear Ms. Gray & Mr. Burrell,

This Detention Waiver Request Letter is being submitted in support of the Site Plan application for the Boyce Street Mixed-Use Development (2024-P-1645-SP). Please refer to the attached sheets for additional information and detailed calculations.

PROJECT SUMMARY

The property consists of four tracts that together equal 0.96 acres. In existing conditions, there are four (4) existing one-story residences with associated driveways that are to be demolished. The proposed mixed-use development consists of three (3) three-story buildings with associated parking and drives totaling approximately 49,304 square feet of impervious cover. The site is located at 101, 104, 107 & 108 W Boyce Street, Manor, Texas 78653.

DRAINAGE ANALYSIS

Drainage area maps depicting stormwater runoff flow patterns were created using topographic information provided by on-the-ground survey, as well as Geographic Information Systems (GIS). The project site is defined by one (1) major existing drainage area which drains primarily from northeast to southwest across the property toward a roadside channel in the Right-of-Way (ROW) of N. Caldwell Street. In proposed conditions, runoff will continue to drain northeast to southwest across the property, with grading and drainage facilities proposed for conveyance of runoff into the roadside channel.

The Existing and Proposed Drainage Area Maps (Sheets 7 and 8 from the site development plan set) show the existing and proposed runoff patterns for the site as well

as drainage summary tables quantifying peak runoff flow rates taken at two (2) points of analysis (POA).

The Existing and Proposed Conveyance Drainage Area Maps (Sheets 9 and 10 from the site development plan set), show the existing and proposed runoff patterns for an area upstream of the site contributing to the roadside channel within the ROW of N. Caldwell Street.

The Urban Hydrology for Small Watersheds Technical Release 55 was used to determine the Curve Number (CN) and Time of Concentration (Tc) values for each drainage area. CN values used for existing and proposed conditions were based on the hydrologic soil group rating from the SCS Soils Conservation Survey for Williamson County, Texas and existing and proposed impervious cover.

Drainage analysis was conducted using NOAA Atlas 14 Precipitation Data to determine the peak runoff flow rates in both existing and proposed conditions at the various points of analysis for each of the 2-, 10-, 25-, and 100-YR storm events. As can be seen on the HEC-HMS Software (Version 4.11) was used to model the drainage analysis and obtain hydrologic summary calculations.

Our drainage analyses determined that the portion of existing roadside channel adjacent to the proposed Boyce Street Mixed Use Development receives stormwater runoff from approximately 13.5 acres upstream of the property, in addition to the area that includes the proposed development. POA C1 quantifies flows in the roadside channel immediately upstream of the proposed development, and POA C2 quantifies flows at a point in the channel immediately downstream of the proposed development. As shown in the Channel Report Cross Sections provided on The Existing and Proposed Conveyance Drainage Area Maps (Sheets 9 and 10), the slight increase in peak runoff flow rates caused by the proposed development is contained within the existing roadside channel and has no adverse impact on the existing drainage infrastructure. The tables below summarize parameters and flows for existing and proposed conditions.

**EXISTING CONVEYANCE DRAINAGE SUMMARY TABLE
(NRCS METHOD)**

AREA NAME	OS-C	POA C1	C	OS-C1	OS-C2	POA C2
Drainage Area (ac.)	13.50	-	1.66	0.21	0.25	-
CN #	80	-	80	80	80	-
% Impervious	95%	-	29%	77%	88%	-
Tc (hrs)	0.529	-	0.083	0.083	0.083	-
2 year Discharge (cfs)	37.4	37.4	6.4	1.0	1.3	39.9
10 year Discharge (cfs)	56.6	56.6	11.2	1.6	2.0	60.8
25 year Discharge (cfs)	69.8	69.8	14.4	2.0	2.4	75.0
100 year Discharge (cfs)	91.9	91.9	19.8	2.6	3.2	99.1

**PROPOSED CONVEYANCE DRAINAGE SUMMARY TABLE
(NRCS METHOD)**

AREA NAME	OS-C	POA C1	C	OS-C1	OS-C2	POA C2
Drainage Area (ac.)	13.50	-	1.66	0.21	0.25	-
CN #	80	-	80	80	80	-
% Impervious	95%	-	87%	77%	88%	-
Tc (hrs)	0.529	-	0.083	0.083	0.083	-
2 year Discharge (cfs)	37.4	37.4	8.4	1.0	1.3	40.3
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100 year Discharge (cfs)	91.9	91.9	21.0	2.6	3.2	99.3

If you have any questions or require additional information, please don't hesitate to contact me at (512) 222-4964.

Respectfully submitted,



Campbell Key, P.E.
Round Rock Branch Manager

January 6, 2025

Pauline Gray
Lead AES
GBA
1500 County Road 269, Leander, TX 78464

RE: Boyce Street Mixed-Use Development
101 West Boyce Street, Manor, TX, 78653
Permit No.: 2024-P-1645-SP
SWE Project No. 1168-001-24

Dear Mrs. Gray:

Below please find our responses to the comments dated December 18, 2024:

1. Please add an Engineer's seal (sign and signature) to the waiver request letter.

Comment Response: The Waiver Request Letter is signed and sealed with this update submittal.

2. Add to the letter that you are requesting a waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Austin DCM has been adopted by the City of Manor.

Comment Response: The statement above is now included with the revised waiver request letter.

3. On your resubmittal, please submit one single pdf files with all the exhibits attached.

Comment Response: As requested, one single pdf file with all exhibits attached is provided with this update submittal.

4. Add a block to the Cover sheet saying A waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events was approved by the City of Manor on this date.

Comment Response: The statement above is now included on the Cover Sheet.

5. On the proposed Drainage Area Map (Sheet 8 of 30), clearly show the proposed storm sewer line. Currently, everything looks in gray scale and it is difficult to distinguish between existing and proposed infrastructure.

Comment Response: The proposed storm sewer line is now more prominent and shown darker on the Proposed Drainage Area Map (Sheet 8).

6. On the existing Drainage summary table, explain how the total POA A Q and POA B Q is adding up in each of the storms. Appears to be that the peaks are not adding in neither of the storms.

Comment Response: Due to various time of concentrations (lag times) for the drainage areas that contribute to each point-of-analysis (POA), localized peak flows for each contributing area occur at different time intervals. An overall peak flow at a POA that includes more than one drainage area cannot be calculated by adding each contributing peak flow. The peak flow for each POA is the highest flowrate observed from the summation of all the contributing area flowrates throughout the 24-hour storm event time series. Please refer to the HEC-HMS drainage model.

7. Add an additional table in the proposed drainage sheet, something like this:

	<u>POA A Ex</u>	<u>POA A Pr</u>	<u>Exceedances</u>
2-yr	6.1	8.5	2.4
10-yr	10.7	14	3.3
25-yr	13.8	17.7	3.9
100-yr	19	23.9	4.9

	<u>POA B Ex</u>	<u>POA B Pr</u>	<u>Exceedances</u>
2-yr	0.9	1.5	0.6
10-yr	1.6	2.3	0.7
25-yr	2.2	2.9	0.7
100-yr	3	3.8	0.8

Comment Response: The tables requested are now included on the Proposed Drainage Area Map (Sheet 8).

8. Add an additional table in the proposed drainage sheet related to total exceedances for site plan, something like this:

	<u>Total Exceedances for Site Plan</u>
2-yr	3.00
10-yr	4.00
25-yr	4.60
100-yr	5.70

Comment Response: The table requested is now included on the Proposed Drainage Area Map (Sheet 8).

9. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM 5.2.0 design guidelines. The design guidelines rules shall be observed in the design of storm drain systems located in public right-of-way or public drainage easements to promote proper operation of these systems and to minimize maintenance requirements. The material and diameter of all public storm drains should be noted on the grading and drainage plan sheets. See DCM 5.2.0.J and DCM 5.3.3. If so, please provide plan and profile for this culvert/storm sewer system and a H&H model to justify the size and capacity. For Storm Sewer design.

Comment Response: The storm sewer design has been updated, plan and profile for the culvert and storm sewer is provided with this update submittal.

10. Provide H&H calculations (one cross section) for existing east side ditch of N Caldwell Steet between the proposed discharge point of storm sewer and Old Hwy 20

Comment Response: A cross section is provided for this location on the Existing Conveyance Drainage Area Map (Sheet 9), see cross section "Existing Roadside Ditch at POA-C2".

11. Provide H&H calculations for existing culvert along existing east side ditch on N Caldwell Steet which crosses Old Hwy 20.

Comment Response: A cross section is provided the existing culvert for this location on the Existing Conveyance Drainage Area Map (Sheet 9), see cross sections "Existing Culvert 25-yr", "Existing Culvert 100-yr".

12. We may comment on new material that is submitted in an update submittal for this waiver.

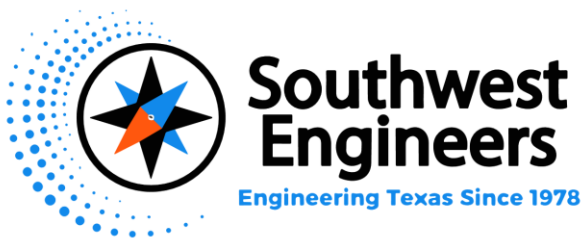
Comment Response: Comment noted.

If you have any questions or require additional information, please do not hesitate to contact me at any time at 512-222-4964.

Respectfully Submitted,



Campbell Key, P.E.
Round Rock Branch Manager



January 6, 2025

City of Manor
Attention: Pauline Gray & Michael Burrell
416 Gregg Street,
Manor Texas 78653

RE: Boyce Street Mixed-Use Development (2024-P-1645-SP)
101, 104, 107 & 108 West Boyce Street, Manor, TX 78653
Detention Waiver Request Letter
SWE Project No. 1168-001-24

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PROPOSED CONVEYANCE DRAINAGE SUMMARY TABLE
(NRCS METHOD)

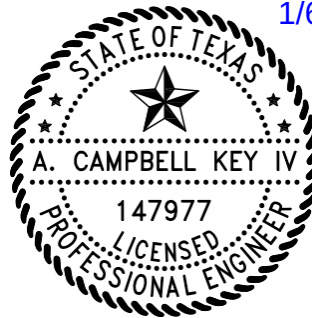
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CN #	80	-	80	80	80	-
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If you have any questions or require additional information, please don't hesitate to contact me at (512) 222-4964.

Respectfully submitted,



Campbell Key, P.E.
Round Rock Branch Manager



1/6/2025



DETENTION WAIVER SUBMITTAL PACKAGE FOR BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 WEST BOYCE STREET
MANOR, TRAVIS COUNTY, TEXAS 78653

JANUARY 2025

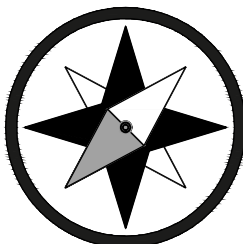
SWE PROJECT # 1168-001-24



LOCATION MAP

SCALE
1" = 2000'

A WAIVER TO THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL (DCM) SECTION 1.2.2.D WHICH STATES STORMWATER RUNOFF PEAK FLOW RATES SHALL NOT BE INCREASED AT ANY POINT OF DISCHARGE FROM A SITE FOR THE TWO (2), TEN (10), 25 AND 100-YEAR STORM FREQUENCY EVENTS WAS APPROVED BY THE CITY OF MANOR ON _____, 2025.



