



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

Planning & Zoning Commission Regular Meeting

Wednesday, June 10, 2026 at 6:30 PM

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

AGENDA

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



CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

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

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

CONSENT AGENDA

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

- 1. Consideration, discussion, and possible action to approve the minutes for May 13, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action on a Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: Timmermann Commercial Investments, LP
- 3. Consideration, discussion, and possible action on a Coordinated sign plan for the Kimbro Crossing Commercial Development.**
Applicant: Image National Signs
Owner: Identity Capitol
- 4. Consideration, discussion, and possible action on a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.**
Applicant: Barron Stark Engineers
Owner: Timmermann Commercial Investments

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, June 4, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mandy Miller, Development Services Supervisor
City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov

AGENDA ITEM NO. 1



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 10, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for May 13, 2026, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- May 13, 2026, 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
MAY 13, 2026**

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



PRESENT:

COMMISSIONERS:

Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Brad Barrett, Assistant City Attorney
Annemarie Felfe, City Planner

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Stensland at 6:31 p.m. on Wednesday, May 13, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Crista Swier, 15226 N FM 973 Road, Manor, Texas, submitted a speaker card to speak on non-agenda topics. Ms. Swier expressed her concern with KB Home and the flooding at her property.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on non-agenda topics, Item #1, Item #2, Item #4, Item #6, Item #8, Item #10, and Item #12. Mr. Battaile spoke about his lawsuits, the addition of a plaza at Kimbro Crossing, and his potential booth at the 5K run.

PUBLIC HEARING

- 1. Conduct a public hearing on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX. Applicant: Rafiq Kareediya. Owner: Platinum 973 LLC.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Chair Stensland opened the public hearing.

Rafiq Kareediya, 13801 N FM 973 Road, Manor, Texas, submitted a speaker card in support of this item. Mr. Kareediya did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile questioned why a plaza would not be required for this development.

Assistant Director Dunlop gave background information for this item. He explained that this property was annexed in 2022 after ESD12 held their sales tax election, so the City does not collect sales tax from this property.

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

There was no further discussion.

Motion to Close carried 7-0.

- 2. Conduct a public hearing on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX. Applicant: LVE Las Entradas REG, LP. Owner: LVE Las Entradas REG, LP.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Chair Stensland opened the public hearing.

Daniel Frey with Endeavor, 12420 Tillgang Pass, Manor, Texas submitted a speaker card in support of this item. Mr. Frey did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile requested the TIRZ map be presented.

Assistant Director Dunlop gave background information for this item. He explained that the proposed square footage of the dentist office is updated to 2,200 square feet and that this Specific Use Permit is in alignment with the Future Land Use Map.

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

There was no further discussion.

Motion to Close carried 7-0.

- 3. Conduct a public hearing on a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX. Applicant: Forest Surveying & Mapping. Owner: Margarita Arroyo Gomez.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

Chair Stensland opened the public hearing.

Assistant Director Dunlop gave background information for this item and explained the hardships for these lots.

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

There was no further discussion.

Motion to Close carried 7-0.

- 4. Conduct a public hearing on a Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX. Applicant: Barron Stark Engineers, LP. Owner: Timmermann Commercial Investments, LP.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Chair Stensland opened the public hearing.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile expressed his desire for a plaza and addressed concerns with parkland at Kimbro Crossing.

Assistant Director Dunlop gave background information for this item and explained that the correction of easements is the condition for approval.

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

There was no further discussion.

Motion to Close carried 7-0.

CONSENT AGENDA

- 5. Consideration, discussion, and possible action to approve the minutes for March 11, 2026, Planning and Zoning Commission Regular Session and April 8, 2026, Planning and Zoning Commission Regular Session – No Quorum.**
- 6. Consideration, discussion, and possible action on a Staff Report of actions taken at the April 8, 2026 Planning and Zoning Commission meeting.**

City staff recommended that the Planning and Zoning Commission approve the consent agenda.

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

There was no further discussion.

Motion to Approve carried 7-0.

REGULAR AGENDA

- 7. Consideration, discussion, and possible action on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX. Applicant: Rafiq Karediya. Owner: Platinum 973 LLC.**

City Staff recommended that the Planning and Zoning Commission approve the Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Rafiq Karediya, 13801 N FM 973 Road, Manor, Texas, submitted a speaker card in support of this item. Mr. Karediya did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item.

Mr. Karediya answered questions about the tenants for the property.

Discussion was held about this property not collecting sales tax and the financial reasoning for Medical Office to be permitted.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

- 8. Consideration, discussion, and possible action on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX. Applicant: LVE Las Entradas REG, LP. Owner: LVE Las Entradas REG, LP.**

City Staff recommended that the Planning and Zoning Commission approve the Specific Use Permit for 2,200 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Daniel Frey with Endeavor, 12420 Tillgang Pass, Manor, Texas submitted a speaker card in support of this item. Mr. Frey did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and restated the reduced square footage of 2,200.

Daniel Campbell with LVE Las Entradas, 4314 Medical Parkway, Suite 200, Austin, Texas submitted a speaker card in support of this item. Mr. Campbell explained that Manor is lacking about nine dentists per their calculations. Additionally, he gave reasoning for a dentist's office to be placed in the Las Entradas shopping center.

Chair Stensland clarified that the proposed square footage is 2,225 of Medical Office per Mr. Campbell's statement.

Daniel Frey confirmed the new proposed square footage of 2,225 and spoke about the sales tax opportunity at a dentist's office with the sale of toothpaste and toothbrushes.

Commissioner Aubert confirmed with Mr. Dunlop that Community Mixed Use from the Future Land Use Map allots for up to 40% office in the non-residential portion.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Terry to approve the Specific Use Permit for 2,225 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-1. Vice Chair Nila opposed.

9. Consideration, discussion, and possible action on a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX. Applicant: Forest Surveying & Mapping. Owner: Margarita Arroyo Gomez.

City Staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

Assistant Director Dunlop gave background information for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

10. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX. Applicant: Barron Stark Engineers, LP. Owner: Timmermann Commercial Investments, LP.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and clarified staff recommendations to approve the plat with conditions to modify the easements.

Discussion was held regarding future access and traffic flow to be completed by TXDOT.

MOTION: Upon a motion made by Commissioner Mendoza and seconded by Commissioner Terry to approve the Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX with the condition of modifying the easements.

Vice Chair Nila confirmed that the vote to approve with conditions is non-discretionary.

There was no further discussion.

Motion to Approve carried 6-1. Commissioner Meyer opposed.

11. Consideration, discussion, and possible action on a Coordination Sign Plan for 13207 Bois D'Arc Lane. Applicant: Elevate Sign Group. Owner: 13400 Highway 290 AGV LLC.

City Staff recommended that the Planning and Zoning Commission approve the Coordination Sign Plan for 13207 Bois D'Arc Lane.

Paul Oddo with Austin Growth Ventures, 1910 Stoneridge Terrace, Austin, Texas, submitted a speaker card in support of this item. Mr. Oddo did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Paiz to approve the Coordination Sign Plan for 13207 Bois D'Arc Lane.

There was no further discussion.

Motion to Approve carried 7-0.

12. Consideration, discussion, and possible action on an amendment to a Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass. Applicant: Artek Signs. Owner: LVE Las Entradas Reg LP.

City Staff recommended that the Planning and Zoning Commission approve the Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass.

Jamie Mitol with Artek Sign submitted a speaker card in support of this item. Mr. Mitol did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and explained the amendments to the original Coordinated Sign Plan.

Discussion was held regarding lumens on the blade sign. Jamie Mitol explained that the neon Chuy's blade sign is faux neon, so the lumens can be adjusted.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Paiz to approve the Coordination Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass with the condition that signs SH6 and SH7 only apply to the current proposed tenant.

There was no further discussion.

Motion to Approve carried 7-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Meyer to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:48 p.m. on Wednesday May 13, 2026.

There was no further discussion.

Motion to Adjourn carried 7-0.

The Planning and Zoning Commission approved these minutes on June 10, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Annemarie Felfe
City Planner

DRAFT



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 10, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

Lot 6, Block A of Manor Commons Southeast, is being platted for a commercial project. This is a final plat that has been reviewed for compliance by our engineer.

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

- Final Plat
- Aerial image
- Conformance letter
- Engineer comments and responses

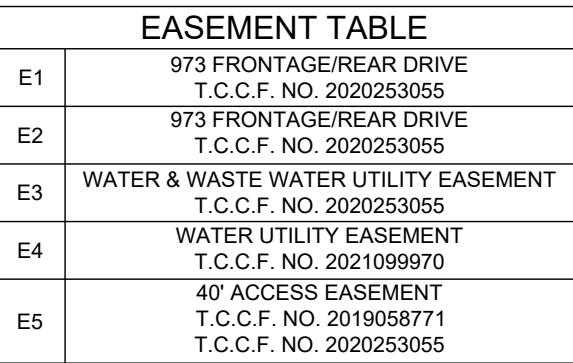
ACTIONS:

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

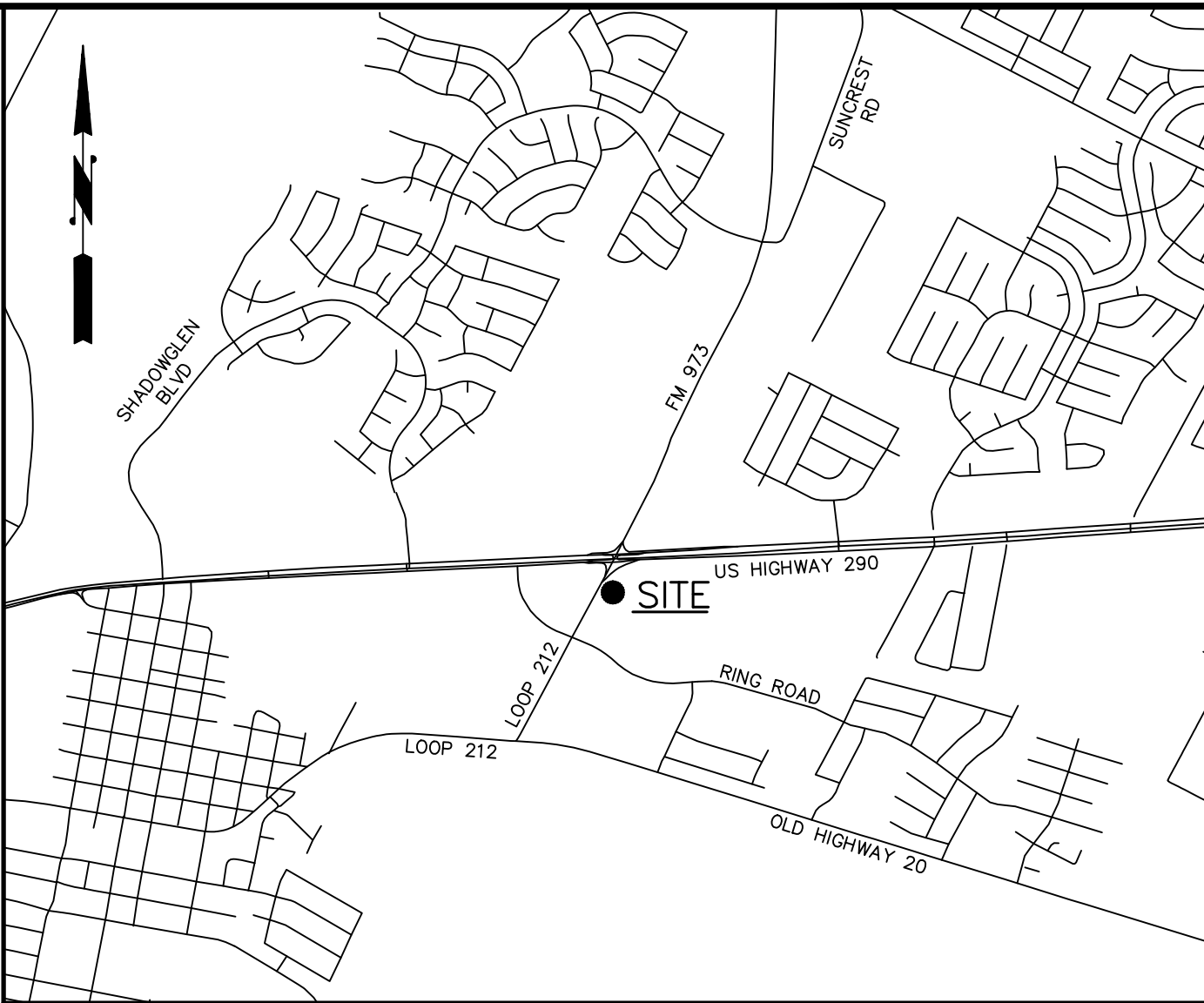
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for lot 6, block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