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330



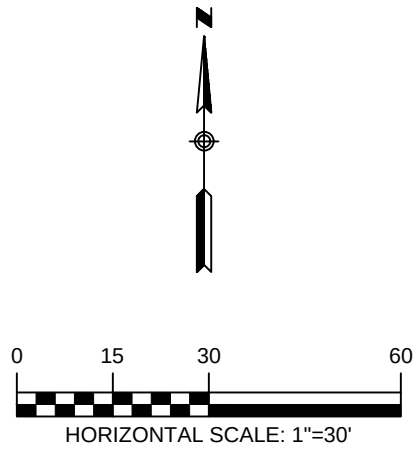
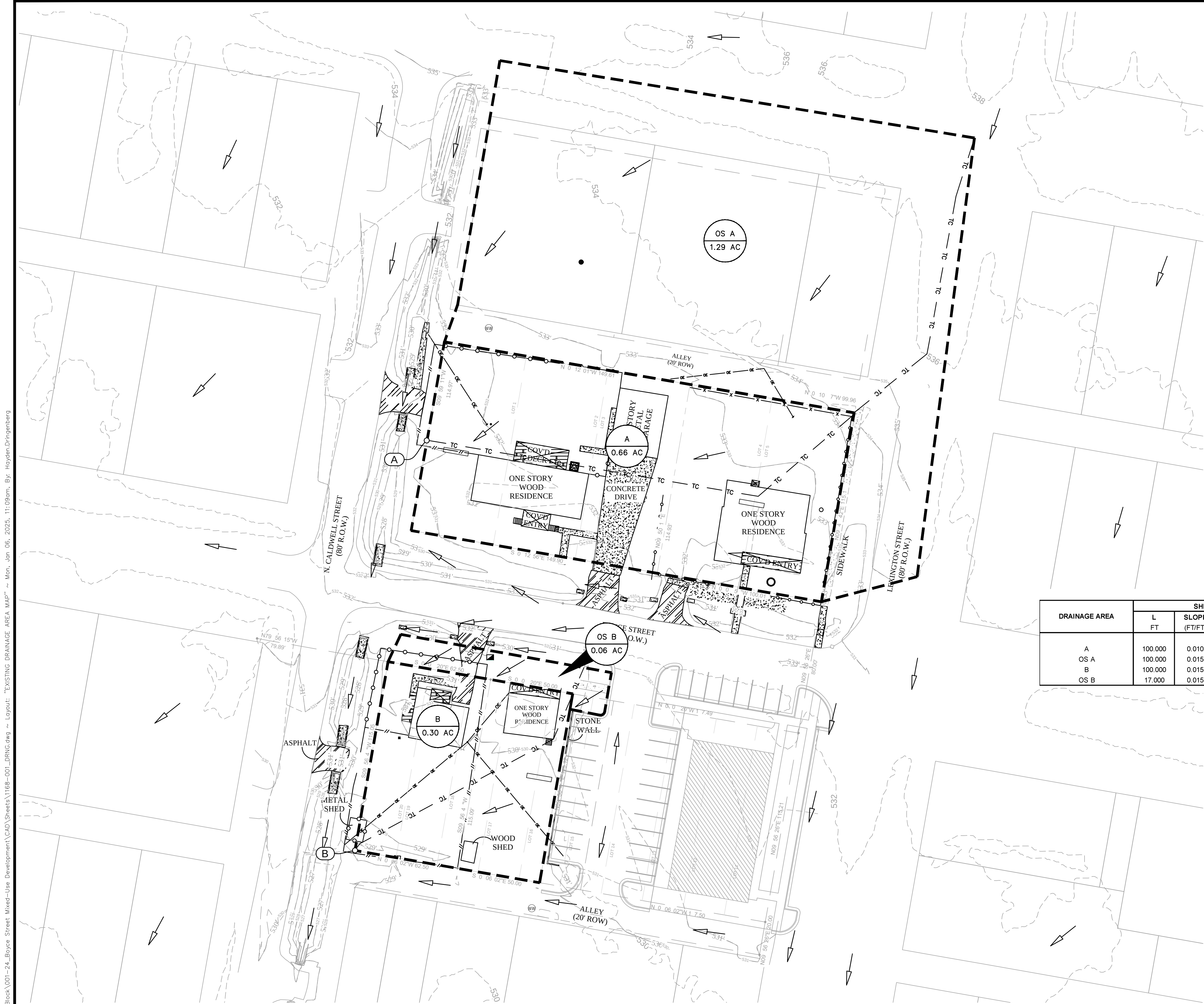
1/6/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF MANOR INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.

C:\CompanyData\Clients\1168 - BuildBlock\001-24_Boyce Street Mixed-Use Development\CAD\Sheets\1168-001_DRNG.dwg -- Layout: "EXISTING DRAINAGE AREA MAP" -- Mon, Jun 06, 2023, 11:09am, By: Hayden Driegenberg



- LEGEND
- 700 --- EXISTING CONTOURS
 - 700 --- PROPOSED CONTOURS
 - DRAINAGE AREA
 - TC --- TIME OF CONCENTRATION
 - A-1 ○ POINT OF ANALYSIS
 - ← DRAINAGE FLOW DIRECTION
 - DA ACRES DRAINAGE AREA LABEL
 - # INLET LABEL

- NOTES:
- ON-SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY ALL STAR LAND SURVEYING OBTAINED ON SEPTEMBER 14, 2023.
 - OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM TNRIS.

EXISTING DRAINAGE SUMMARY TABLE (NRCS METHOD)						
AREA NAME	A	OS A	POA A	B	OS B	POA B
Drainage Area (ac.)	0.66	1.29	-	0.30	0.06	-
CN #	80	80	-	80	80	-
% Impervious	23%	35%	-	13%	11%	-
Tc (hrs)	0.222	0.083	-	0.249	0.083	-
2 year Discharge (cfs)	1.6	5.1	6.1	0.7	0.2	0.9
10 year Discharge (cfs)	2.9	8.9	10.7	1.4	0.4	1.6
25 year Discharge (cfs)	3.8	11.3	13.8	1.8	0.5	2.2
100 year Discharge (cfs)	5.2	15.5	19.0	2.5	0.7	3.0

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)	Total Tlag (MIN.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)			
A	100.000	0.010	0.24	16.6	190	0.011	N	1.9	0	4.00	0.00	18.5	0.309	11.129
OS A	100.000	0.015	0.011	1.2	89	0.028	Y	0.4	0	4.00	0.00	5.0	0.083	3.000
B	100.000	0.015	0.24	14.1	66	0.008	N	0.8	0	4.00	0.00	14.9	0.249	8.957
OS B	17.000	0.015	0.24	3.4	78	0.010	Y	0.7	0	4.00	0.00	5.0	0.083	3.000



TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF MANOR MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

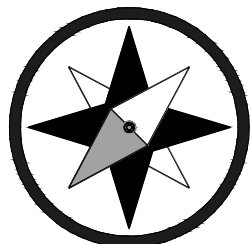
CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



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CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

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EXISTING DRAINAGE AREA MAP

BOYCE STREET MIXED-USE
DEVELOPMENT

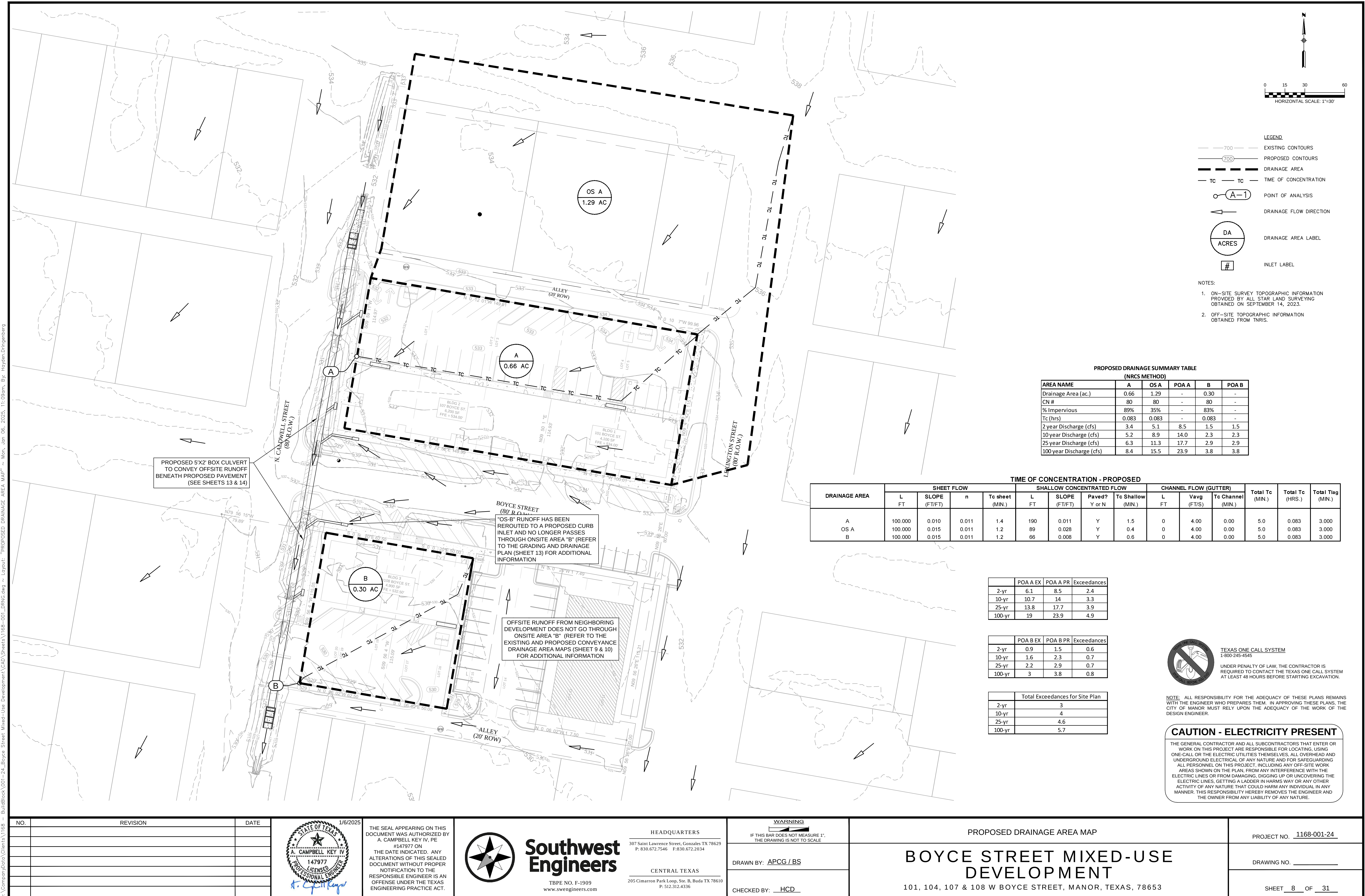
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

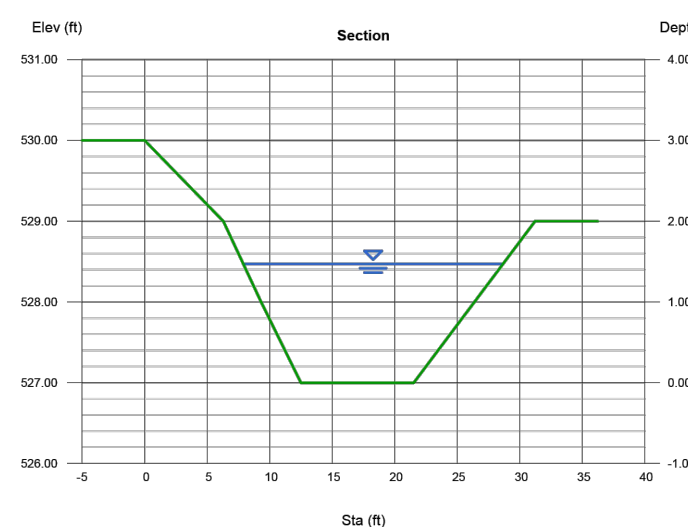
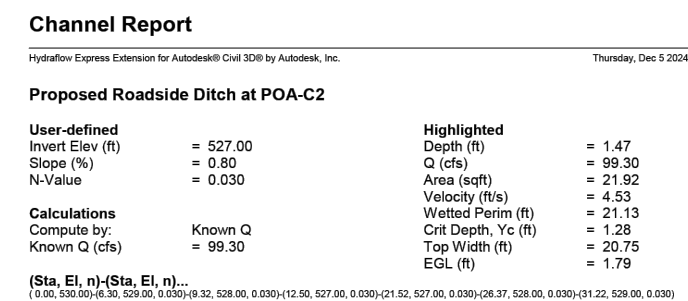
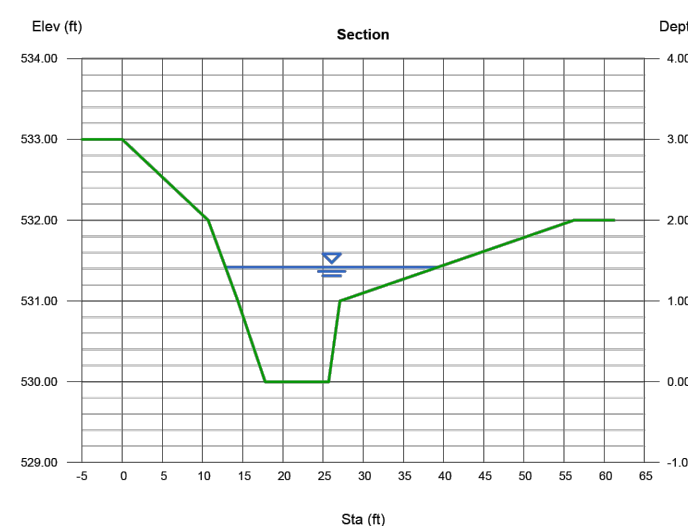
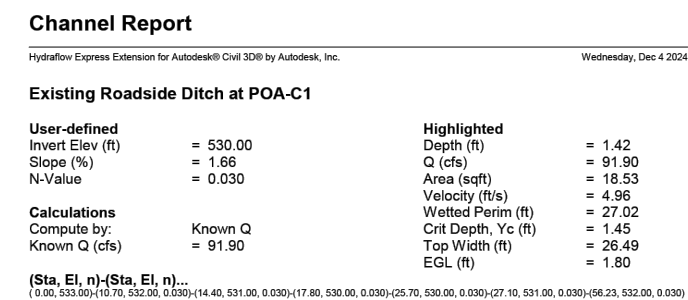
PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 7 OF 31

O:\CompanyData\Clients\1168 - BuildBlock\001-24_Boyce Street Mixed-Use Development\CAD\Sheets\1168-001_DRNG.dwg -- Layout: "PROPOSED DRAINAGE AREA MAP" -- Mon, Jan 05, 2025, 11:09am, By: Hayden Dingenberg





PROPOSED CONVEYANCE DRAINAGE SUMMARY TABLE						
(NRCS METHOD)						
AREA NAME	OS-C	POA C1	C	OS-C1	OS-C2	POA C2
Drainage Area (ac.)	13.50	-	1.66	0.21	0.25	-
CN #	80	-	80	80	80	-
% Impervious	95%	-	87%	77%	88%	-
Tc (hrs)	0.529	-	0.083	0.083	0.083	-
2 year Discharge (cfs)	37.4	37.4	8.4	1.0	1.3	40.3
10 year Discharge (cfs)	56.6	56.6	12.9	1.6	2	61.1
25 year Discharge (cfs)	69.8	69.8	15.9	2.0	2.4	75.3
100 year Discharge (cfs)	91.9	91.9	21.0	2.6	3.2	99.3

TIME OF CONCENTRATION - CONVEYANCE														
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS)	Total Tlag (MIN.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)			
OS-C	100.000	0.000	0.011	22.4	192	0.010	Y	1.6	1774	4.00	7.39	31.3	0.522	18.808
OS-C1	100.000	0.005	0.011	1.9	183	0.005	Y	2.1	0	4.00	0.00	5.0	0.083	3.000
OS-C2	100.000	0.005	0.011	1.9	29	0.005	Y	0.3	0	4.00	0.00	5.0	0.083	3.000
C	100.000	0.010	0.011	1.4	214	0.010	Y	1.8	0	4.00	0.00	5.0	0.083	3.000

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

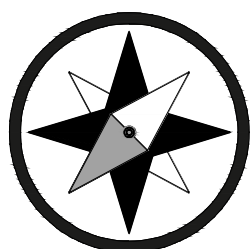
NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF MANOR MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, CABLES, CORDS, OR ANY OTHER ELECTRICAL ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL. IN ANY MANNER, THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
A. CAMPBELL KEY IV, PE
#147977 ON
THE DATE INDICATED. ANY
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RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

205 Cimarron Park Loop, Ste. B, Buda TX 78611
P: 512.312.4336



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CHECKED BY: HCD

PROPOSED CONVEYANCE DRAINAGE AREA MAP

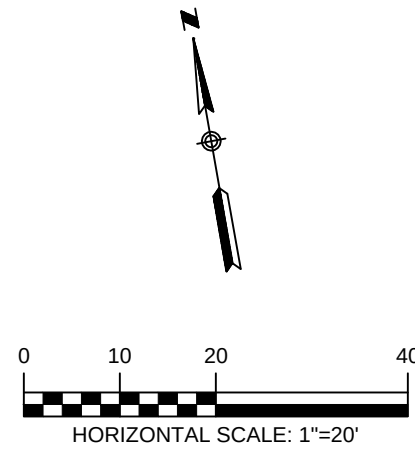
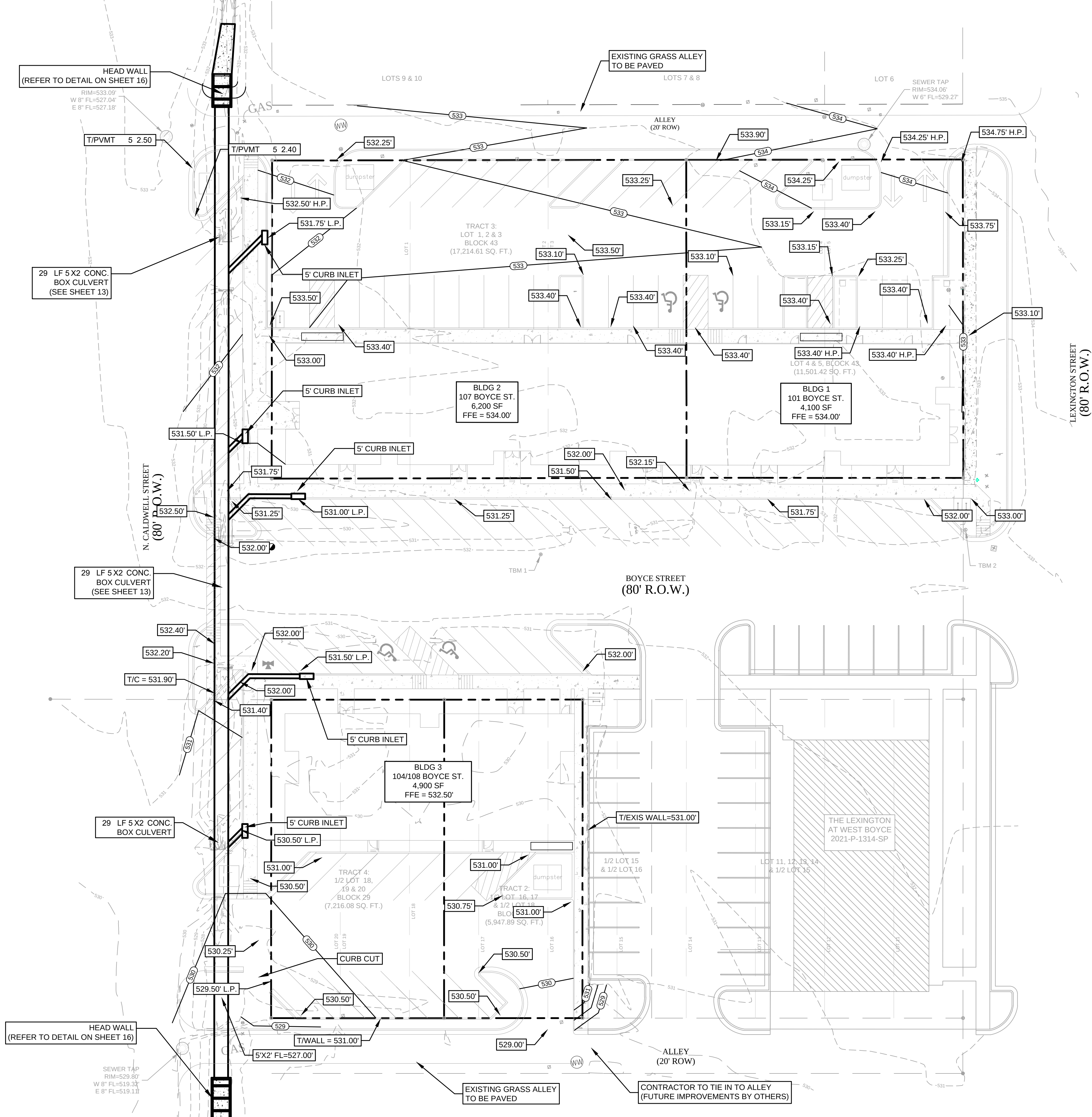
BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 10 OF 31



- LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORM DRAIN



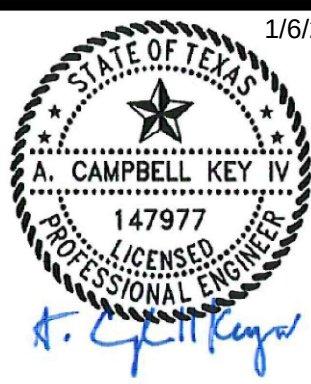
TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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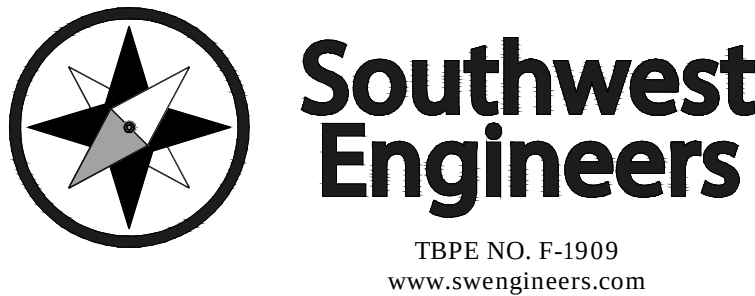
CAUTION - ELECTRICITY PRESENT

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NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

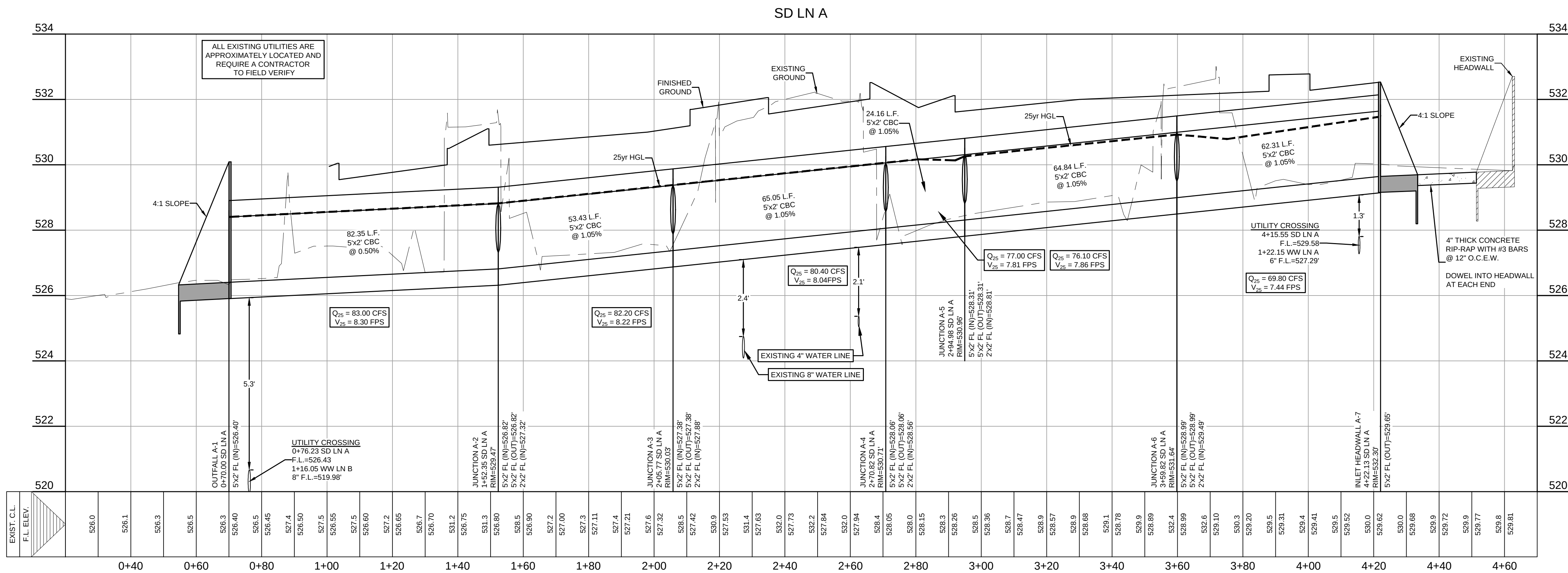
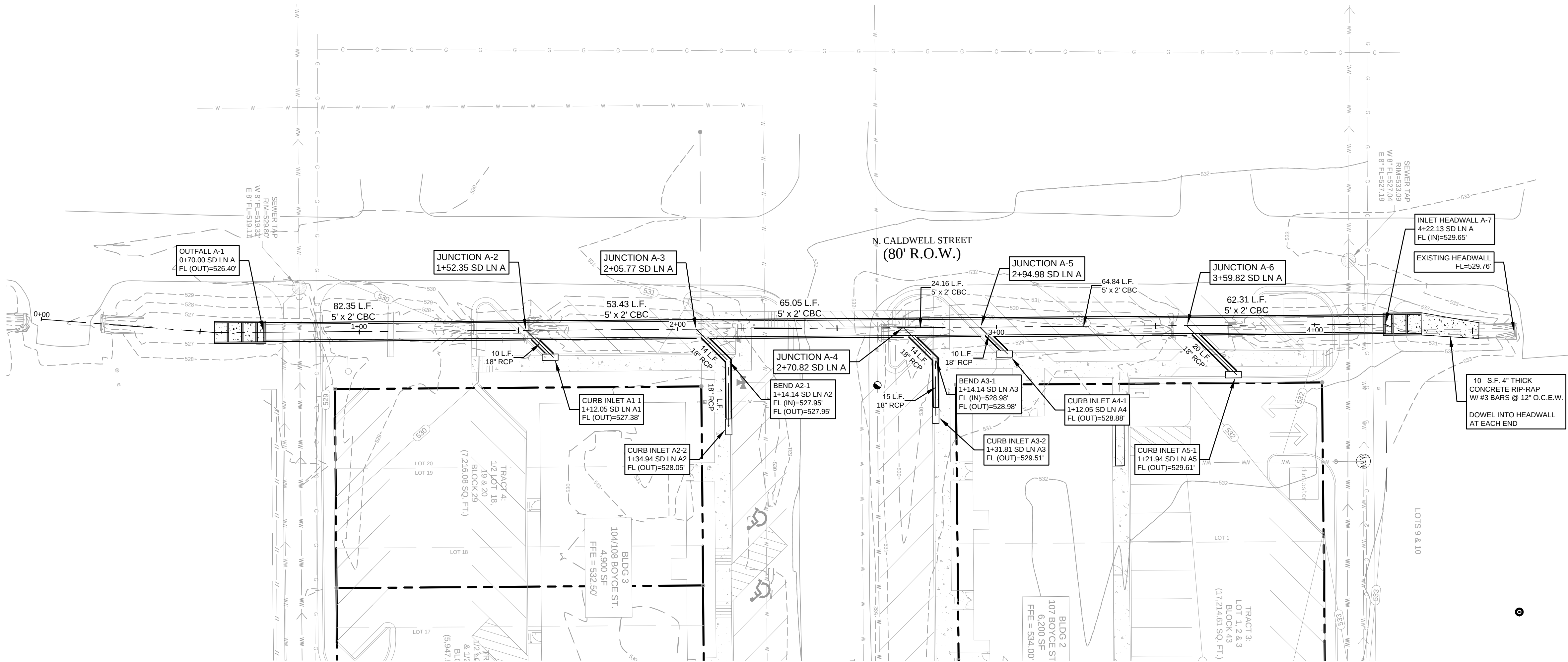


HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
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CENTRAL TEXAS
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P: 512.312.4336

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GRADING AND DRAINAGE PLAN
BOYCE STREET MIXED-USE DEVELOPMENT
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24
DRAWING NO. _____
SHEET 13 OF 31

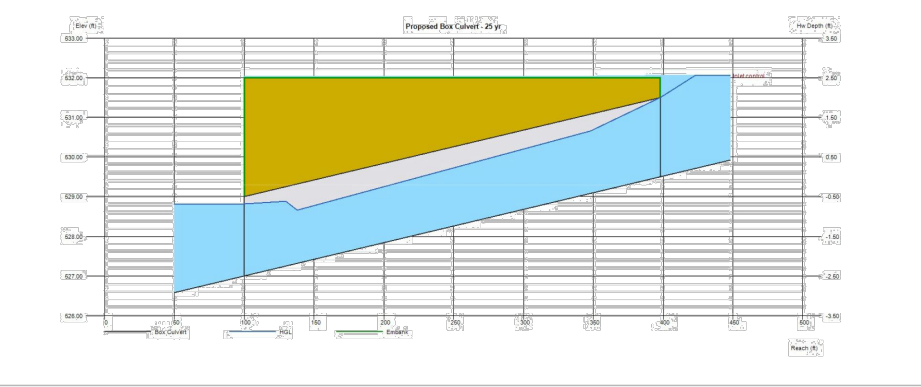


Culvert Report

HydroFlow Express Extension for Autodesk Civil 3D by Autodesk, Inc. Friday, Apr 19 2024

Proposed Box Culvert - 25 yr

Invert Elev Dn (ft)	= 527.00	Calculations	
Pipe Length (ft)	= 298.01	Qmin (cfs)	= 39.90
Slope (%)	= 0.84	Qmax (cfs)	= 74.80
Invert Elev Up (ft)	= 529.50	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Box	Highlighted	
Span (in)	= 60.0	Ordnal (cfs)	= 59.90
No. Barrels	= 1	Oppe (cfs)	= 59.16
n-Value	= 0.012	Covertop (cfs)	= 0.74
Culvert Type	= Rectangular Concrete	Veloc Dn (ft/s)	= 6.52
Culvert Entrance	= Tapered inlet throat	Veloc Up (ft/s)	= 7.25
Coef. K _{M,C,Y,K}	= 0.475, 0.667, 0.0179, 0.97, 0.2	HGL Dn (ft)	= 528.82
		HGL Up (ft)	= 531.13
Embankment		Hw Elev (ft)	= 532.06
Top Elevation (ft)	= 532.00	HwD (ft)	= 1.28
Top Width (ft)	= 298.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 22.00		

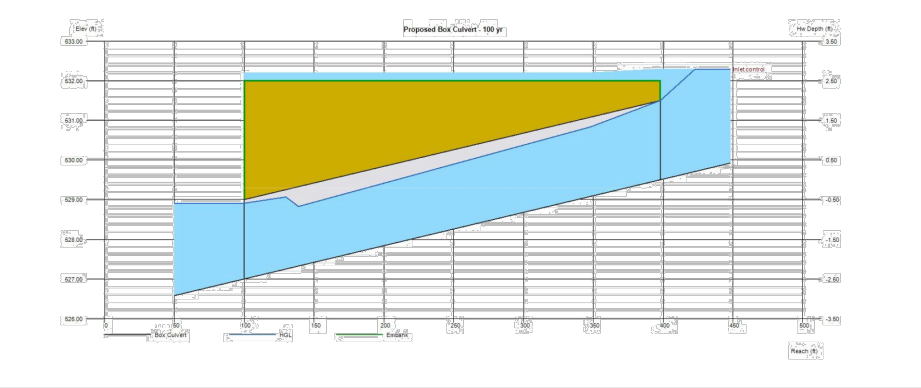


Culvert Report

HydroFlow Express Extension for Autodesk Civil 3D by Autodesk, Inc. Friday, Apr 19 2024

Proposed Box Culvert - 100 yr

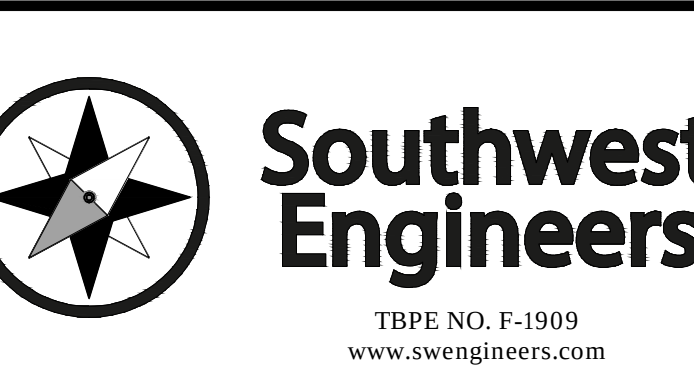
Invert Elev Dn (ft)	= 527.00	Calculations	
Pipe Length (ft)	= 298.01	Qmin (cfs)	= 39.90
Slope (%)	= 0.84	Qmax (cfs)	= 98.30
Invert Elev Up (ft)	= 529.50	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Box	Highlighted	
Span (in)	= 60.0	Ordnal (cfs)	= 79.90
No. Barrels	= 1	Oppe (cfs)	= 69.45
n-Value	= 0.012	Covertop (cfs)	= 10.45
Culvert Type	= Rectangular Concrete	Veloc Dn (ft/s)	= 7.28
Culvert Entrance	= Tapered inlet throat	Veloc Up (ft/s)	= 7.65
Coef. K _{M,C,Y,K}	= 0.475, 0.667, 0.0179, 0.97, 0.2	HGL Dn (ft)	= 528.81
Embankment		HGL Up (ft)	= 531.32
Top Elevation (ft)	= 532.00	Hw Elev (ft)	= 532.29
Top Width (ft)	= 298.00	HwD (ft)	= 1.40
Crest Width (ft)	= 22.00	Flow Regime	= Inlet Control