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



Line Table		
No.	Bearing	Length
L1	S34°48'43"E	180.82'
L2	S54°34'36"W	10.63'
L3	S26°39'23"W	69.97'
L4	N62°52'00"W	250.01'
L5	N26°39'15"E	130.15'
L6	S63°06'06"E	36.70'
L7	N87°08'00"E	68.29'
L8	S62°52'00"E	49.98'



VICINITY MAP: 1"=2000'

ABBREVIATIONS LEGEND

T.C.C.F. TRAVIS COUNTY CLERK'S FILE
B.L. BUILDING LINE
DOC. DOCUMENT
EX EXISTING
FL FLOWLINE
FND FOUND
G GUTTER
HDPE HIGH DENSITY POLYETHYLENE
IP IRON PIPE
IR IRON ROD
NO. NUMBER
O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY TEXAS
RCP REINFORCED CONCRETE PIPE
R.O.W. RIGHT OF WAY
SAN SANITARY SEWER
SQ. FT. SQUARE FEET
STM STORM SEWER
TG TOP OF GRATE
TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
VOL. PG. VOLUME AND PAGE

BENCHMARK:

NGS MONUMENT PID BM0548

THIS STATION IS ABOUT 10 MILES E OF AUSTIN, AND ABOUT 13 MILES W OF ELGIN, AND 22 MILES NW OF BASTROP, ON LAND OWNED BY TRAVELERS INSURANCE COMPANY AND OCCUPIED BY C.D. HOWSE. THE MARK IS SET ON THE HIGHEST POINT OF A BARE MOUND, ABOUT 0.35 MILE ENE OF TEXAS ROUTE 20, ABOUT 0.2 MILE NW OF MR. HOWSES HOUSE, AND 6 FEET SW OF FENCE LINE WHICH RUNS OVER THE TOP OF THE HILL. MARK PROJECTS 4 INCHES.

ELEVATION=674.15 NAVD88 (2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM 98

Box cut on top of curb approximately 35 feet southeast of the west corner of the subject tract.

N=10,101,447.64'
E=3,177,911.53'
ELEVATION=510.18

NOTES:

1. Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
2. All water and wastewater construction must be inspected by the City of Manor
3. No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4. Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
8. The coordinates and bearings shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9999000099.
9. This tract is Zoned "PUD" defined as Planned Unit Development.
10. This subdivision is located within the City of Manor Corporate City limits as of this date. 31st day of March 2026.

FINAL PLAT OF
LOT 6, BLOCK A
MANOR COMMONS SE COMMERCIAL

A SUBDIVISION OF 0.7469 ACRE OF LAND SITUATED
IN THE GREENBURY GATES SURVEY, NO 63, A-315
TRAVIS COUNTY, TEXAS.

1 LOT

1 BLOCK

OWNER:
GREENVIEW DEVELOPMENT 973, LP
501 VALE STREET
AUSTIN, TEXAS 78746
(512) 366-6680

ENGINEER:
BOWMAN CONSULTING GROUP
2701 DALLAS PKWY, SUITE 100
PLANO, TX 75093
(972) 497-2990

SURVEYOR:
BOWMAN CONSULTING GROUP
1445 N LOOP W, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333
TBPELS FIRM NO. 10194283

PROJ. No.: 070777-01-001

SCALE: 1"= 100

DATE: JUNE 2026

Q:\TX-HOUS-TE\TERRA\Projects\070777-01-010-MANOR\Drawings\070777-01-001-PLAT-2026-06-04.dwg

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

Know all men by these presents, that Greenview Development 973, LP, acting by and through it's President Barth Timmermann, owner of the 1.341 acres of land situated in the Greenbury Gates Survey, Number 63, Abstract Number 315, in the City of Manor, Travis County, Texas, and being comprised of a portion of the residue of a called 3.017 acre tract, as recorded in Document Number 2009176562 and a portion of the residue of a called 39.15 acre tract, as recorded in Document Number 2005187773, both of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 1.341 acre tract of land pursuant to Chapter 26 of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract shown hereon, to be known as Lot 6, Block "A", Manor Commons SE Commercial and do hereby dedicate to the public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 2026

Barth Timmermann, president

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Barth Timmermann, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

Print name:

Notary Public in and for the State of Texas

My Commission expires: _____.

SURVEYORS CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, Mark Joseph Piriano, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the survey related portions of the City of Manor, Texas subdivision ordinance, is true and was prepared from an actual survey of the property on the ground under my direct supervision.

Mark Joseph Piriano
Registered Professional Land Surveyor
Texas Registration No. 5778



ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No portion of this tract is within the designated flood hazard area as shown in the Letter of Map Revision, 19-06-2660P, effective June 1, 2020 for FIRM Panel Number 48453C0485J, dated August 18, 2014

Ryan Safford, P.E.
Professional Engineer No. 98417



LEGAL DESCRIPTION:

METES AND BOUNDS DESCRIPTION
0.7469 ACRE (32,533 SQUARE FEET)
GREENBURY GATES SURVEY, NO. 63, ABSTRACT NUMBER 315
TRAVIS COUNTY, TEXAS

Being a tract or parcel containing 0.7469 acres (32,533 square feet) of land situated in the Greenbury Gates Survey, number 63, Abstract Number 315, Travis County, Texas, being out of and a portion of a called 39.15 acre tract, as described in deed to Greenview Development 973, L.P. under Travis County Clerk's Fiel Number 2005187773 and out of and a portion of the residue of a called 3.017 acre tract, as described in deed to Greenview Development 973, L.P. under Travis County Clerk's File Number 2009176562, said 0.7469 acre tract being more particularly described by metes and bounds as follows. (Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83));

COMMENCING at a "MAG" nail found in the southeasterly right-of-way line of Loop 212 (a.k.a. Farm to Market Road 773) (width varies), marking the west corner of Lot 4, Block A of Lot 4, Block A Manor Commons SE Commercial, a subdivision of record in Document Number 202000172 of the Official Public Records of Travis County, Texas and the north corner of Lot 3, Block A of Lot 1 and 3, Block A Manor Commons SE Commercial, a subdivision of record in Document Number 202100188 of the Official Public Records of Travis County, Texas, from which a punch mark in concrete found marking an point of curvature in the southeasterly right-of-way line of said Loop 212 bears South 26°39'15" West, 71.99 feet;

THENCE North 26°39'22" East, with the southeasterly right-of-way line of said Loop 212, a distance of 179.20 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the north corner of said Lot 4, Block A, the POINT OF BEGINNING and the west corner of the herein described tract;

THENCE North 26°39'15" East, continuing with the southeasterly right-of-way line of said Loop 212, a distance of 130.15 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the north corner of the herein described tract;

THENCE over and across the said residue of a called 3.017 acre tract and the said residue of a called 39.15 acre tract the following five (5) courses;

South 63°06'06" East, a distance of 36.70 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

North 87°08'00" East, a distance of 68.29 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

South 34°48'43" East, a distance of 180.82 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the east corner of the herein described tract;

South 54°34'36" West, a distance of 10.63 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

South 26°39'23" West, a distance of 69.97 feet to a 5/8-inch iron rod with cap stamped "BCG" set in the northeasterly line of Lot 4, Block A of Manor Commons SE Commercial, a subdivision of record in Document Number 202000172 of the Official Public Records of Travis County, Texas, and being the south corner of the herein described tract;

THENCE North 62°52'00" West, with the northeasterly line of said Lot 4, Block A, a distance of 250.01 feet to the POINT OF BEGINNING and containing 0.7469 acre (32,533 square feet) of land.

CITY OF MANOR ACKNOWLEDEMENTS:

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the _____ day of _____, 20__.

Approved: _____ Attest: _____

Jeff Stensland, Chairperson _____
Lluvia T. Almaraz, City Secretary

Accepted and approved for record by the city council, City of Manor, Texas, on this the _____ Day of _____, 20__ A.D.

Approved: _____ Attest: _____

Honorable Dr. Christopher Harvey, Mayor of the City of Manor, Texas _____
Lluvia T. Almaraz, City secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the _____ day of _____, 20__ at _____ o'clock _____ M., duly recorded on the day of _____, 20__ at _____ o'clock _____ M. in the plat records of said county and state in Document Number _____, Official Records of Travis County, Texas.

Witness my hand and seal of office of the county clerk, this _____ day of _____, 20__, a.d.

Dyana Limon-Mercado, County Clerk, Travis County, Texas

By _____
Deputy

FINAL PLAT OF
LOT 6, BLOCK A
MANOR COMMONS SE COMMERCIAL

A SUBDIVISION OF 0.7469 ACRE OF LAND SITUATED
IN THE GREENBURY GATES SURVEY, NO 63, A-315
TRAVIS COUNTY, TEXAS.

1 LOT 1 BLOCK

OWNER: GREENVIEW DEVELOPMENT 973, LP
501 VALE STREET
AUSTIN, TEXAS 78746
(512) 366-6680

ENGINEER: BOWMAN CONSULTING GROUP
2701 DALLAS PKWY, SUITE 100
PLANO, TX 75093
(972) 497-2990

SURVEYOR: BOWMAN CONSULTING GROUP
1445 N LOOP W, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333
TBPELS FIRM NO. 10194283

PROJ. No.: 070777-01-001 SCALE: 1"= 100' DATE: JUNE 2026

2	6/04/26	REVISED BOUNDARY
1	3/31/26	REVISED PER GBA COMMENTS
REV. NO.	DATE	DESCRIPTION



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, March 19, 2026

Pranavi Koka
Bowman Consulting Group, LTD
2701 Dallas Parkway, Suite 100
Plano TX 75093
pkoka@bowman.com

Permit Number 2026-P-1788-FP
Job Address: Manor Commons SE Commercial Lot 6, Block A Final Plat, Manor, TX. 78653

Dear Pranavi Koka,

The first submittal of the Manor Commons SE Commercial Lot 6, Block A Final Plat (PNC) (*Final Plat*) submitted by Bowman Consulting Group, LTD and received on April 16, 2026, 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 plan set calls this a Preliminary Plat, but it was submitted as a Final Plat. Clarify.~~
- ii. ~~Add the owner's phone number or remove question marks on the cover sheet.~~
- iii. ~~Certification, signature, and revision blocks, as required by the City and County.~~
 - a. ~~Add City of Manor revision blocks.~~
 - b. ~~Update City of Manor signature blocks to the most recent version.~~
- iv. **Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission. This needs to be provided from Manville.**
 - a. **If the site is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.**
 - b. ~~This is within Manville CCN.~~
 - c. **Who will be providing water and wastewater? This should be added to the plat.**
- v. ~~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.~~
 - a. ~~The submitted mailing labels don't encompass property owners within 300 feet.~~
- vi. ~~Setbacks shall conform to the requirements as established for the designated land use. Call out the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat in accordance with City of Manor Ordinance Sec. 14.02.007.~~
- vii. ~~The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~
- viii. ~~Seal of surveyor and engineer.~~
- ix. ~~Include the following notes on the plat:~~

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

~~(FOR RESIDENTIAL SUBDIVISIONS ONLY)~~

~~A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.~~

~~10. Completed application forms and the payment of all applicable fees.~~

3/19/2026 1:55:03 PM
Manor Commons SE Commercial Lot 6, Block A Final
Plat (PNC)
2026-P-1788-FP
Page 3

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,

Annemarie Felfe

April 15, 2026

City of Manor

Project Location: E US HWY 290, Manor, TX 78653
Permit Number: 2026-P-1788-FP

This letter is in response to the city comments dated March 19, 2026.