NO.	REVISION	DATE



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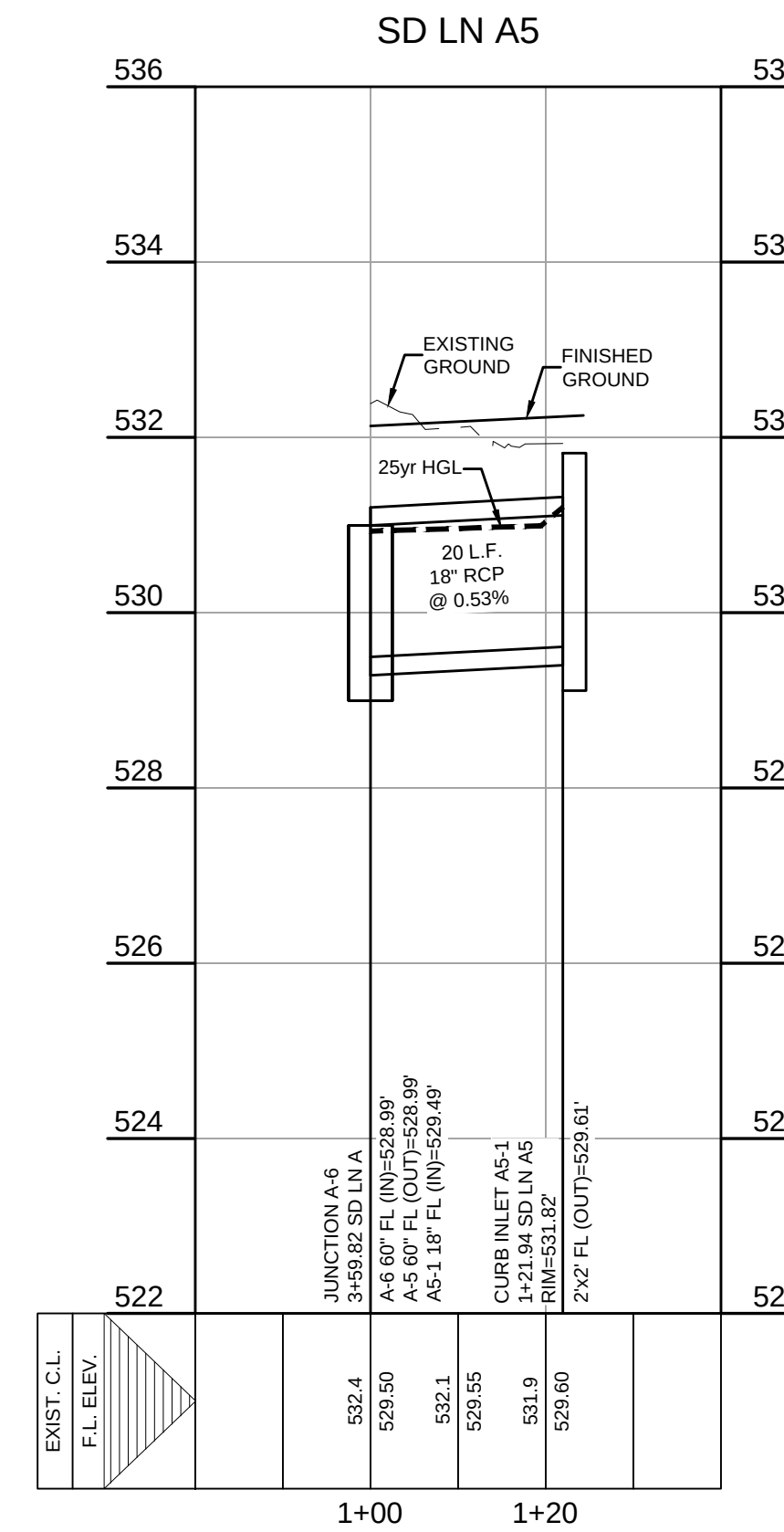
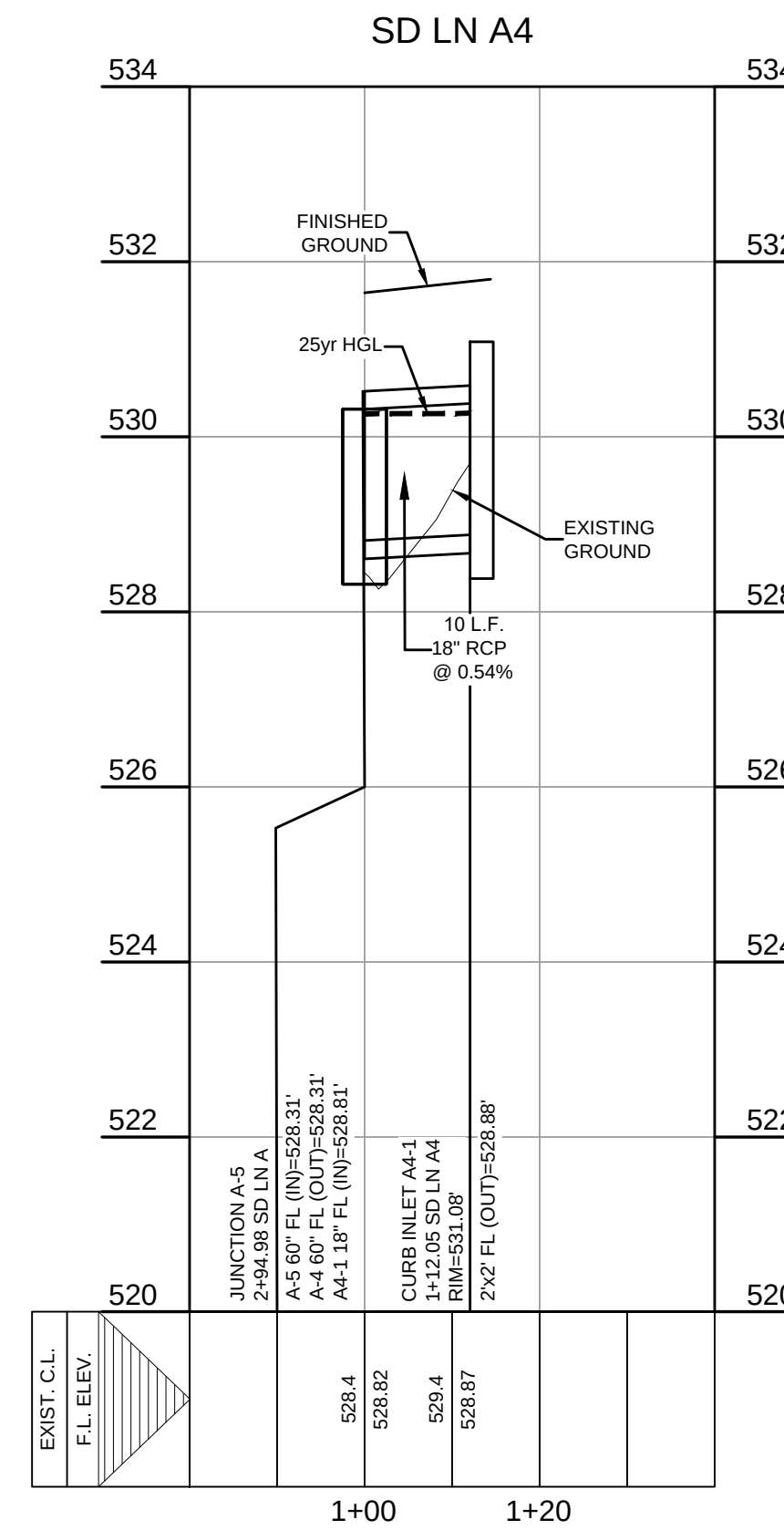
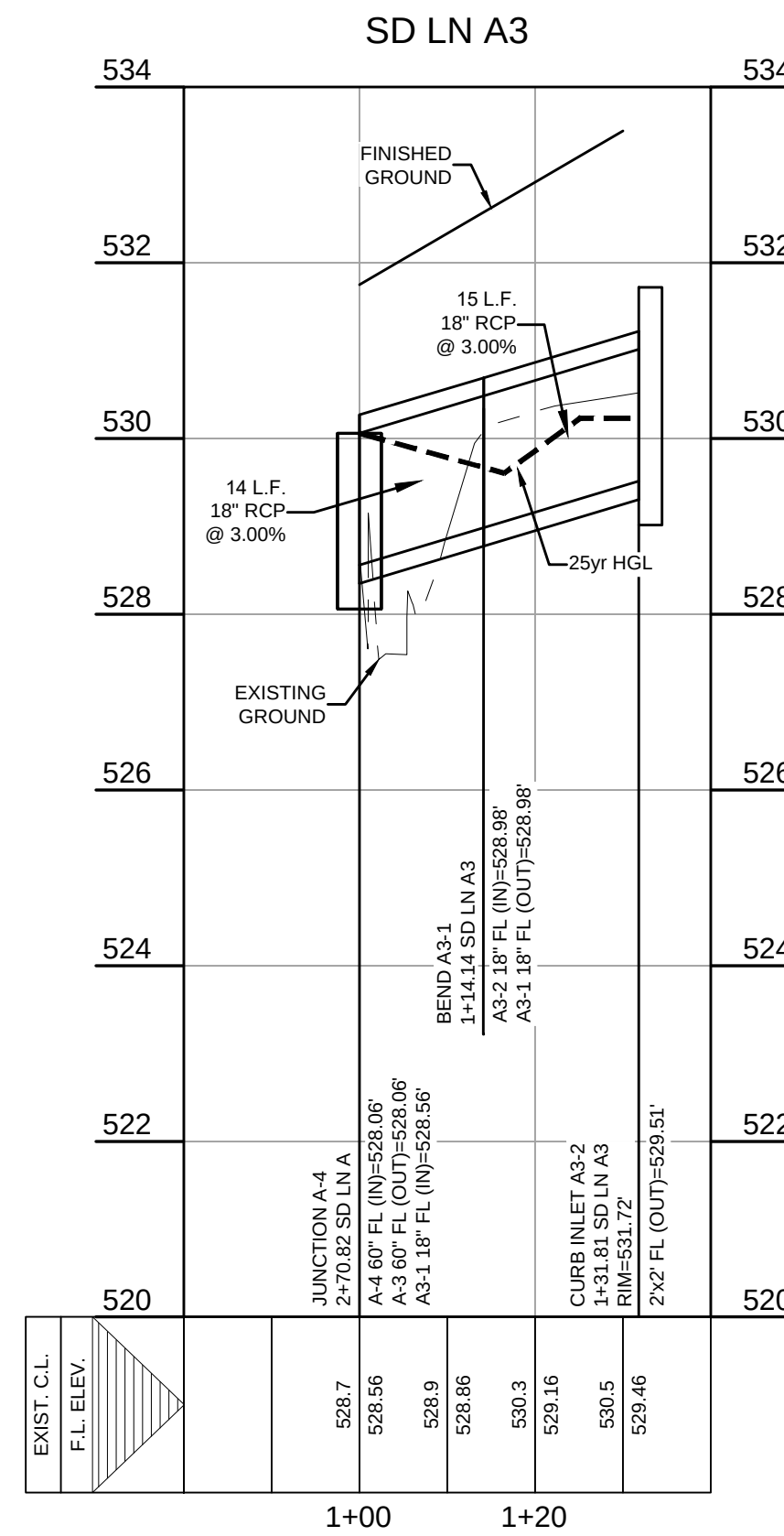
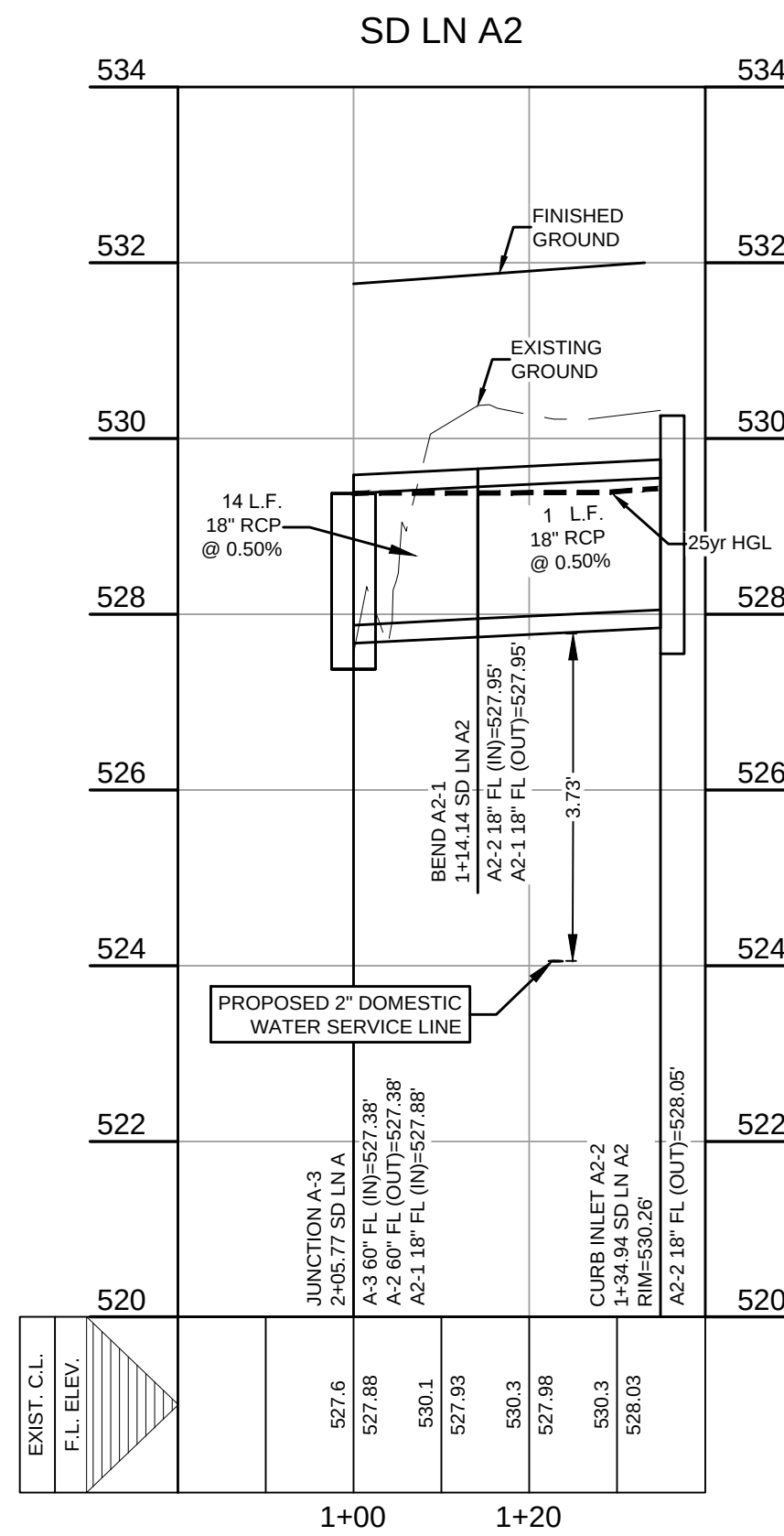
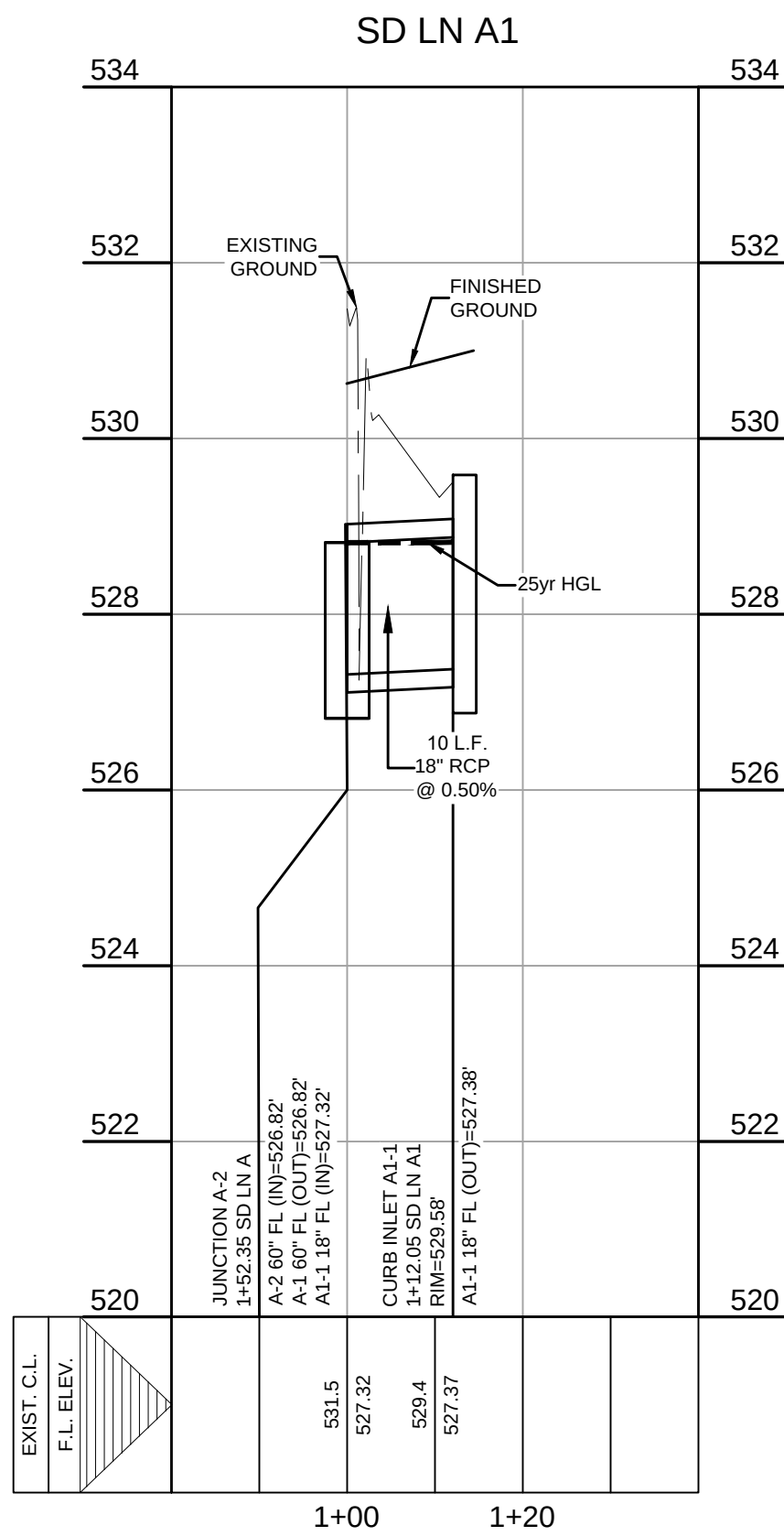
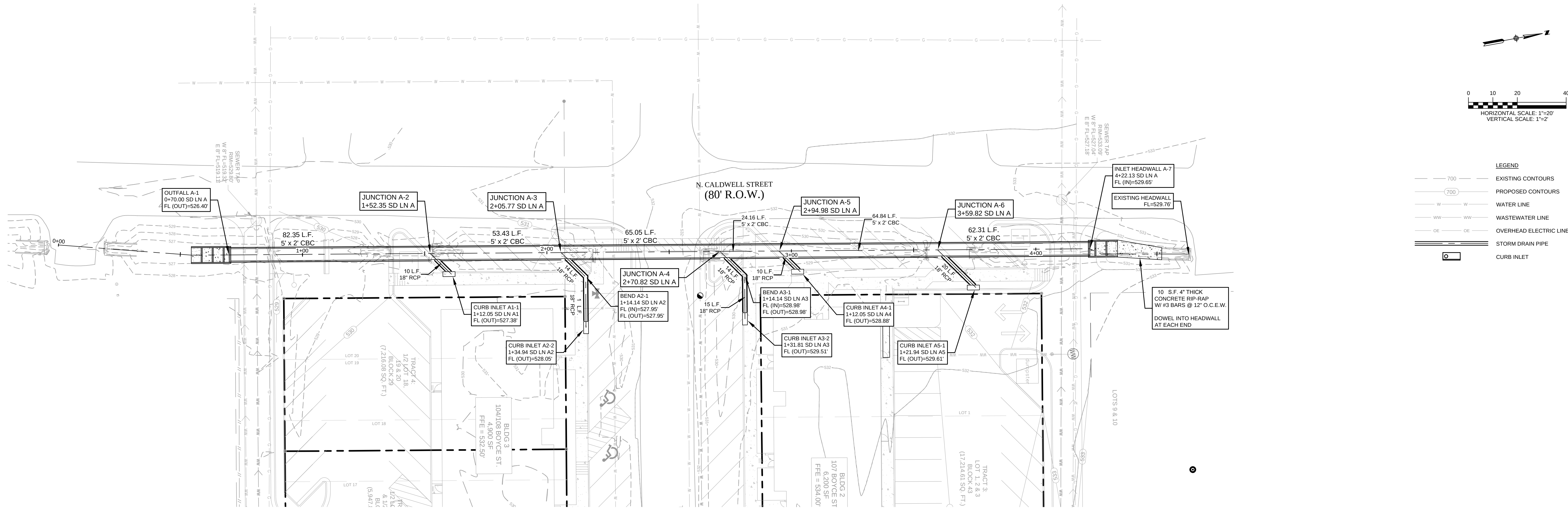


HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034
CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 830.672.7546 F: 830.672.2034

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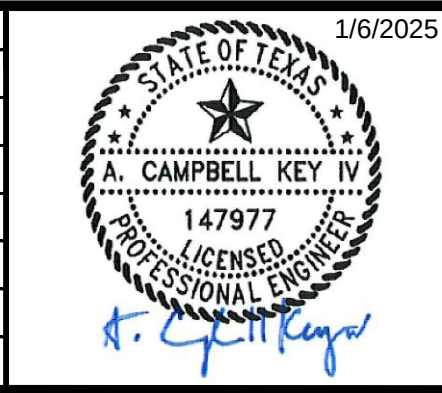
STORM LINE 'A' PLAN & PROFILE
BOYCE STREET MIXED-USE DEVELOPMENT
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24
DRAWING NO. _____
SHEET 15 OF 31

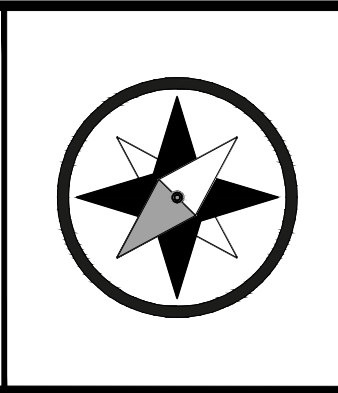


O:\CompanyData\Clients\1168 - BuildBlock\001-24_Boyce Street Mixed-Use Development\CAD\Sheets\1168-001_STRV.dwg -- Layout: "STORM LATERALS PLAN & PROFILE" -- Mon, Jan 06, 2025, 11:09am, By: Hayden Dringenberg

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Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

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STORM LATERALS PLAN & PROFILE

BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. <u>1168-001-24</u>
DRAWING NO. _____
SHEET <u>16</u> OF <u>31</u>



1500 County Road 269
Leander, TX 78641

P.O. Box 229
Leander, Tx 78646-2029

Date: January 15, 2025
Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1645-SP
Job Address: 101 W Boyce St, Manor 78653

Dear Jiwon Jung,

The second submittal of the Detention Waiver Request, submitted by Jiwon Jung and received by our office on January 9, 2025, has been reviewed for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 ExhibitA Subdivision Ordinance 263B. We can offer the following comments based on our review (cleared comments stricken, new or uncleared comments in bold):

- ~~1. Please add an Engineer's seal (sign and signature) to the waiver request letter.~~
- ~~2. Add to the letter that you are requesting a waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Austin DCM has been adopted by the City of Manor.~~
- ~~3. On your resubmittal, please submit one single pdf files with all the exhibits attached.~~
- 4. Add a block to the Cover sheet saying, A waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events was approved by the City of Manor on this date.**
 - a. Comment remains until all comments are cleared. Language found on cover sheet.**
- ~~5. On the proposed Drainage Area Map (Sheet 8 of 30), clearly show the proposed storm sewer line. Currently, everything looks in gray scale and it is difficult to distinguish between existing and proposed infrastructure.~~
- ~~6. On the existing Drainage summary table, explain how the total POA A Q and POA B Q is adding up in each of the storms. Appears to be that the peaks are not adding in neither of the storms.~~
- ~~7. Add an additional table in the proposed drainage sheet, something like this:~~

	<u>POA A Ex</u>	<u>POA A Pr</u>	<u>Exceedances</u>
2-yr	6.1	8.5	2.4
10-yr	10.7	14	3.3

25-yr	13.8	17.7	3.9
100-yr	19	23.9	4.9

	<u>POA-B-Ex</u>	<u>POA-B-Pr</u>	<u>Exceedances</u>
2-yr	0.9	1.5	0.6
10-yr	1.6	2.3	0.7
25-yr	2.2	2.9	0.7
100-yr	3	3.8	0.8

8. ~~Add an additional table in the proposed drainage sheet related to total exceedances for site plan, something like this:~~

<u>Total Exceedances for Site Plan</u>	
2-yr	3.00
10-yr	4.00
25-yr	4.60
100-yr	5.70

9. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM 5.2.0 design guidelines. The design guidelines rules shall be observed in the design of storm drain systems located in public right-of-way or public drainage easements to promote proper operation of these systems and to minimize maintenance requirements. The material and diameter of all public storm drains should be noted on the grading and drainage plan sheets. See DCM 5.2.0.J and DCM 5.3.3. If so, please provide plan and profile for this culvert/storm sewer system and a H&H model to justify the size and capacity. For Storm Sewer design.
- Comment remains until all comments are cleared. Correct downstream elevation in printouts, make sure the profile matches the profile (invert El. 526.4). On profile for SD LN A, show grading from 0+70 to 1+00 (+/-). Is the 100-yr HGL contained the ROW? Did you model the SS line? Which model did you use?
10. ~~Provide H&H calculations (one cross section) for existing east side ditch of N Caldwell Street between the proposed discharge point of storm sewer and Old Hwy 20.~~

11. Provide H&H calculations for existing culvert along existing east side ditch on N Caldwell Steet which crosses Old Hwy 20.

- a. Comment remains. Provide H & H calculation for existing culvert at drive way (downstream of culvert discharge), ditch between this ex culvert at DW and Ex Culvert at W Parson St (Old Hwy 20) and culvert under W Parson St (Old Hwy 20).



12. We may comment on new material that is submitted in an update submittal for this waiver.

- a. Comment remains until all comments are cleared.

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 reach out to Jose Castillo directly. He can be reached by e-mail at jcastillo@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.

Sincerely,

Pauline Gray
Lead AES GBA



1500 County Road 269
Leander, TX 78641

P.O. Box 229
Leander, Tx 78646-2029

Date: Wednesday, December 18, 2024
Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1645-SP
Job Address: 101 W Boyce St, Manor 78653

Dear Jiwon Jung,

The submittal of the Detention Waiver Request, submitted by Jiwon Jung and received by our office on December 5, 2024, has been reviewed for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. We can offer the following comments based on our review:

1. Please add an Engineer's seal (sign and signature) to the waiver request letter.
2. Add to the letter that you are requesting a waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Austin DCM has been adopted by the City of Manor.
3. On your resubmittal, please submit one single pdf files with all the exhibits attached.
4. Add a block to the Cover sheet saying, A waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events was approved by the City of Manor on this date.
5. On the proposed Drainage Area Map (Sheet 8 of 30), clearly show the proposed storm sewer line. Currently, everything looks in gray scale and it is difficult to distinguish between existing and proposed infrastructure.
6. On the existing Drainage summary table, explain how the total POA A Q and POA B Q is adding up in each of the storms. Appears to be that the peaks are not adding in neither of the storms.
7. Add an additional table in the proposed drainage sheet, something like this:

	<u>POA A Ex</u>	<u>POA A Pr</u>	<u>Exceedances</u>
2-yr	6.1	8.5	2.4
10-yr	10.7	14	3.3
25-yr	13.8	17.7	3.9
100-yr	19	23.9	4.9

	<u>POA B Ex</u>	<u>POA B Pr</u>	<u>Exceedances</u>
2-yr	0.9	1.5	0.6
10-yr	1.6	2.3	0.7
25-yr	2.2	2.9	0.7
100-yr	3	3.8	0.8

8. Add an additional table in the proposed drainage sheet related to total exceedances for site plan, something like this:

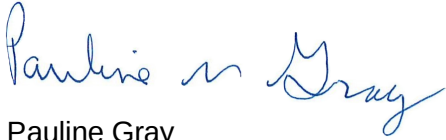
	<u>Total Exceedances for Site Plan</u>
2-yr	3.00
10-yr	4.00
25-yr	4.60
100-yr	5.70

9. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM 5.2.0 design guidelines. The design guidelines rules shall be observed in the design of storm drain systems located in public right-of-way or public drainage easements to promote proper operation of these systems and to minimize maintenance requirements. The material and diameter of all public storm drains should be noted on the grading and drainage plan sheets. See DCM 5.2.0.J and DCM 5.3.3. If so, please provide plan and profile for this culvert/storm sewer system and a H&H model to justify the size and capacity. For Storm Sewer design.
10. Provide H&H calculations (one cross section) for existing east side ditch of N Caldwell Steet between the proposed discharge point of storm sewer and Old Hwy 20.
11. Provide H&H calculations for existing culvert along existing east side ditch on N Caldwell Steet which crosses Old Hwy 20.
12. We may comment on new material that is submitted in an update submittal for this waiver.

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 reach out to Jose Castillo directly. He can be reached by e-mail at jcastillo@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.

Sincerely,



Pauline Gray
Lead AES
GBA



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX.

Applicant: Professional StruCIVIL Engineers Inc

Owner: 13105 FM 1100, LLC

BACKGROUND/SUMMARY: This short form final plat has been reviewed to be in conformance by our engineers and therefore must be approved.