ENGINEERING REVIEW

Comment 1: The plan set calls this a Preliminary Plat, but it was submitted as a Final Plat. Clarify.

Response: The title has been updated to Final Plat.

Comment 2: Add the owner's phone number or remove question marks on the cover sheet.

Response: Comment noted and addressed. The owner's information has been added.

Comment 3: Certification, signature, and revision blocks, as required by the City and County.
a. Add City of Manor revision blocks.
b. Update City of Manor signature blocks to the most recent version.

Response: Comment noted and addressed.

Comment 4: Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission. This needs to be provided from Manville.
a. If the site is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.
b. This is within Manville CCN.

Response: Comment not applicable as the city confirmed that that the water service is not within Manville CCN.

Comment 5: 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.

a. The submitted mailing labels don't encompass property owners within 300 feet.

Response: Comment noted and addressed. The mailing labels have been uploaded separately to the MGO portal.

Comment 6: Setbacks shall conform to the requirements as established for the designated land use. Call out the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat in accordance with City of Manor Ordinance Sec. 14.02.007.

Response: Comment noted and addressed.

Comment 7: The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.

Response: Comment noted and addressed.

Comment 8: Seal of surveyor and engineer.

Response: Seal of surveyor and engineer has been added to the final plat.

Comment 9: Include the following notes on the plat:
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.
(FOR RESIDENTIAL SUBDIVISIONS ONLY)
A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

Response: Note has been added to the plat.

Comment 10: Completed application forms and the payment of all applicable fees.

Response: Comment noted.

If you have any questions or require additional information, please call me at (972) 497-2993, or send an email to rsafford@bowman.com

Thank you,

Ryan Safford
Principal
Bowman



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, June 4, 2026

Jeffy John
Bowman Consulting Group, LTD

TX
jeffjohn@bowman.com

Permit Number 2026-P-1788-FP
Job Address: Manor Commons SE Commercial Lot 6, Block A Final Plat, Manor 78653

Dear Jeffy John,

We have conducted a review of the final plat for the above-referenced project, submitted by Pranavi Koka and received by our office on June 04, 2026, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 10, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated sign plan for the Kimbro Crossing Commercial Development.

Applicant: Image National Signs

Owner: Identity Capitol

BACKGROUND/SUMMARY:

This coordinated sign plan aims to provide one 55' tall primary pylon sign, one 15' tall secondary pylon sign, and 14 monument signs for the pad users with the development, in addition to attached signage on the buildings.

The signage proposed mostly adheres to code, except for the primary pylon being 55' instead of 30', the secondary pylon being located on Old Kimbro instead of US Hwy 290, and the maximum allowed attached signage for big box retailers being up to 75% of the length of the building frontage and 20% of the total wall area.

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

- Coordinated sign plan
- Aerial image

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 Coordinated sign plan for the Kimbro Crossing Commercial Development.

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

PREPARED ESPECIALLY FOR

KIMBRO CROSSING

MASTER SIGN PLAN

UPDATED: 04/23/26

14018 US HWY 290
MANOR, TX 78653

YOUR PARTNER IN BUILDING AN **OUTSTANDING** IMAGE



TABLE OF CONTENTS

	SIGN LOCATION PLAN	PG. 4
	SIGN CRITERIA	PG. 5
SIGN TYPE 1	PRIMARY D/F MULTI-TENANT PYLON	PG. 6
SIGN TYPE 2	SECONDARY D/F MULTI-TENANT PYLON	PG. 7
SIGN TYPE 3	PAD TENANT MONUMENTS	PG. 8
SIGN TYPE 4	TENANT SPACE SIGNAGE	PG. 9

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



SITE MAP

SCALE: 1/128"=1'-0"

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image national signs
...bringing your image to light!

16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020
imagenational.com

UL LISTED
NANPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

KIMBRO CROSSING

Site #: 14018 US HWY 290
MANOR, TX 78653

File: KIMBRO CROSSING-MSP-052926-R8

Version: 1

Date: 05/29/26

Designer: RA | Sb

Reviewed by:

Account Manager: JG

Engineer:

Page
3 of 28



SIGN LEGEND

- 1 PRIMARY D/F MULTI-TENANT PYLON (QTY. 1)
- 2 SECONDARY D/F MULTI-TENANT PYLON (QTY. 1)
- 3 PAD TENANT PYLONS (QTY. 14)



SITE MAP

SCALE: 1/128"=1'-0"

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imagenational.com



NAMPA PLANT -
UL #433195-001

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KIMBRO CROSSING

Site #: 14018 US HWY 290
MANOR, TX 78653

File: KIMBRO CROSSING-MSP-052926-R8

Version: 1

Date: 05/29/26

Designer: RA | Sb

Reviewed by:

Account Manager: JG

Engineer:

Page

4 of

29

SIGN CRITERIA

Division 1: General Provisions

- 1. Purpose
The purpose of the Master Sign Plan (MSP) is to:
 - a. Enhance the visual environment of the Manor community.
 - b. Promote public safety by ensuring signs are structurally sound and do not obstruct vision or distract drivers.
 - c. Encourage consistency, quality, and harmony in design through coordinated signage within the Sign District, the Kimbro Crossing retail development.
 - d. Ensure signage is located, constructed, and maintained in conformance with applicable city, state, and federal regulations.
- 2. Applicability / Jurisdiction
 - a. The Master Sign Plan (MSP) shall govern all properties within the designated Sign District. In the event of any conflict, the MSP shall supersede all existing or future City of Manor (“City”) sign ordinances. Any standards or requirements not specifically addressed in this MSP shall be subject to the applicable City ordinances in effect at the time of permitting.
 - b. No sign may be erected, placed, fabricated, painted, created, maintained, or altered unless in compliance with this ordinance and with a valid permit (unless specifically exempt).
 - c. Signs that are part of a Master Sign Plan must indicate compliance with the approved plan on permit applications.
- 3. Signage shall be as per Article 15.04, Code of Ordinances, except as may be modified by this Mater Sign Plan.
- 4. Definitions
 - a. Premise Sign means any sign the message of which relates to the premises on which it is located.
 - b. Sign District means the entire Property subject to these sign regulations.
- 3. Lot Designations:
 - a. Block A, Lots 1-7
 - b. Block B, Lots 2-6 and;
 - c. Block C, Lots 1 and 2

Division 2: Sign Regulations

- 5. GENERAL
 - a. Illumination
 - i. Except as otherwise provided herein, all Premise Signs may be internally illuminated or illuminated by external sources, in accordance with the City’s Outdoor Lighting code.
 - ii. All wall mounted signage shall be remote/ individually mounted letters
- 6. SITE SIGNAGE
 - a. A Master Sign Plan for the Freestanding Primary Mutli-Tenant, Secondary Multi-Tenant and Pad Tenant Plyon signage is attached.
 - b. Small variation from approved signage standards shall be at the discretion of the Planning Department, as the drawings are intended to be conceptual rather than exact. The signs illustrated in these exhibits are permitted in the general locations shown; however, construction of any specific sign is not required. A small variation does not include changes in height, sign face area, or location by more than 100'
 - c. Freestanding signs shall comply with the following:
 - i. One high profile sign, the “Primary Multi-Tenant Sign”, shall be allowed per the First Amendment to Development Agreement with up to a maximum of fifty-five feet (55’) in height in a location shown on the Sign Location Plan.
 - 1. Freestanding Sign shall be substantially as shown in the design drawings, with Face Area allowed as shown.
 - 2. To ensure a clean and cohesive appearance of the Primary Multi-Tenant Sign and to comply with Section 15.04.018 (17)(D), all panels for the Primary Multi-Tenant Sign, Secondary Multi-Tenant Sign, and Pad Tenant Pylon Signs shall feature tenant- or user-selected color copy on white backgrounds only. White, yellow, and other landlord approved light-colored backgrounds must be opaque, with illumination transmitted solely through translucent letters and symbols. For the purposes of this standard, “opaque” means the background material shall not allow light from the internal illumination source to pass through.
 - 3. Freestanding signs must be placed 10’-0” from edge of pavement and pad tenant pylons along the Gunn Lane to have a minimum of 200 feet between each pylon sign
 - d. Pad 5 remains part of the recorded plat and is therefore included in this Comprehensive Sign Plan. The existing billboard located on Pad 5 shall be removed upon expiration of the current lease term or earlier at the lot owner’s discretion. Responsibility for removal of the billboard lies with the future lot owner of Pad 5, not the developers.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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UL

LISTED

FOR

INDUSTRIAL

AND

COMMERCIAL

SIGNAGE

NAMPA PLANT -

UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

KIMBRO CROSSING

Site #:

14018 US HWY 290

MANOR, TX 78653

File:

KIMBRO CROSSING-MSP-052926-R8

Version:

1

Date:

05/29/26

Designer:

RA | Sb

Reviewed by:

Account Manager:

JG

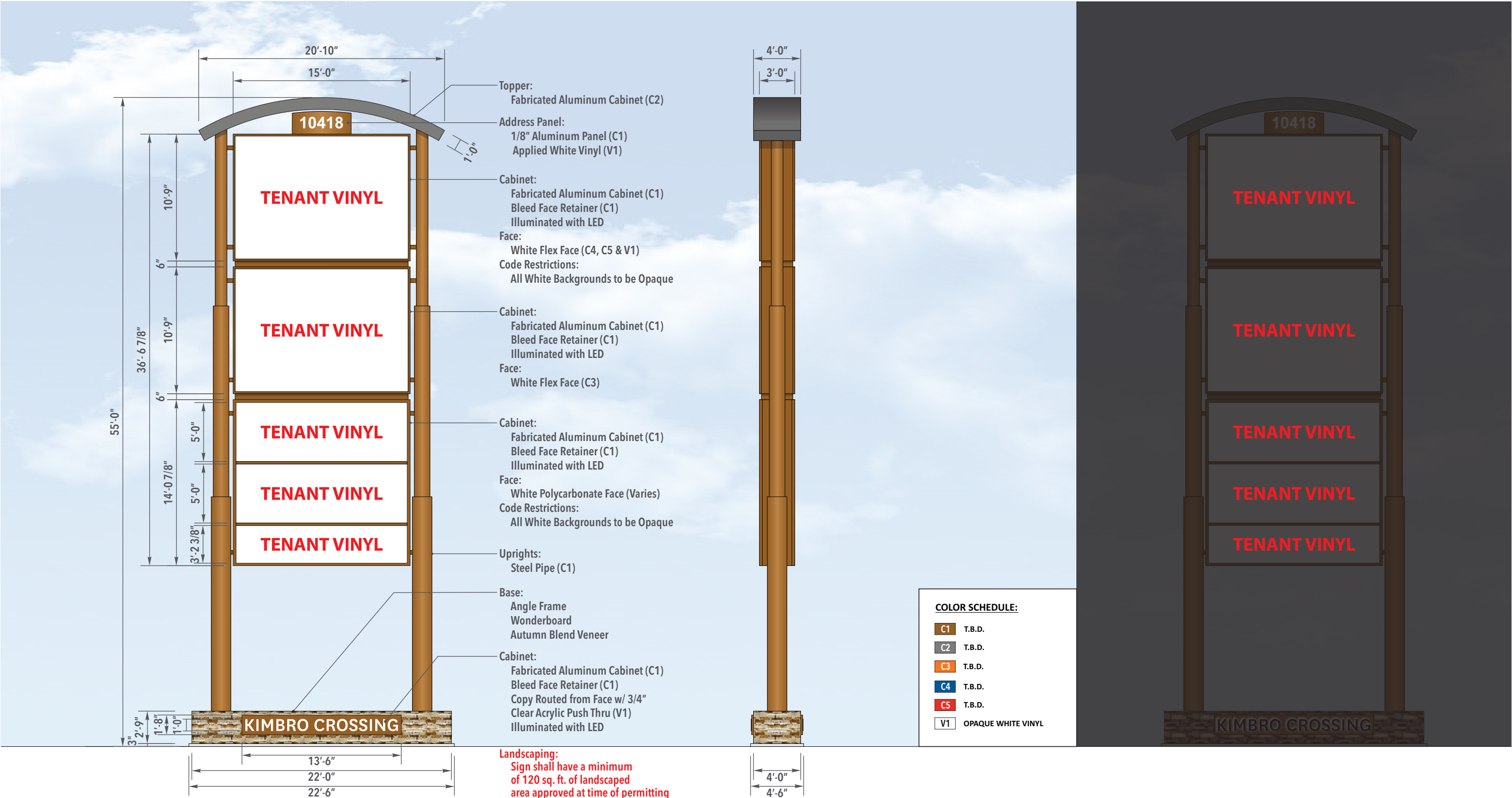
Engineer:

Page

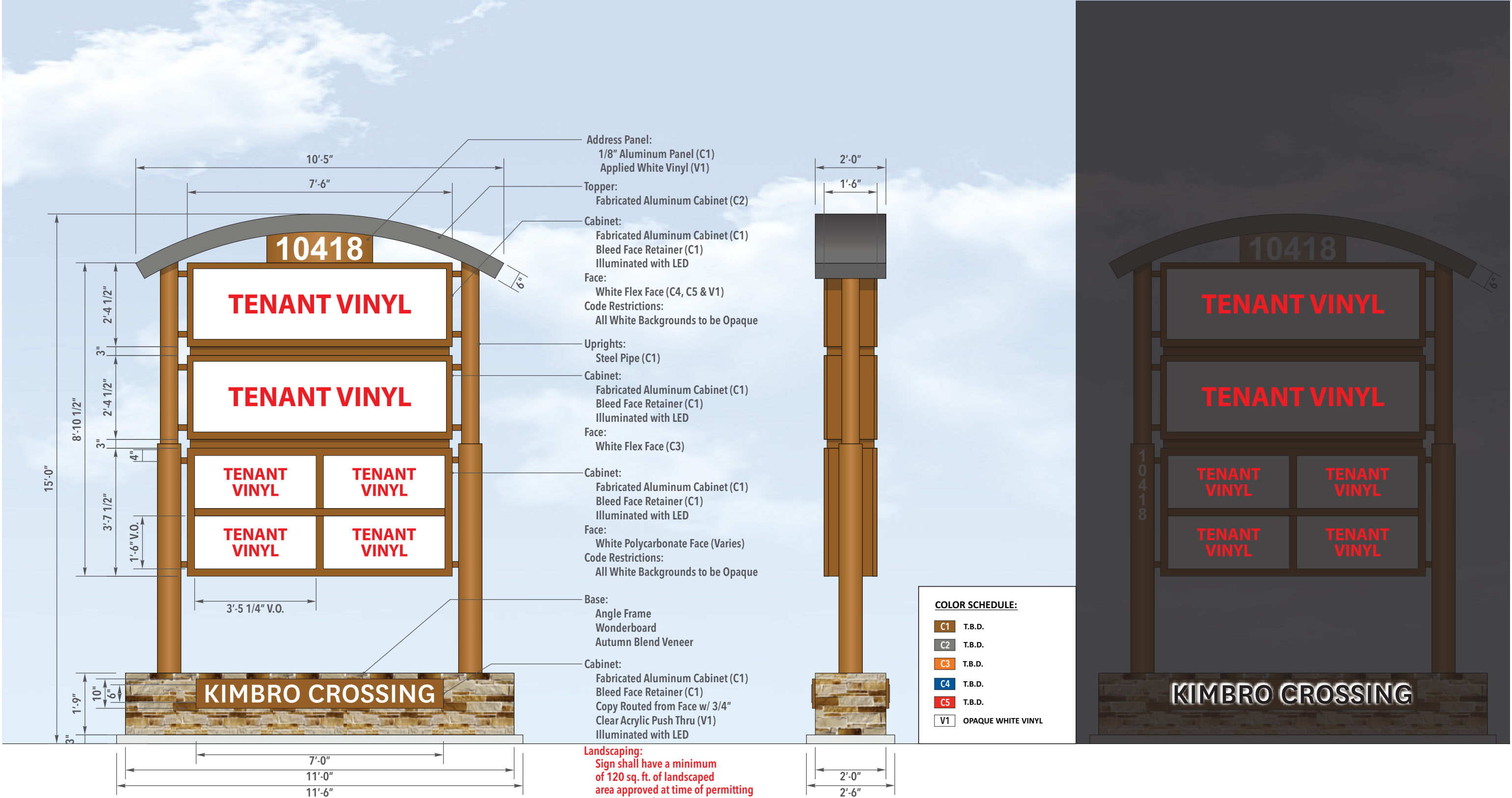
5 of 30

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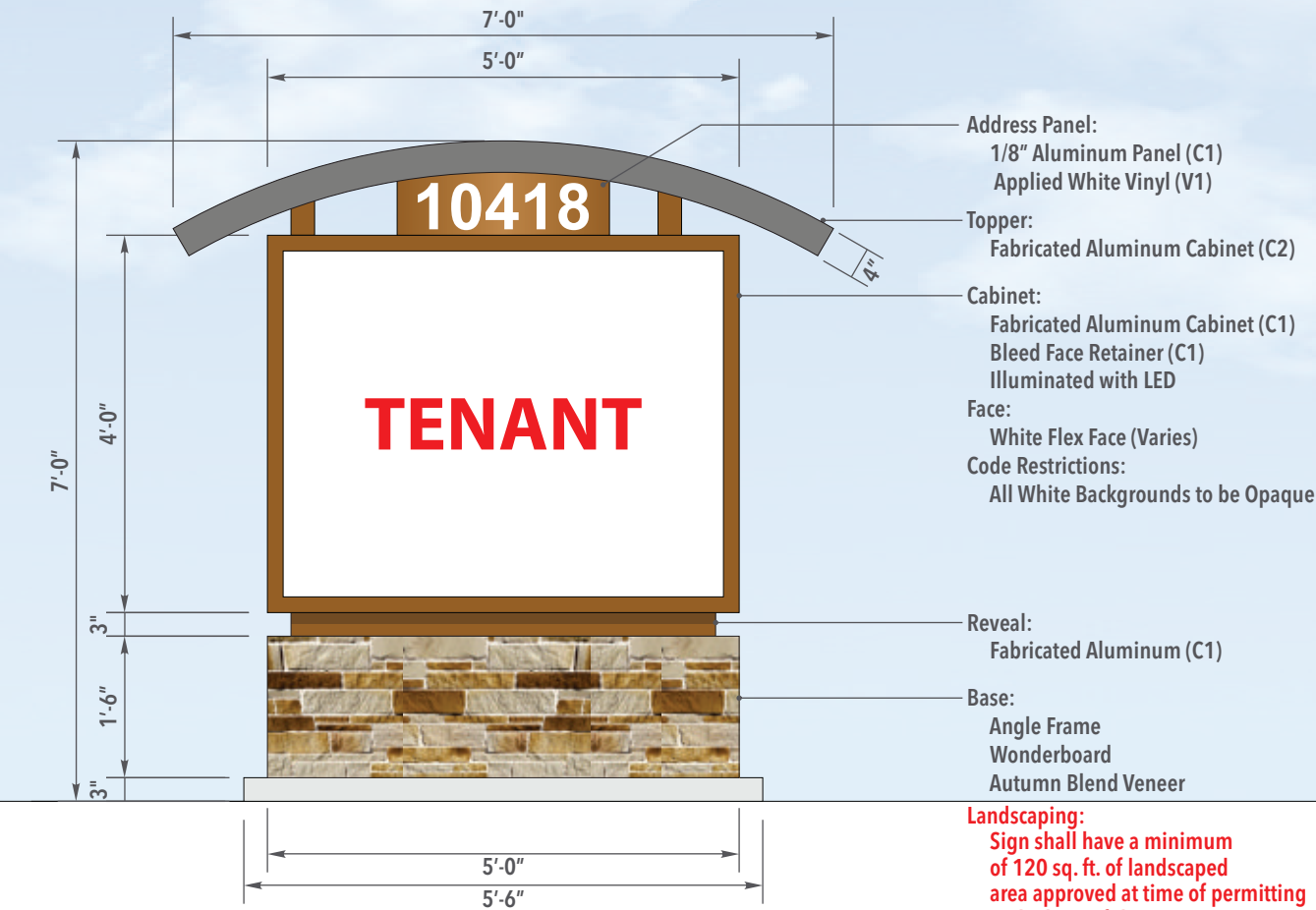
SCALE: 1/8" = 1'-0"



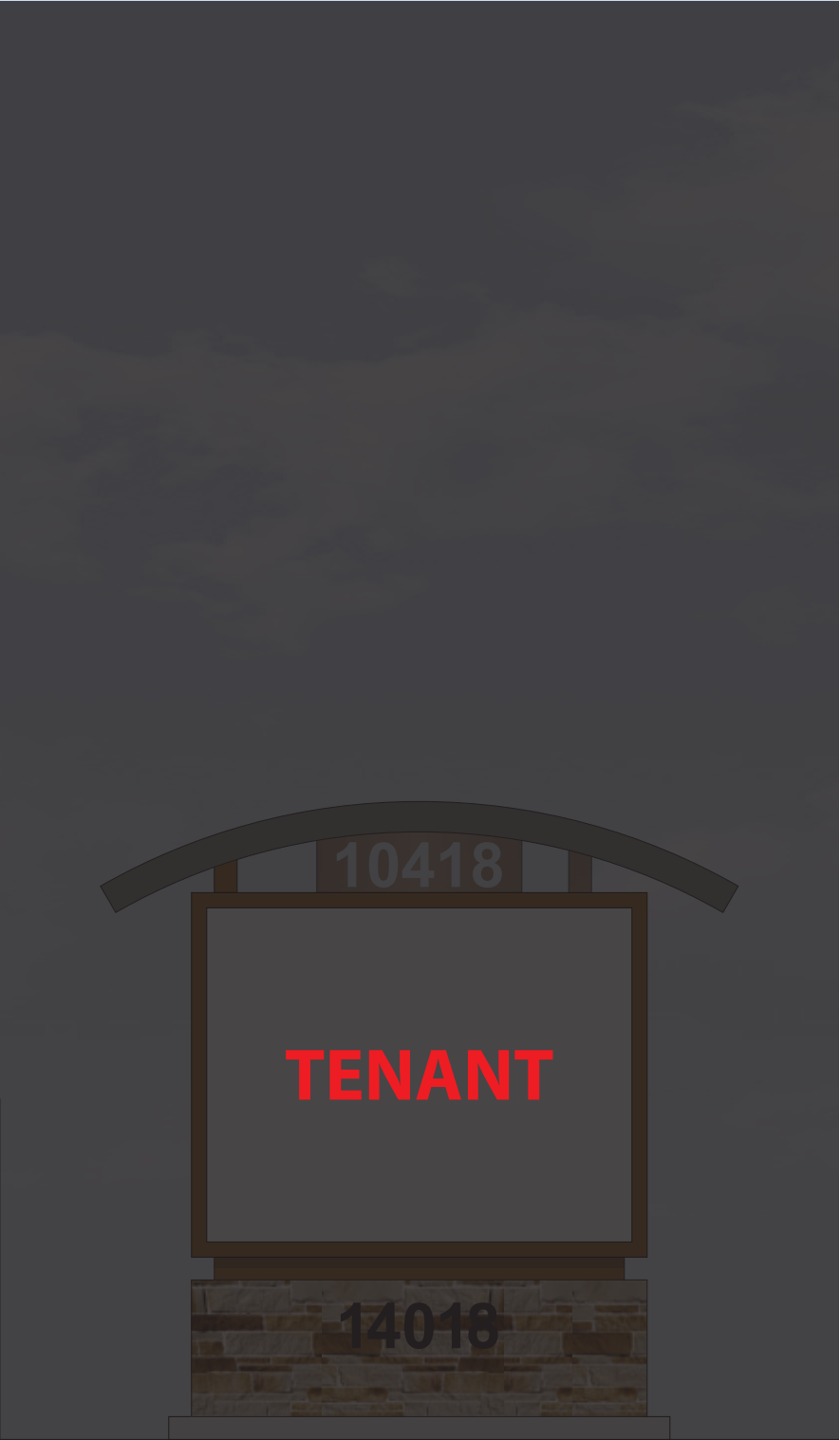
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COLOR SCHEDULE:	
C1	T.B.D.
C2	T.B.D.
C3	T.B.D.
C4	T.B.D.
C5	T.B.D.
C6	BLACK
V1	OPAQUE WHITE VINYL



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Sign 4

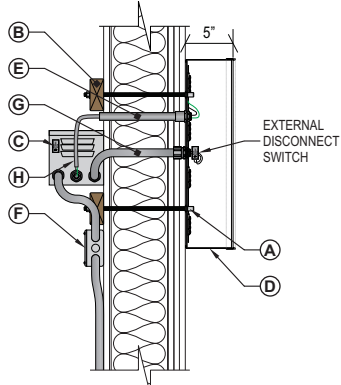
TENANT SPACE SIGNAGE OPTIONS

SCALE: N.T.S.