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

- Approved Plat
- Engineer comments and responses

- Conformance Letter

ACTIONS:

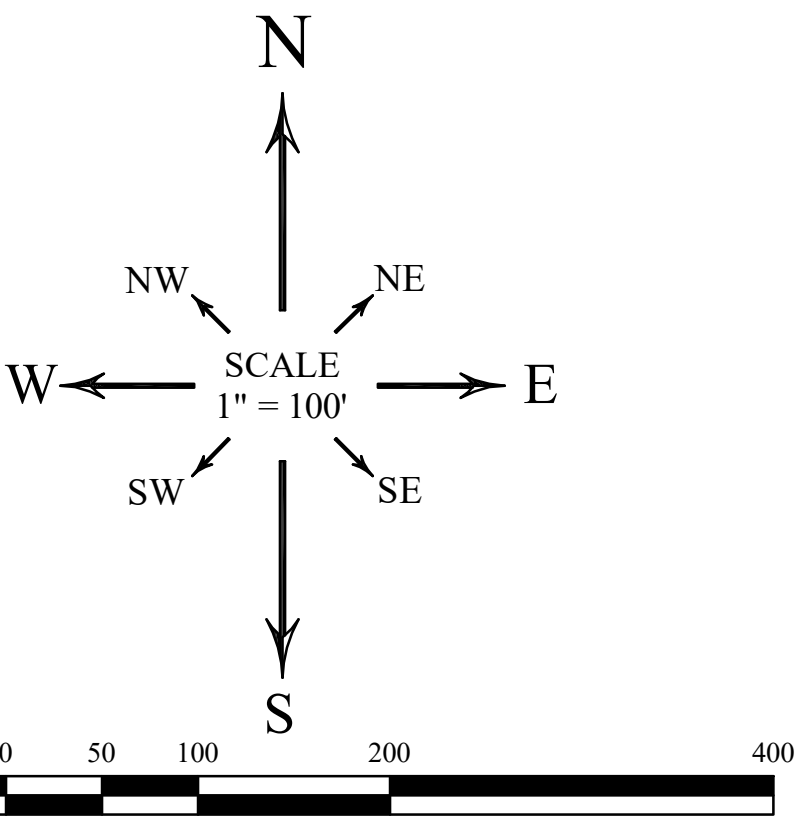
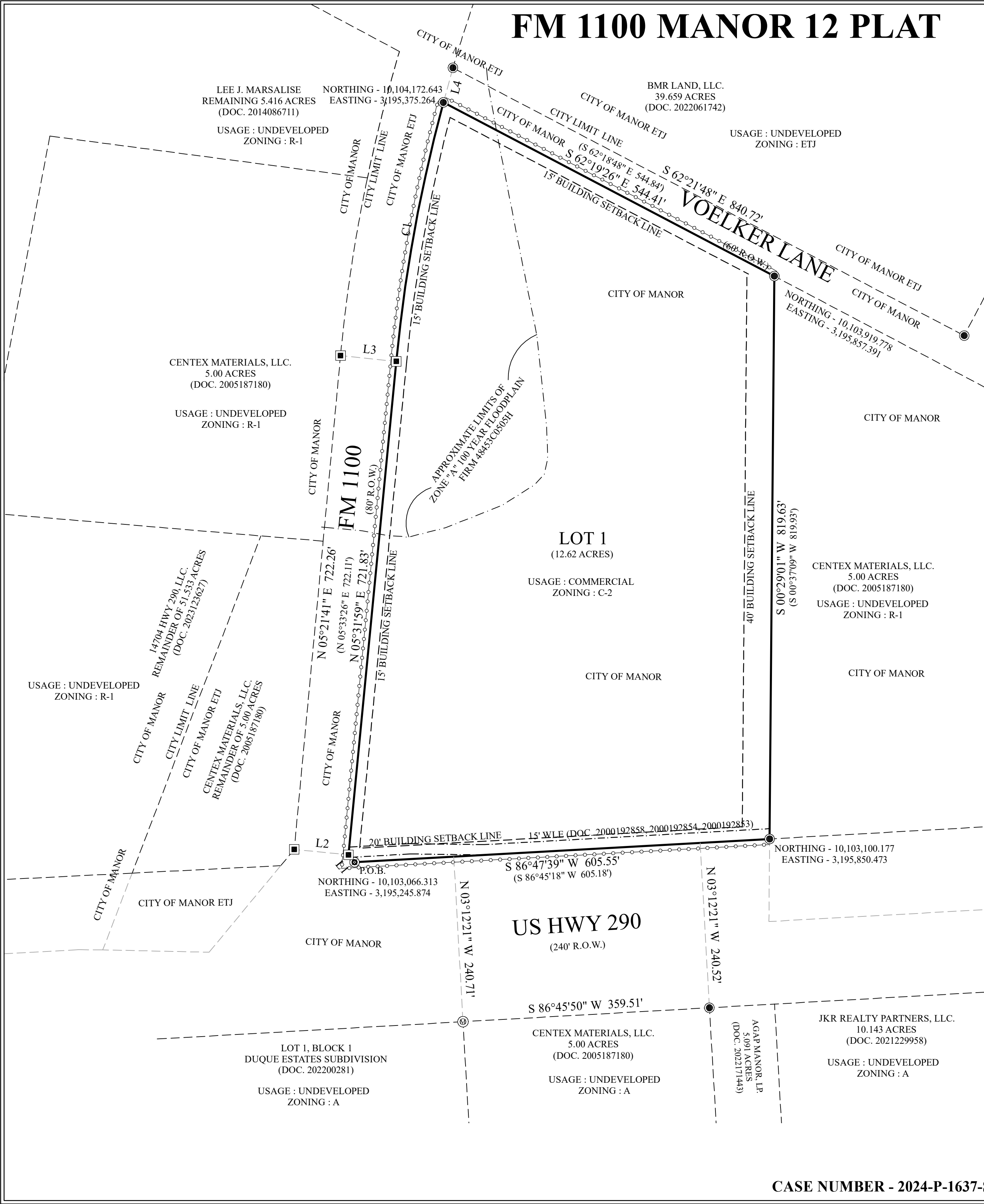
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, Tx.

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

FM 1100 MANOR 12 PLAT



BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE
(4203) NAD83 HARN HORIZONTAL CONTROL.

OWNER: 13105 FM 1100, LLC & MANOR 12 ACRES, LLC
5808 BALCONES DR., STE. 200
AUSTIN, TEXAS 78731

ACREAGE: 549,781.36 SQ. FT. - 12.62 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1

SUBMITTAL DATE: 08/16/2024
DATE OF REVISION: -

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0703824

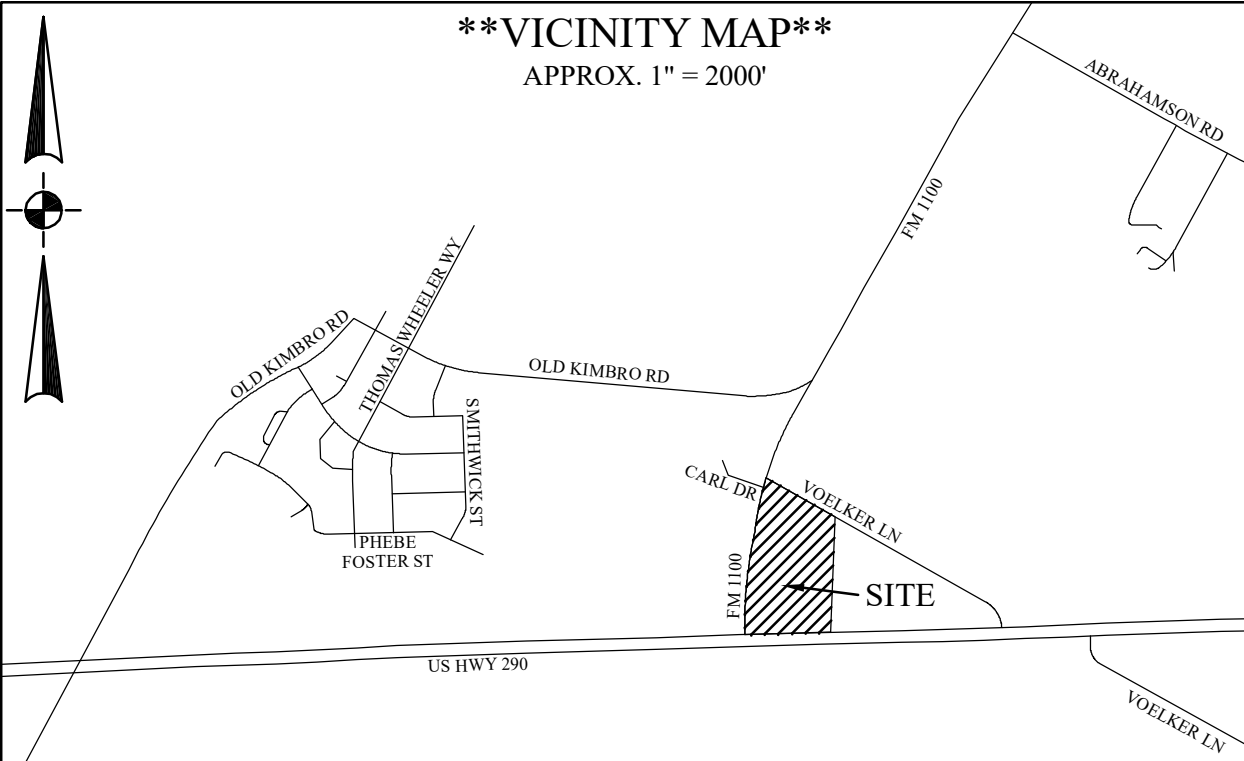
ENGINEER: PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W PARMER LN, SUITE 201, AUSTIN, TEXAS 78727
(512) 238 - 6422

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

- LEGEND**
- 1/2" ROD FOUND
 - PUNCH HOLE FOUND
 - CONCRETE MONUMENT FOUND
 - () RECORD INFORMATION
 - WLE WATER LINE ESMT
 - SIDEWALK

LINE	BEARING	DISTANCE
L1	N 39°05'48" W	13.87'
(L1)	(N 39°26'56" W)	(14.07')
L2	N 84°19'37" W	79.49'
L3	N 84°02'06" E	81.66'
L4	N 15°25'43" E	52.32'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	2295.95'	383.28'	N 10°18'02" E	383.72'
(C1)	(2295.95')	(383.25')	(N 10°15'07" E)	(383.70')



ALLSTAR Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE:	1" = 100'
BEGIN DATE:	08/16/2024
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0703824
REVISED DATE:	10/24/2024

FM 1100 MANOR 12 PLAT

BEING THE OWNERS OF 12.62 ACRES OF LAND, MORE OR LESS, OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, BEING CONVEYED TO US IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2022005913, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS

F.I.R.M. MAP NO.: 48453C0485J
PANEL: 0485J
DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

FM 1100 MANOR 12 PLAT

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

APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____

DR. CHRISTOPHER HARVEY, _____ LLUVIA T. ALMARAZ
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

NOTES:

- 1) WATER SERVICE SHALL BE PROVIDED BY THE AQUA WATER SUPPLY CORPORATION AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF MANOR.
- 2) ALL PRIVATE STREET RIGHTS-OF-WAY ARE ALSO DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
- 3) THE YARD SETBACK SHALL BE IN CONFORMANCE WITH THE CITY OF MANOR REGULATIONS. AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- 4) THE BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF MANOR REGULATIONS AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- 5) ZONING FOR THIS SUBDIVISION IS MEDIUM COMMERCIAL (C-2).
- 6) PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
- 7) THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 8) PROPERTY OWNERS OF THE LOTS ON WHICH THE (INSERT EASEMENT TYPE) EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 9) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
- 10) PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 11) DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 12) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 13) NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 14) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 15) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 14.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
- 16) ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 17) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.

I, MIRZA TAHIR BAIG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MIRZA TAHIR BAIG
P.E. #82577

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
MIRZA TAHIR BAIG
82577

DATE _____

I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNERS MONUMENTS SHOWN THEREON, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE TRAVIS COUNTY, TEXAS CODES AND ORDINANCES, INCLUDING SECTION 131.25(c), AND CHAPTER 482 OF THE TRAVIS COUNTY, CODE, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN OR DESCRIBED HEREON. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

EDWARD C. RUMSEY R.P.L.S. # 5729
REF# A0703824

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
EDWARD RUMSEY
5729

DATE _____

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE THE 15TH DAY OF AUGUST, 2024.