CHANNEL LETTERS - ILLUMINATED

Item 3.



TYPICAL SECTION DETAIL
NOT TO SCALE

INSTALL

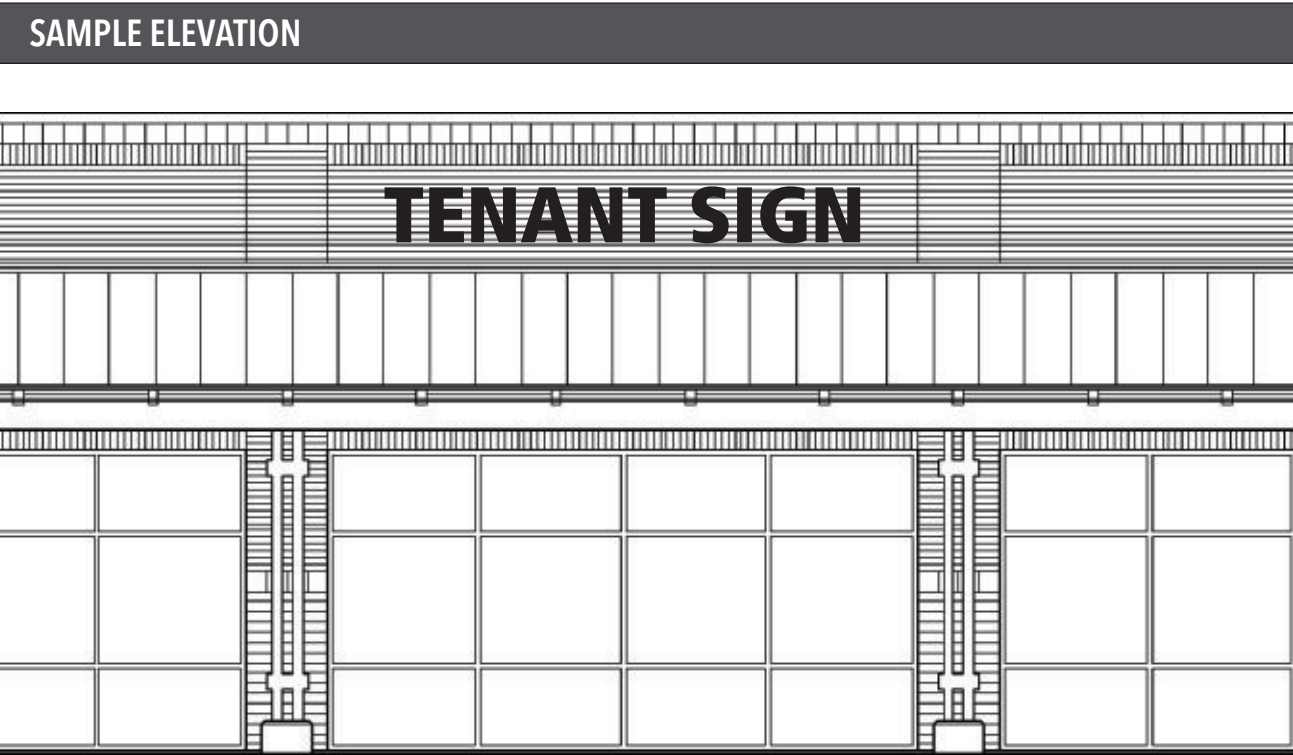
- Securement Using Appropriate Mounting Hardware
- B. Blocking as Required per Location
 - C. Disconnect Switch at Transformer Can
 - D. 1/4" Drain Holes Required in Letter Returns & Retainers
 - E. 1/2" (MFG) Plastic Pass-Through
 - F. 20 amp 120 V. Circuits Required (Supplied by Others Than Image National)
 - G. 6'-0" x 1/2" Flexible Conduit for External Switch
 - H. Grounded/Bonded Wire Connection from Letter to T-Can

SIGN DETAILS:

- QTY. ONE (1) PER STORE FRONT
- OVERALL HEIGHT: VARIES
- OVERALL LENGTH: VARIES
- TOTAL SQ. FT.: VARIES PER FRONTAGE
- RETURNS: 5"
- RETURN COLOR: BLACK (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- TRIM CAP: 1"
- TRIM CAP COLOR: BLACK (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- FACE: ACRYLIC
- FACE COLOR: (CORPORATE COLORS ALLOWED W/ LL APPROVAL)
- ILLUMINATION: LED'S

CITY CODE & ALLOWANCES:

- 75% LENGTH OF BUILDING FRONTAGE FOR THE LENGTH OF THE SIGN; MAX 20% OF WALL AREA (LESS/ MINUS DOORS AND WINDOWS) OTHERWISE REFER TO CODE, NO MAX ON SQUARE FOOTAGE.
- SMALL PAD SITES: ADHERE TO CITY OF MANOR SIGN CODE
SMALL PAD SITES ARE DEFINED AS LOTS 5, 6 AND 7 OF BLOCK A, ALL OF BLOCK B AND ALL OF BLOCK C.



SCALE: N.T.S.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! in TM 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com UL AMERICAN UL UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	KIMBRO CROSSING	Site #: 14018 US HWY 290 MANOR, TX 78653		File: KIMBRO CROSSING-MSP-052926-R8	Version: 1	Date: 05/29/26
		Designer: RA Sb		Reviewed by:		Page 9 of 34
		Account Manager: JG		Engineer:		





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 10, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.

Applicant: Barron Stark Engineers

Owner: Timmermann Commercial Investments

BACKGROUND/SUMMARY:

This Final Plat is for two commercial lots and the detention pond within Kimbro Crossing. This project has been reviewed for conformance by our engineer and meets the code requirements.

The subject lots are approximately 10.9834 out of the approximately 52.69-acre tract at the northwest corner of US Hwy 290 and Old Kimbro Road. The property was annexed into the city by Ord. 336 in February 2008 and zoned C-2 Medium Commercial by Ord. 399 in March 2012. A Development Agreement and 380 Incentive Agreement were approved by the City Council in December 2025.

The Final Plat also includes public right-of-way (Gunn Lane and Wynning Way), and public water, wastewater, and stormwater utilities. The commercial lots total 9.5663 acres, and the detention lot totals 1.4171 acres. Right-of-way dedication is the remaining 2.02 acres.

The concept plan was automatically approved at the Planning and Zoning Commission's April 8th meeting due to a lack of quorum. The preliminary plat for this item was reviewed and approved by the Planning and Zoning Commission on May 13th, 2026, with the condition that certain easements be corrected. The construction plans are still under review, so city staff is recommending that the final plat be conditionally approved pending the approval of the construction plans.

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

- Approved Plat
- Aerial image
- Conformance letter
- Engineer comments and responses

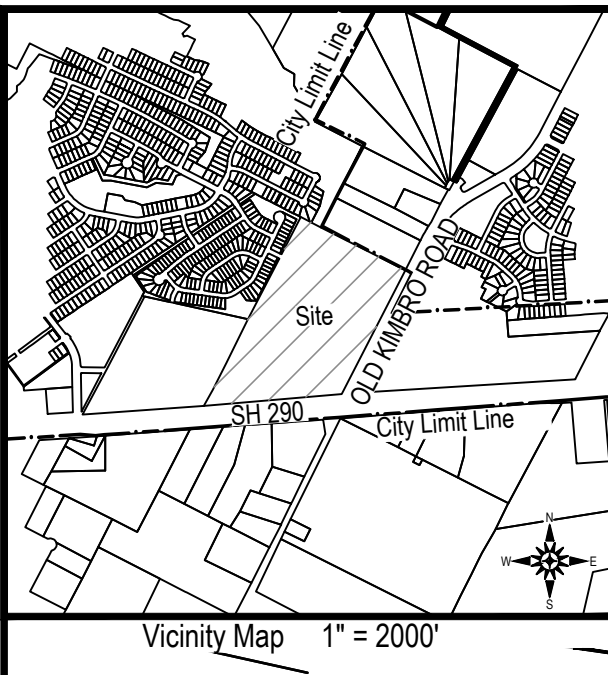
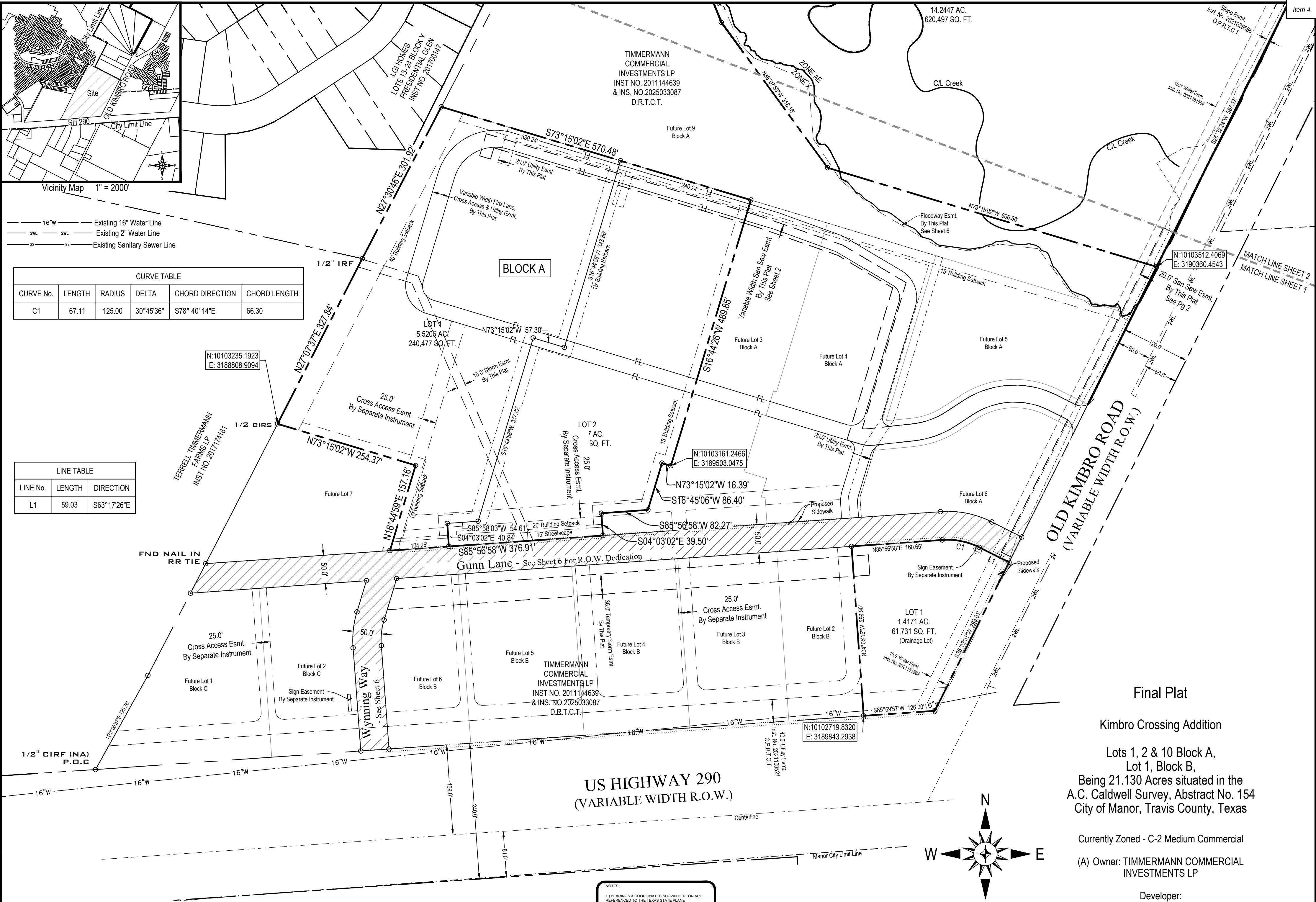
ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX, upon the construction plan approval.

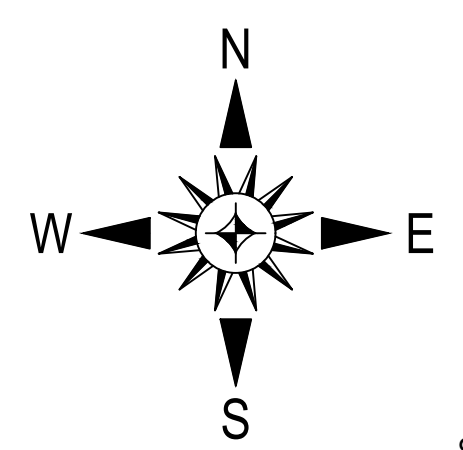
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



16\"W Existing 16\" Water Line
2WL Existing 2\" Water Line
SS Existing Sanitary Sewer Line

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.11	125.00	30°45'36\"	S78° 40' 14\"E	66.30

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	59.03	S63°17'26\"E



Developer:

JANUARY 2026

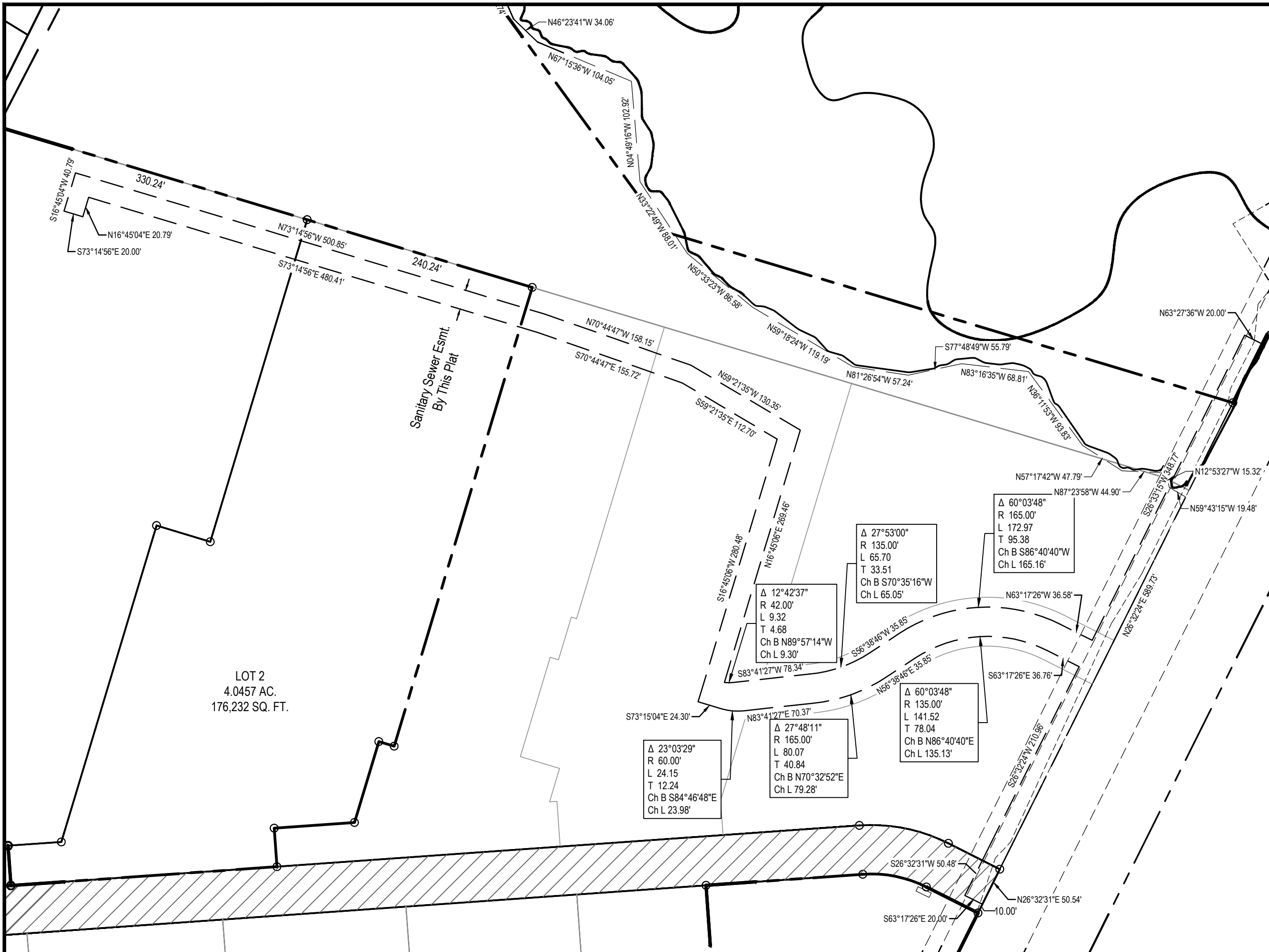
38



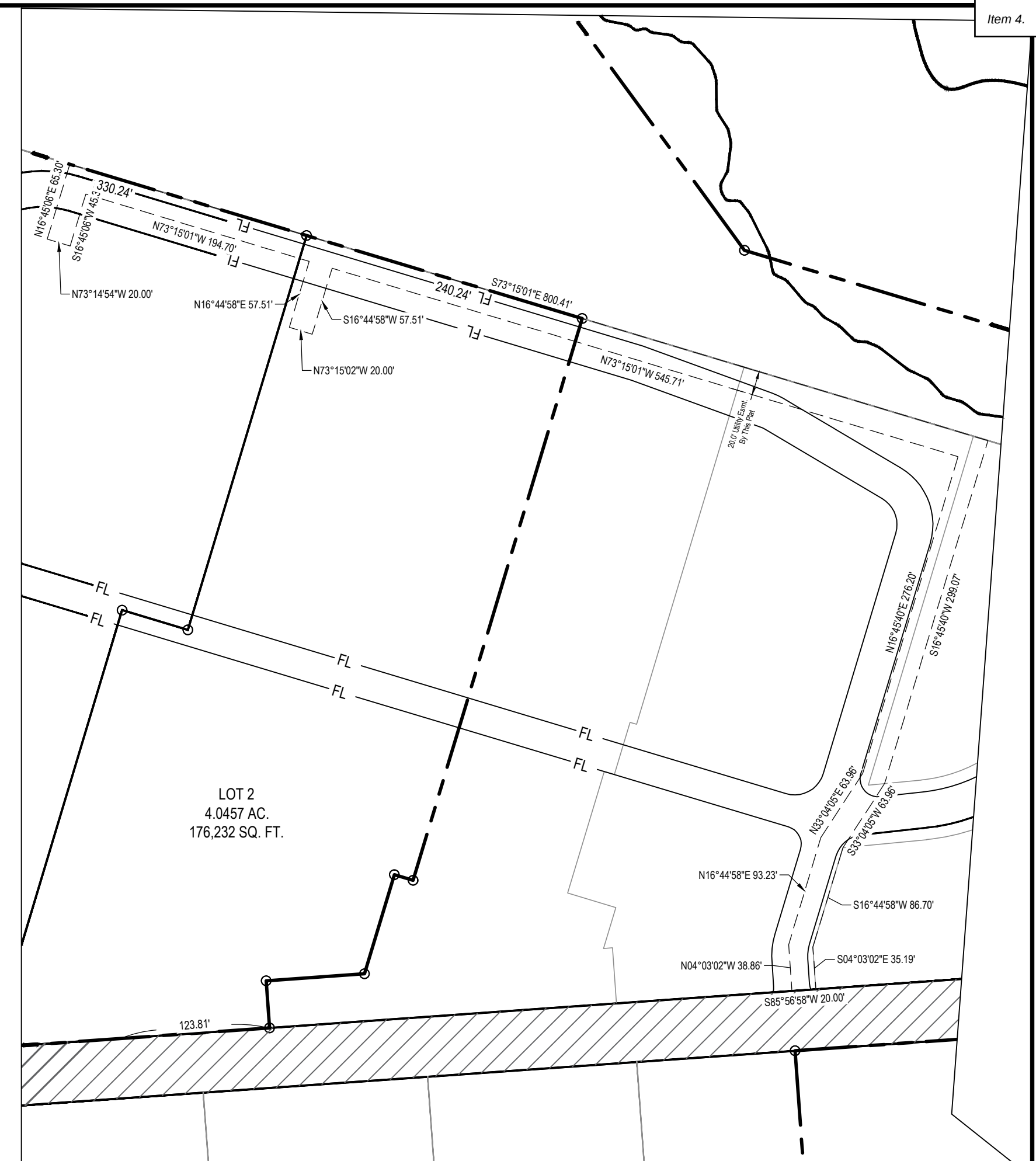
QR CODE

GRAPHIC SCALE 1"=100'

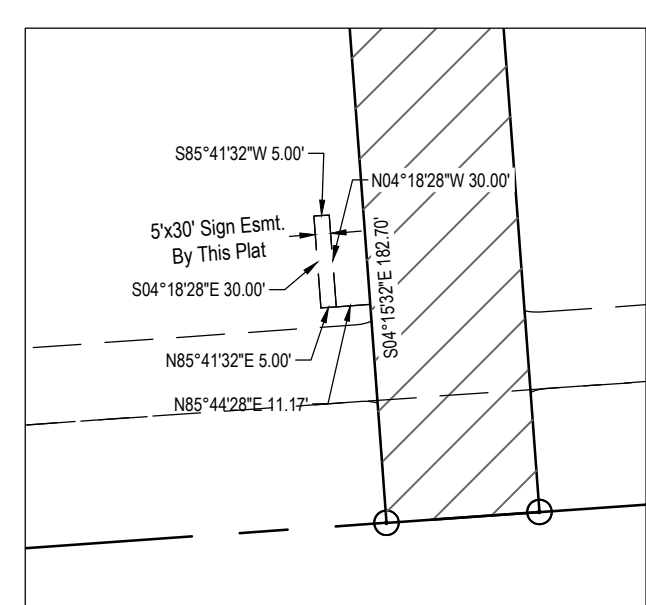
A horizontal graphic scale bar. The top part is a single white bar. The bottom part is a bar divided into alternating black and white segments. Below the bar, the numbers 100, 0, 100, and 200 are printed, indicating distances in feet. The scale is 1 inch = 100 feet.



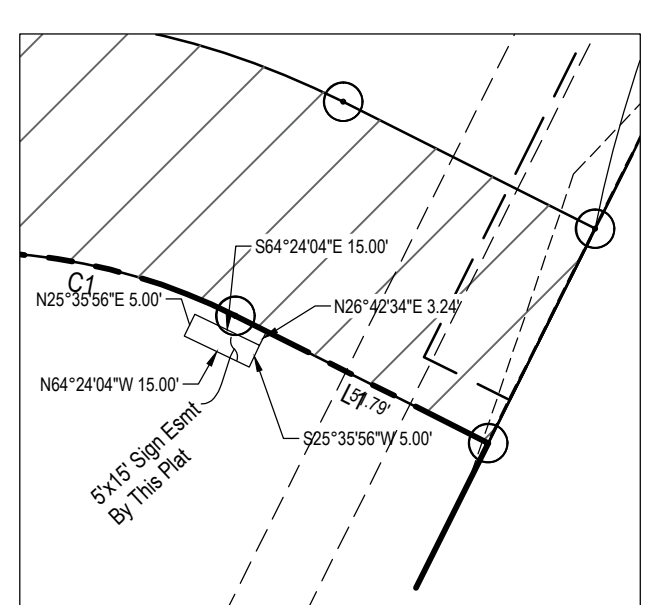
Sanitary Sewer Easement



20' Utility Easement



Sign Easement



Sign Easement

Final Plat

Kimbro Crossing Addition

Lots 1, 2 & 10 Block A,
Lot 1, Block B,
Being 21.130 Acres situated in the
A.C. Caldwell Survey, Abstract No. 154
City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial

(A) Owner: TIMMERMANN COMMERCIAL
INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 3 OF 7

NOTE:
OPEN CIRCLE INDICATES FOUND/SET
MONUMENT AS NOTED.
UNLESS OTHERWISE STATED ALL
UNLABELED CORNERS ARE SET
1/2 CAPPED IRON ROD INSCRIBED
"BARRON STARK"

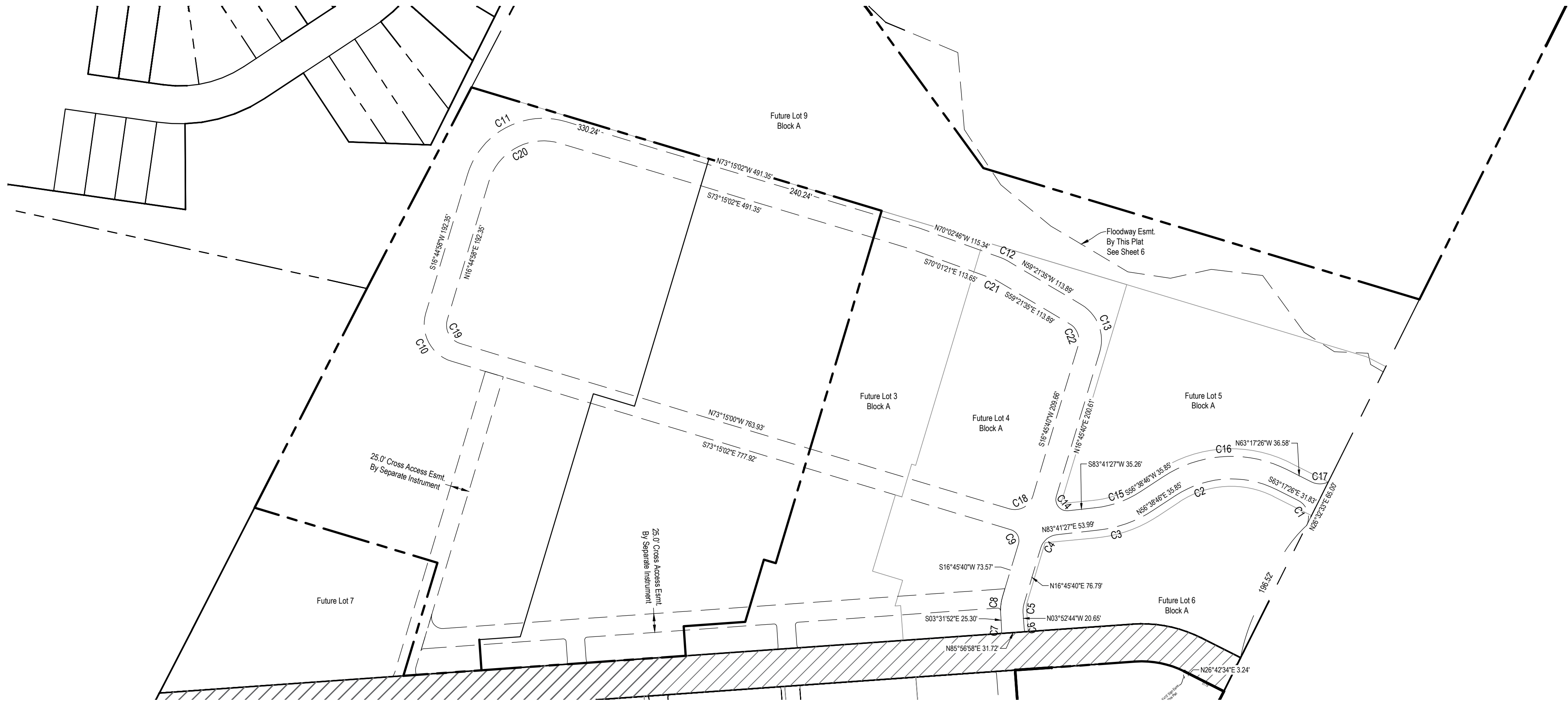
NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE
REFERENCED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS
CENTRAL ZONE 4203)
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR
FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON
THE DATA SHOWN ON THE FLOOD INSURANCE RATE
MAP PROVIDED BY FEMA AND SHOULD NOT BE
INTERPRETED AS A STUDY OR DETERMINATION OF THE
FLOODING PROPENSITIES OF THIS PROPERTY
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED
08/18/2014 MAP NO. 48453C0485J, & TRAVIS COUNTY,
DATED 09/26/2008 MAP NO. 48453C0505H A PORTION OF
THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO
LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



PROJECT NO. 308-10510 DRAWN:JNH SHEET 4 OF 7

NOTES:

- 1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS CENTRAL ZONE 4203).
- 2) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY STUDY AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 48453CD485J, & TRAVIS COUNTY, DATED 08/26/2008 MAP NO. 48453CO058H A PORTION OF THE PROPERTY DESCRIBED HEREON DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



ESMT CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.19	25.00	89°49'18"	S18° 22' 44"E	35.30
C2	141.52	135.00	60°03'48"	N86° 40' 40"E	135.13
C3	80.07	165.00	27°48'11"	N70° 32' 52"E	79.28
C4	29.20	25.00	66°55'47"	N50° 13' 34"E	27.57
C5	12.61	35.00	20°38'24"	N6° 26' 28"E	12.54
C6	5.15	15.00	19°39'41"	N13° 42' 34"W	5.12
C7	5.06	15.00	19°19'05"	S5° 46' 48"W	5.03
C8	18.95	65.00	16°42'07"	S8° 24' 37"W	18.88
C9	23.56	15.00	90°00'42"	S28° 14' 41"E	21.22
C10	80.90	51.50	89°59'59"	S28° 15' 02"E	72.83
C11	165.72	105.50	90°00'01"	S61° 44' 58"W	149.20
C12	10.25	55.00	10°40'29"	N64° 41' 50"W	10.23
C13	73.07	55.00	76°07'15"	N21° 17' 57"W	67.81
C14	29.60	15.00	113°04'13"	N39° 46' 26"W	25.03
C15	65.70	135.00	27°53'00"	S70° 35' 16"W	65.05
C16	172.97	165.00	60°03'48"	S86° 40' 40"W	165.16
C17	23.28	25.00	53°21'22"	N89° 58' 09"W	22.45

Variable Width Cross Access, Fire Lane & Utility Easement

Final Plat

Kimbro Crossing Addition

Lots 1, 2 & 10 Block A,
Lot 1, Block B,
Being 21.130 Acres situated in the
A.C. Caldwell Survey, Abstract No. 154
City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial

(A) Owner: TIMMERMAN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 5 OF 7

NOTE:
○ OPEN CIRCLE INDICATES FOUND/SET MONUMENT AS NOTED.

UNLESS OTHERWISE STATED ALL UNLABELED CORNERS ARE SET 1/2 CAPPED IRON ROD INSCRIBED "BARRON STARK"

NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS CENTRAL ZONE 4203)
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROBABILITIES OF THIS PROPERTY
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 48453C0485J, & TRAVIS COUNTY, DATED 09/26/2008 MAP NO. 48453C0505H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION FOR PUBLIC RIGHT OF WAY

BEING a 3.38 Acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, being a portion of the lands described in deed to Timmermann Commercial Investments LP as recorded under Instrument Number 2011144639, Deed Records, Travis County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a point for corner found at the intersection of Old Kimbro Road & U.S. Highway 290 E;

THENCE SOUTH 85°59'57" WEST, with the northerly right-of-way line of U.S. Highway 290 E. a distance of 118.50 feet to a point for corner;

THENCE departing the northerly line and traversing through the interior of the aforementioned Timmerman Commercial tract the following courses;

- 1.) NORTH 04°05'15" WEST, a distance of 299.90 feet to a point for corner;
- 2.) SOUTH 85°56'58" WEST, a distance of 812.44 feet to a point for corner;
- 3.) SOUTH 16°44'58" WEST, a distance of 76.38 feet to the beginning of curve to the left having a radius 125.00 feet;
- 4.) CONTINUING along the arc of said curve to the left an arc length of 45.83 feet, passing through a central angle of 21°00'31" (having a chord bearing of SOUTH 06°14'43" WEST, a chord length of 45.58 feet);
- 5.) SOUTH 04°15'32" EAST, a distance of 182.93 feet to a point for corner found in the northerly line of U.S. Highway 290 E.;

THENCE SOUTH 85°59'57" WEST, with the northerly line of U.S. Highway 290 E. a distance of 50.00 feet;

THENCE departing the said U.S. Highway 290 E. and with traversing through the interior of the Timmerman Commercial tract the following courses:

- 1.) NORTH 04°15'32" WEST, a distance of 182.70 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve to the right having an arc length of 64.17 feet, passing through a central angle of 21°00'31" (having a chord bearing of NORTH 06°14'43" EAST, a chord length of 63.81 feet) to a point for corner;
- 3.) NORTH 16°44'58" EAST, a distance of 57.39 feet to a point for corner;
- 4.) SOUTH 85°56'58" WEST, a distance of 311.28 feet to a point for corner in the easterly line of the aforementioned Timmermann Farms Tract;

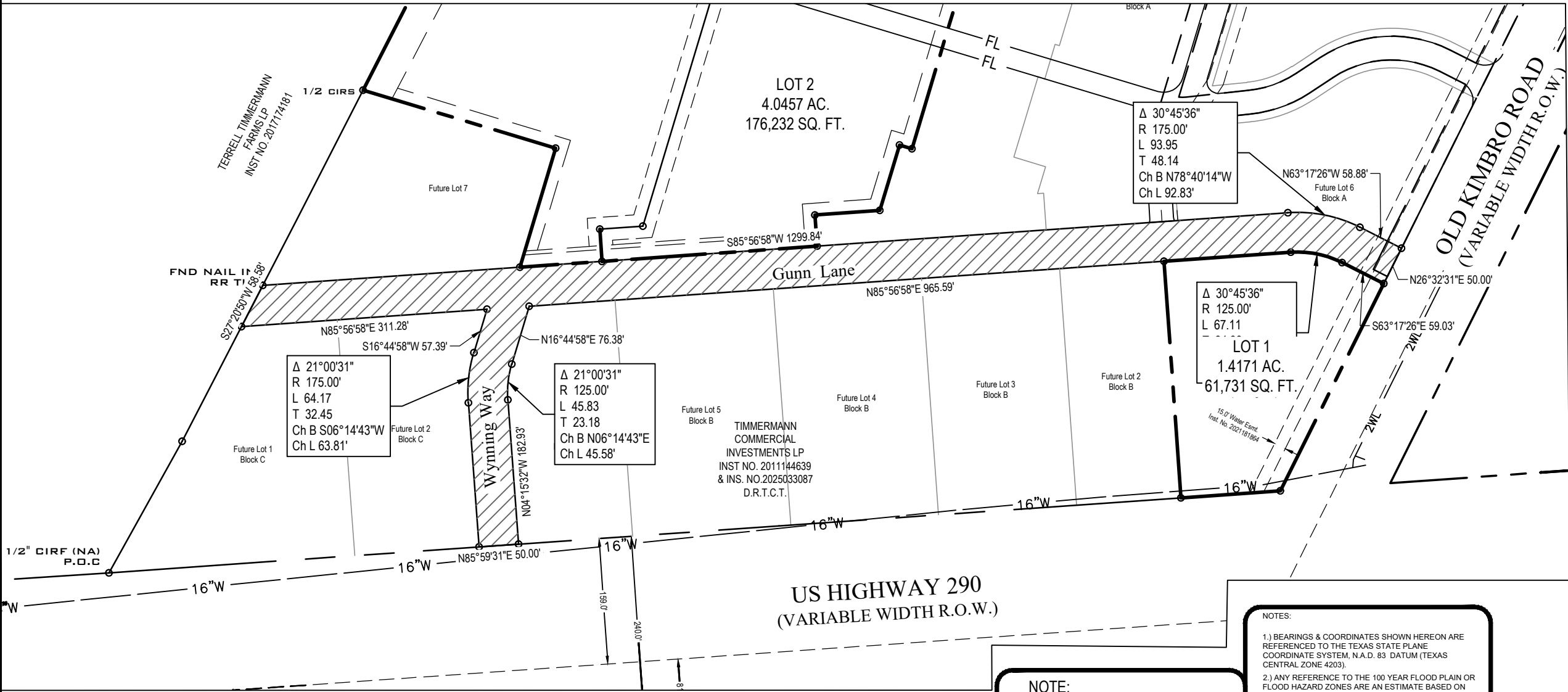
THENCE NORTH 27°20'50" EAST, with the common line of the Timmerman Farms Tract a distance of 58.58 feet to a point for corner;

THENCE departing the common line of the Timmerman Farms Tract and traversing through the interior of the Timmerman Commercial Tract the following courses:

- 1.) NORTH 85°56'58" EAST, a distance of 1299.84 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve having an arc length of 93.95 feet, passing through a central angle of 30°45'36" (having a chord bearing of SOUTH 78°40'14" EAST, a chord length of 92.83 feet) to a point for corner;
- 3.) SOUTH 63°17'26" EAST, a distance of 58.88 feet to point for corner found in the westerly right-of-way line of Old Kimbro Road;

THENCE SOUTH 26°32'31" WEST, with the right-of-way line of Old Kimbro Road a distance of 343.01 feet, returning to the **POINT OF BEGINNING** and enclosing 3.3849 Acres (147,445 Square Feet) more or less.

R.O.W. Dedication



NOTES:
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NOTE:
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Floodway Esmt

Final Plat

Kimbro Crossing Addition

Lots 1, 2 & 10 Block A,
Lot 1, Block B,
Being 21.130 Acres situated in the
A.C. Caldwell Survey, Abstract No. 154
City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial

(A) Owner: TIMMERMAN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 6 OF 7

43



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 4, 2026

Drew Guthrie
Barron Stark Engineers

TX
drewg@barronstark.com

Permit Number 2026-P-1799-FP
Job Address: 14018 US-290, Manor, TX. 78653

Dear Drew Guthrie,

The first submittal of the Kimbro Crossing Final Plat (*Final Plat*) submitted by Barron Stark Engineers and received on June 04, 2026, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

City Planning 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 Annemarie Felfe by telephone at () - or by email at afelfe@manortx.gov.

- i. ~~Update lots 5 and 6 in Block A to be consistent with the Preliminary Plat.~~
- ii. ~~Upload documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the county.~~
- iii. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid (Current Tax Certificate).

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- 1. Provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.**
 - a. This is for the proposed Gunn Lane and Wynning Way.**
 - b. Is a name proposed for the north loop street?**
- ~~2. Areas delineating the regulatory one hundred (100)-year floodplain, if applicable. This information must be certified by a registered professional engineer.~~
 - ~~a. If this plat is not in the 100-year floodplain, please include a note.~~
- ~~3. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~4. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.~~
- ~~5. Water Courses and Easements. Provide distances to be provided along the side lot lines from the right-of-way line or the high bank of a stream. Traverse line to be provided along the edge of all major waterways in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.~~
 - ~~a. There are 2 water features based on Google Earth.~~
- 6. Include the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.**
- 7. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.**
 - a. This area is served by City of Manville CCN.**
- 8. An engineer's signature block needs to be added to the survey.** A sample note can be provided upon request.
- ~~9. For clarification purposes, remove all previous recordation for the lot being divided via this plat.~~
- 10. Clearly label all block and lots so they are more clearly defined.**
- 11. Add matchlines where appropriate.**
- ~~12. Remove the preliminary plat signature blocks. Those are not required.~~
- ~~13. The P&Z Chairperson is Jeffrey Stensland.~~
- 14. The Standard City of Manor Final Plat notes are missing and should be added. An example can be provided upon request.**
- 15. The final plat cannot be approved until the construction plans are approved.**
- 16. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance .**
- 17. Two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.**
- 18. Certification from all applicable taxing authorities that all taxes due on the property have been paid.**
- 19. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.**
- 20. Clarify what is being shown on Sheets 4-5. It appears some labels are missing.**
- 21. If parkland is being conveyed to the City a separate warranty deed is required.**

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

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

Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, June 4, 2026

Drew Guthrie
Barron Stark Engineers

TX
drewg@barronstark.com

Permit Number 2026-P-1799-FP
Job Address: 14018 US-290, Manor, TX. 78653

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- i. Update lots 5 and 6 in Block A to be consistent with the Preliminary Plat. **BSE: Lot Updated**
- ii. Upload documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the county. **BSE: Documents Provided.**
- iii. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid (Current Tax Certificate). **BSE: Tax Certs Provided.**

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. **Provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.** **BSE: Documents Provided.**
 - a. **This is for the proposed Gunn Lane and Wynning Way** **BSE: Documents Provided.**
 - b. **Is a name proposed for the north looped street?** **BSE: Its not a street it's a variable width cross access easement, fire lane & utility easement.**
2. ~~Areas delineating the regulatory one hundred (100)-year floodplain, if applicable. This information must be certified by a registered professional engineer.~~
 - a. ~~If this plat is not in the 100-year floodplain, please include a note.~~
3. ~~True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
4. ~~Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a~~

part.

~~5. Water Courses and Easements. Provide distances to be provided along the side lot lines from the right-of-way line or the high bank of a stream. Traverse line to be provided along the edge of all major waterways in a convenient location, preferably along a utility easement if paralleling the drainage easement or stream.~~

~~a. There are 2 water features based on Google Earth.~~

6. Include the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. BSE: Location Added

7. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

a. This area is served by City of Manville CCN. BSE: Documents To Be Provided.

8. An engineer's signature block needs to be added to the survey. A sample note can be provided upon request. **BSE: Block Added.**

~~9. For clarification purposes, remove all previous recordation for the lot being divided via this plat.~~

10. Clearly label all block and lots so they are more clearly defined.

11. Add matchlines where appropriate. BSE: Matchline Added

~~12. Remove the preliminary plat signature blocks. Those are not required.~~

~~13. The P&Z Chairperson is Jeffrey Stenslend.~~

14. The Standard City of Manor Final Plat notes are missing and should be added. An example can be provided upon request. BSE: Standard Plat Notes Added

15. The final plat cannot be approved until the construction plans are approved. BSE: Understood

16. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance . BSE: Understood

17. Two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

18. Certification from all applicable taxing authorities that all taxes due on the property have been paid. BSE: Document Provided.

19. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. BSE: Letter Previously Provided.

20. Clarify what is being shown on Sheets 4-5. It appears some labels are missing. BSE: Note has been added, Sheet 4 is Storm Easements & Sheet 5 is Variable Width Cross Access, Fire Lane & Utility Esmt.

21. If parkland is being conveyed to the City a separate warranty deed is required. BSE: Noted.

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,

Annemarie Felfe



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, June 4, 2026

Drew Guthrie
Barron Stark Engineers

TX
drewg@barronstark.com

Permit Number 2026-P-1799-FP
Job Address: 14018 US-290, Manor 78653

Dear Drew Guthrie,

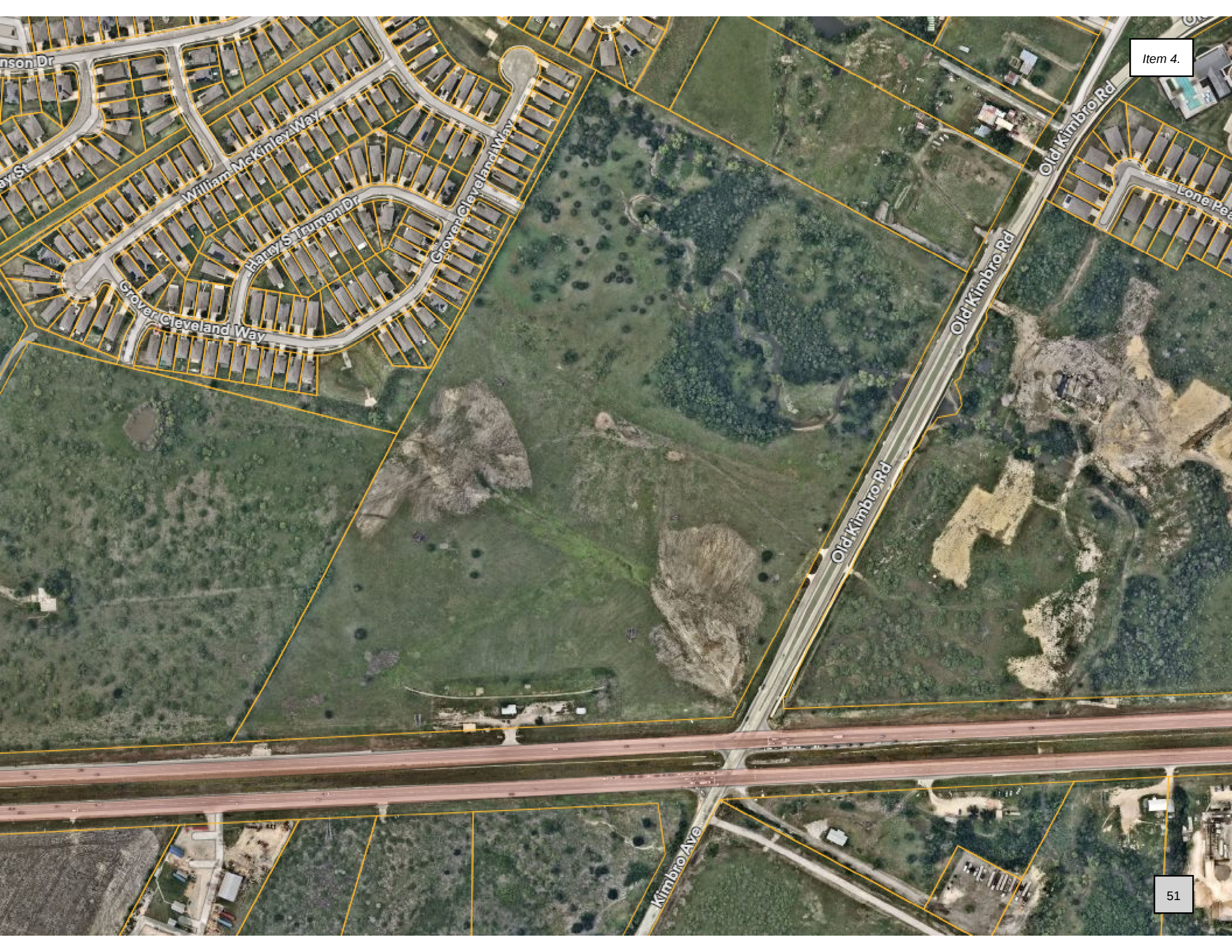
We have conducted a review of the final plat for the above-referenced project, submitted by Drew Guthrie and received by our office on June 04, 2026, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



Item 4.