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

THAT I, NAJIB WEHBE, MANAGER FOR 13105 FM 1100, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 12.62 ACRES OF LAND, MORE OR LESS, OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, BEING CONVEYED TO ME IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2022005913, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 12.62 ACRES, PURSUANT TO CHAPTER 212 & 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"FM 1100 MANOR 12 PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

NAJIB WEHBE, MANAGER
13105 FM 1100, LLC
5808 BALCONES DR., STE. 200
AUSTIN, TEXAS, 78731

STATE OF TEXAS
COUNTY OF TRAVIS

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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

I, DYANA LIMON-MERCADO, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____ FILED FOR RECORD ON THE ____ DAY OF _____, 20__, A.D.

DYANA LIMON-MERCADO _____ DEPUTY
COUNTY CLERK
TRAVIS COUNTY, TEXAS

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000
Item 9.

SCALE: 1" = 100'
BEGIN DATE: 08/16/2024
DRAWN BY: DAMIAN SMITH
JOB NO.: A0703824
REVISED DATE: 10/24/2024

FM 1100 MANOR 12 PLAT
BEING THE OWNERS OF 12.62 ACRES OF LAND, MORE OR LESS, OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, BEING CONVEYED TO US IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2022005913, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD - PLAIN AND HAS A ZONE "X".
ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0485J
PANEL: 0485J
DATED: 08/18/2014
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
2
OF 2
111



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, September 19, 2024

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2024-P-1679-SF
Job Address: 13105 F M RD 1100 2, manor, TX. 78653

Dear PSCE Inc.,

The first submittal of the FM 1100 Manor 12 Plat (*Short Form Final Plat*) submitted by Professional StruCIVIL Engineers Inc and received on December 10, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. The vicinity map needs to be scaled 1" = 2,000'.
- ii. All variances approved by the Commission shall appear as a note on the final plat. Once these variances are approved call them out in the notes. Note 3 and 4. Note 4 lists setbacks that are not allowed per City Ordinance. A variance is required for any setbacks that are not to City Standards.
- iii. Call out areas delineating the regulatory one hundred (100) year floodplain. Part of this site is within the 100-year flood plain.
- iv. Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
- v. Using state plane coordinate systems X and Y coordinates shall be identified for four (4) property corners.
- vi. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- vii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is needed along all major streets (US HWY 290, FM 1100, Voelker Lane). Remove the sidewalk shown along the Eastern property line. Sidewalk is not required in that location unless ROW is being dedicated.
- viii. The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
- ix. This lot is within Aqua Water CCN. Note one calls out the City of Manor as the water provider. Revise note one.
- x. A letter requesting any variances from the provisions of this Ordinance, if not previously approved as part of the Preliminary Plat and posted pursuant to the requirements of this Ordinance. Provide documentation that the variance was approved.
- xi. Certification from all applicable taxing authorities that all taxes due on the property have been paid. Provide current tax certificate for 2023 taxes.
- xii. Remove Philip Tryon as chairperson and just have CHAIRPERSON. Dr. Christopher Harvey is the current Mayor of Manor.
- xiii. For (FOR RESIDENTIAL SUBDIVISIONS ONLY) add the following note: A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS OF WAYS DEDICATED BY THIS PLAT. Note 9 calls out 5'.
- xiv. The setbacks shown on the plat do not match the setbacks required based on how the lot is currently zoned.
- xv. Provide identification and location of proposed uses for all lots.
- xvi. **Per City Ordinance requirements, the scale of the plat is required to be 1" = 100'. The graphic scale bar provided is not scaled 1" = 100'. Provide the correct scale bar.**
- xvii. Provide property owner information for lots south of US 290 that are within 300' of the subdivision boundary. **Provide Labels for mail notifications, including the owner's name, address, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls. This is needed for the property owners added across Old Hwy 290.**

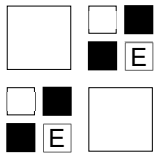
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, 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 black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

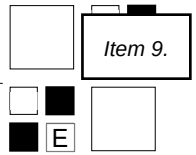
Tyler Shows
Staff Engineer
GBA



PROFESSIONAL STRUCTURAL CIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION

2205 W. PARKER LN., SUITE #201, AUSTIN, TEXAS 78727
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951



SHORT FORM FINAL PLAT COMMENT RESPONSE LETTER

To:	Tyler Shows	From:	Fehmina Asim
Company:	City of Manor	Date:	09/20/2024
Project	FM1100 Manor 12 Plat	Case Number:	2024-P-1679-SF
Case Manager:		Address:	13105 FM RD 1100 2, Manor, TX, 78653

1. Refer updated plat, the vicinity map has been rescaled to 1" = 2,000'.
2. Refer updated plat, notes have been updated. TYPO no variances.
3. Refer the updated plat, area delineating the regulatory 100-year floodplain has been called out.
4. Refer updated plat, call outs are added. "CITY LIMIT LINE", "CITY OF MANOR" "CITY OF MANOR ETJ"
5. Refer updated plat, property corners have been identified using state plane coordinate system.
6. Refer updated plat, setback lines have been marked as dashed lines on the plat. The building setback 20.0' street frontage, 40.0' residential along East property line.
7. Refer updated plat, sidewalk for each street have been showed as a dotted line, and in the legend.
8. Not applicable, no modification of the existing floodplain.
9. Refer updated plat, note 1 have been revised. The water AQUA and wastewater City of Manor.
10. Not applicable.
11. Pending tax certificate.
12. Refer updated plat, "Chairperson Dr. Christopher Harvey" has been mentioned as the current Mayor of Manor.
13. Refer updated plat, note 9 have been revised for 10.0' PUE.



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, October 17, 2024

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2024-P-1679-SF
Job Address: 13105 F M RD 1100 2, manor 78653

Dear PSCE Inc.,

The subsequent submittal of the FM 1100 Manor 12 Plat submitted by Professional StruCIVIL Engineers Inc and received on December 10, 2024, 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. ~~The vicinity map needs to be scaled 1" = 2,000'.~~
- ii. ~~All variances approved by the Commission shall appear as a note on the final plat. Once these variances are approved call them out in the notes. Note 3 and 4. Note 4 lists setbacks that are not allowed per City Ordinance. A variance is required for any setbacks that are not to City Standards.~~
- iii. ~~Call out areas delineating the regulatory one hundred (100) year floodplain. Part of this site is within the 100-year flood plain.~~
- iv. ~~Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- v. ~~Using state plane coordinate systems X and Y coordinates shall be identified for four (4) property corners.~~
- vi. ~~The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vii. ~~The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is needed along all major streets (US HWY 290, FM 1100, Voelker Lane). Remove the sidewalk shown along the Eastern property line. Sidewalk is not required in that location unless ROW is being dedicated.~~
- viii. ~~The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~
- ix. ~~This lot is within Aqua Water CCN. Note one calls out the City of Manor as the water provider. Revise note one.~~
- x. ~~A letter requesting any variances from the provisions of this Ordinance, if not previously approved as part of the Preliminary Plat and posted pursuant to the requirements of this Ordinance. Provide documentation that the variance was approved.~~
- xi. ~~Certification from all applicable taxing authorities that all taxes due on the property have been paid. Provide current tax certificate for 2023 taxes.~~
- xii. ~~Remove Philip Tryon as chairperson and just have CHAIRPERSON. Dr. Christopher Harvey is the current Mayor of Manor.~~
- xiii. ~~For (FOR RESIDENTIAL SUBDIVISIONS ONLY) add the following note: A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS OF WAYS DEDICATED BY THIS PLAT. Note 9 calls out 5'.~~
- xiv. ~~The setbacks shown on the plat do not match the setbacks required based on how the lot is currently zoned.~~
- xv. ~~Provide identification and location of proposed uses for all lots.~~
- xvi. **Per City Ordinance requirements, the scale of the plat is required to be 1"=100'. The graphic scale bar provided is not scaled 1" = 100'. Provide the correct scale bar.**
- xvii. **Provide property owner information for lots south of US 290 that are within 300' of the subdivision boundary. Provide Labels for mail notifications, including the owner's name, address, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls. This is needed for the property owners added across Old Hwy 290.**

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.

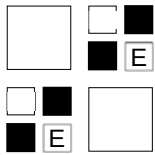
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@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,

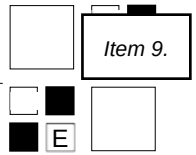


Pauline Gray, P.E.
Lead AES
GBA



PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION
2205 W. PARMER LN., SUITE #201, AUSTIN, TEXAS 78727
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951



Item 9.

COMMENT RESPONSE LETTER U2

To:	Development Services Department	From:	Fehmina Asim
Company:	City of Manor	Date:	10/23/2024
Project	FM1100 Manor	Case Number:	2024-P-1679-SF
Case Manager:	Tyler Shows	Address:	13105 FM RD 1100 2, Manor 78653

Engineer Review

- (ii) Refer plat notes #3 and #4, no variances are required and requested for this development.
- (vii) Refer updated plat sheet, the sidewalks along frontage only.
- (x) Refer PSCE response (ii).
- (xi) Refer TCAD information for Taxes, the original tax certificate shall be provided, once all the comments are cleared.
- (xiv) Refer updated plat setback as per C-2 zoning.
- (xv) Refer updated plat for surrounding properties information are added. | Owner, Zoning, Usages.
- (xvi) Refer update plat , scale 1"=100'-0".
- (xvii) Refer update plat, property owner information has been added.



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 21, 2024

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2024-P-1679-SF
Job Address: 13105 F M RD 1100 2, manor 78653

Dear PSCE Inc.,

The subsequent submittal of the FM 1100 Manor 12 Plat submitted by Professional StruCIVIL Engineers Inc and received on December 10, 2024, 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. ~~The vicinity map needs to be scaled 1" = 2,000'.~~
- ii. ~~All variances approved by the Commission shall appear as a note on the final plat. Once these variances are approved call them out in the notes. Note 3 and 4. Note 4 lists setbacks that are not allowed per City Ordinance. A variance is required for any setbacks that are not to City Standards.~~
- iii. ~~Call out areas delineating the regulatory one hundred (100) year floodplain. Part of this site is within the 100-year flood plain.~~
- iv. ~~Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- v. ~~Using state plane coordinate systems X and Y coordinates shall be identified for four (4) property corners.~~
- vi. ~~The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vii. ~~The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is needed along all major streets (US HWY 290, FM 1100, Voelker Lane). Remove the sidewalk shown along the Eastern property line. Sidewalk is not required in that location unless ROW is being dedicated.~~
- viii. ~~The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~
- ix. ~~This lot is within Aqua Water CCN. Note one calls out the City of Manor as the water provider. Revise note one.~~
- x. ~~A letter requesting any variances from the provisions of this Ordinance, if not previously approved as part of the Preliminary Plat and posted pursuant to the requirements of this Ordinance. Provide documentation that the variance was approved.~~
- xi. ~~Certification from all applicable taxing authorities that all taxes due on the property have been paid. Provide current tax certificate for 2023 taxes.~~
- xii. ~~Remove Philip Tryon as chairperson and just have CHAIRPERSON. Dr. Christopher Harvey is the current Mayor of Manor.~~
- xiii. ~~For (FOR RESIDENTIAL SUBDIVISIONS ONLY) add the following note: A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS OF WAYS DEDICATED BY THIS PLAT. Note 9 calls out 5'.~~
- xiv. ~~The setbacks shown on the plat do not match the setbacks required based on how the lot is currently zoned.~~
- xv. ~~Provide identification and location of proposed uses for all lots.~~
- xvi. **Per City Ordinance requirements, the scale of the plat is required to be 1"=100'. The graphic scale bar provided is not scaled 1" = 100'. Provide the correct scale bar.**
- xvii. **Provide property owner information for lots south of US 290 that are within 300' of the subdivision boundary. Provide Labels for mail notifications, including the owner's name, address, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls. This is needed for the property owners added across Old Hwy 290.**

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.

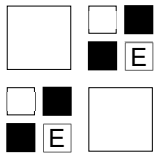
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached 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,

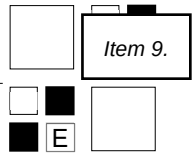


Tyler Shows
Staff Engineer
GBA



PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION
2205 W. PARMER LN., SUITE #201, AUSTIN, TEXAS 78727
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951



COMMENT RESPONSE LETTER U3

To:	Development Services Department	From:	Mirza Tahir Baig
Company:	City of Manor	Date:	12/10/2024
Project	FM1100 Manor	Case Number:	2024-P-1679-SF
Case Manager:	Tyler Shows	Address:	13105 FM RD 1100 2, Manor 78653

Engineer Review

- (xvi) Refer update plat , graphical scale 1"=100'-0".
- (xvii) Refer update mail list, 6 thru 10 are added.



1500 County Road 269
Leander, TX 78641

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

Date: Monday, January 6, 2025

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2024-P-1679-SF
Job Address: 13105 F M RD 1100 2, manor 78653

Dear PSCE Inc.,

We have conducted a review of the final plat for the above-referenced project, submitted by PSCE Inc. and received by our office on December 10, 2024, 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.

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Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA