



Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Gabriel Nila, Place 3
Felix Paiz, Place 4
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 11, 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.

PUBLIC HEARING

- 1. Conduct a Public Hearing on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.**
Applicant: FourT Realty
Owner: Timmermann Commercial Investments, LP
- 2. Conduct a Public Hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.**
Applicant: MWM Design Group
Owner: Davis Capital Investments Holdings, LLC
- 3. Conduct a Public Hearing on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: 706 Investments Partnership, LTD

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 minutes for January 14, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on the appointment of the Chair for the Planning and Zoning Commission.**
- 6. Consideration, discussion, and possible action on the appointment of the Vice Chair for the Planning and Zoning Commission.**
- 7. Consideration, discussion, and possible action on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.**
Applicant: FourT Realty
Owner: Timmermann Commercial Investments, LP
- 8. Consideration, discussion, and possible action on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.**
Applicant: MWM Design Group
Owner: Davis Capital Investments Holdings, LLC

9. Consideration, discussion, and possible action on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: 706 Investments Partnership, LTD

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, February 5, 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 SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

This Specific Use Request is within the commercial subdivision of Manor Commons NE, which is an approximately 35-acre planned commercial development at the NE corner of US Hwy 290 and N. FM 973. The development intends to have 18 lots (17 commercial lots and 1 open space/drainage lot), along with 5,700 feet of public roadways. The overall development is proposed to have 85,735 SF of retail, 48,220 SF of restaurants, 4,150 SF financial institution, and a 100 key hotel. Excluding the hotel, the total proposed development is 138,105 SF.

For this Specific Use Request, the proposed end user is Ally Medical, which would operate a freestanding emergency room. Ally Medical's proposed 8,703 SF represents 6.3% of the overall development's square footage (excluding the hotel use). This percentage is similar to the 5% of medical uses that were permitted in the Manor Crossing development that was approved by the City Council at the April 17, 2024, meeting.

The City Council entered into a Chapter 380 tax incentive agreement with the property owner, Timmermann Commercial Investments, which includes reimbursement for a portion of the sales tax generated from the project to the owner over a set time-period. The owner is aware of this Specific Use Permit request and that it would reduce the amount of sales tax collected from the development and potentially extend their reimbursement timeline (however, not past the overall term of the agreement), and the owner has consented and allowed the SUP request to proceed.

Within the Comprehensive Plan, this property and area is designated as Community Mixed-Use. This land use designation calls for a mix of residential and non-residential uses with larger building scales than Neighborhood Mixed-Use. Additionally, as provided for in the Comprehensive Plan, the Community Mixed-Use district is especially appropriate for supporting the needs of Manor residents, including healthcare services and hospitals.

The overall development ratio in the Community Mixed-Use district is 50% residential and 50% non-residential. Within the 50% non-residential, that is further broken down into 50% retail, 40% office, and 10% other (such as civic spaces). 40% office use of the overall 50% non-residential would be 20% of the non-residential square footage. Ally Medical's use represents 6.3%. Including the proposed financial institution, which is allowed by right and does not generate sales tax. The total proposed non-sales tax generating uses is 9.31% (4,150 SF + 8,703 SF). This percentage would be in alignment with the desired mix of land uses for the Community Mixed-Use district found in the Future Land Use Map of the Comprehensive Plan.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Yes, reduction in sales tax
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Conceptual Site Plan
- Manor Commercial NE Plat
- Commercial Mixed-Use Dashboard
- SUP zoning map
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission conduct a public hearing on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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This letter is intended to outline a new Specific Use Permit Request for a Medical Facility as part of the Manor Commons Phase 3 master development at the northeast corner of US-290 and FM-973 identified as Lot 2 Block “B” on the preliminary plat as shown on Exhibit A.

FourT Realty is a local development firm specializing in ground-up retail development within the Austin MSA. FourT is requesting this Specific Use Permit on an approximately one-acre pad for the development of an Ally Medical Emergency Room within the Manor Commons Phase 3 master-planned development.

Ally Medical currently operates nine locations in Central Texas, seven of which are located in the Austin MSA. The company is expanding throughout the Central Texas region currently adding locations in Austin, Dallas and Houston. Since opening its first Austin location four years ago, the company has been ranked as Austin’s Top Workplaces winner among mid-size companies for the past three years by the *Austin American Statesman*. Ally Medical is distinguished by its patient-centered care model and its physician-partnership structure, whereby each emergency room is owned in partnership with local, board-certified physicians who live and work in the communities they serve. This structure fosters long-term community involvement, accountability and continuity of care which the company feels provides an elevated level of service and collaboration and sets them apart from other companies in the healthcare sector.

Access to top rated schools and exceptional healthcare is a hallmark of a desirable community. Manor has experienced exponential growth in recent years, and regional projections indicate significant continued expansion in the Manor/Elgin area from 49,000 people currently to 150,000 in the next five to seven years. As the community grows, the demand for accessible, high-quality medical services will increase correspondingly. The proposed Ally Medical facility would contribute to meeting this need by providing essential healthcare services, professional employment opportunities and a reliable daytime activity generator within an established commercial corridor. Competition among providers supports best-in-class service and expanded access for residents, consistent with Mayor Harvey’s long-term planning and community development objectives.

FourT acknowledges that additional healthcare facilities have recently opened or been approved within the Manor area, including St. David’s Emergency Care Center, the TMX Micro Hospital and two medical office uses approved through the Specific Use Permit process. While these facilities expand overall healthcare availability, they are positioned differently and serve distinct functions, such that a gap remains in the market for the proposed Ally Medical facility.

The St. David's Emergency Center operates as part of a larger hospital system and functions as a traditional emergency department, with patient intake and care protocols aligned with system-wide hospital operations. This model serves an important role within the regional healthcare network but differs from the proposed use in patient flow, service delivery and operational structure.

TMX Micro Hospital represents a different healthcare product as well. In addition to emergency services, it includes inpatient care components and specialized services such as medical detoxification, extended inpatient treatment and surgical procedures. These services are distinct from the proposed outpatient emergency care model.

The proposed Ally Medical facility is designed as an outpatient emergency care provider, with patients typically treated and discharged within a short timeframe and a maximum stay of up to 23 hours before transfer to a full hospital, if necessary. This model prioritizes efficient treatment, rapid throughput and accessibility for acute but non-admitted emergency care needs, serving a patient population that is not directly overlapping with inpatient or hospital-based emergency services.

In addition, recently approved medical office uses represent a separate healthcare product type consisting of traditional, office-based practices with multiple practitioners and primarily scheduled appointments. Medical office uses do not provide emergency services and therefore serve a different function within the healthcare continuum than the proposed outpatient emergency care facility. Further, the two recently approved medical office sites are not designed to accommodate the operational requirements of an outpatient emergency room. The facility approved at 13420 E. US Highway 290 is configured for multiple traditional office tenants and does not provide the building systems or layout required for emergency care operations. The facility approved at 14305 E. US Highway 290 is designed as a smaller-format medical office building of approximately 5,000 square feet, which is substantially below the footprint required for Ally Medical's model. Outpatient emergency facilities require specialized infrastructure, including medical gas systems, enhanced life-safety features, and backup power generation, as well as site characteristics that support rapid access and visibility. These facilities function most effectively for both patients and emergency responders when located at highly accessible, well-trafficked commercial intersections, rather than smaller or more isolated office-oriented sites. As such, the proposed location within Manor Commons Phase 3 is uniquely suited to the operational and public service requirements of the proposed use.

Collectively, these uses demonstrate a diversifying healthcare landscape, rather than market saturation. Each facility type addresses different patient needs, care models and service levels. The proposed Ally Medical facility would complement, rather than duplicate, existing and approved healthcare uses by filling a distinct role within the continuum of care available to the growing Manor community.

FourT is aware that the subject property is included within the Chapter 380 Agreement associated with Manor Commons Phase 3. The proposed medical facility would occupy approximately one acre within the approximately 48-acre master-planned development, representing just 2% of the overall project. The remainder of the development area is planned for retail and commercial uses consistent with the intent of the project. Given the limited size of the proposed pad relative to the overall development, the proposed use represents a minor component of the project, does not alter the commercial character of Manor Commons Phase 3 and contributes to the project by providing employment, generating consistent visitation to the project and supporting the broader commercial ecosystem of the development.

The Ally Medical pad is planned for Lot 2 as shown on the preliminary plat included in this submission and shown on Exhibit A. This lot fronts US-290 and is surrounded by existing and planned retail and commercial uses within the Manor Commons Phase 3 master development. No residential uses are located adjacent to this lot. Medical facilities are commonly and successfully integrated within master-planned commercial developments and are compatible and harmonious with surrounding retail uses. Ally Medical will be accretive to the overall development, contributing to its long-term success and market appeal.

The site is currently zoned C-1 as shown on Exhibit B and is located at a major commercial intersection. Surrounding properties within 300 feet are zoned and developed for commercial uses as illustrated in Exhibit C and included in this submittal. The proposed building will be constructed in a first-class manner consistent with the requirements of the code, development agreement and design standards of the master development.

The conceptual site plan is included in this submission and shown on Exhibit D. The site will be served by shared access drives connected to the primary driveways within Manor Commons Phase 3, with regional access provided via curb cuts off US-290 and FM-973. Pedestrian connectivity will be maintained through connection to the development's internal sidewalk system, and all required landscaping, setbacks, parking, and access standards will be met. The proposed use generates predictable traffic patterns and does

not require special operational characteristics beyond those typical of emergency care facilities.

For the reasons outlined above, the requested SUP satisfies the criteria set forth in the City's zoning ordinance, is compatible with surrounding development and provides meaningful community and economic benefits. FourT respectfully requests favorable consideration of this application.

Exhibit A
Preliminary Plat

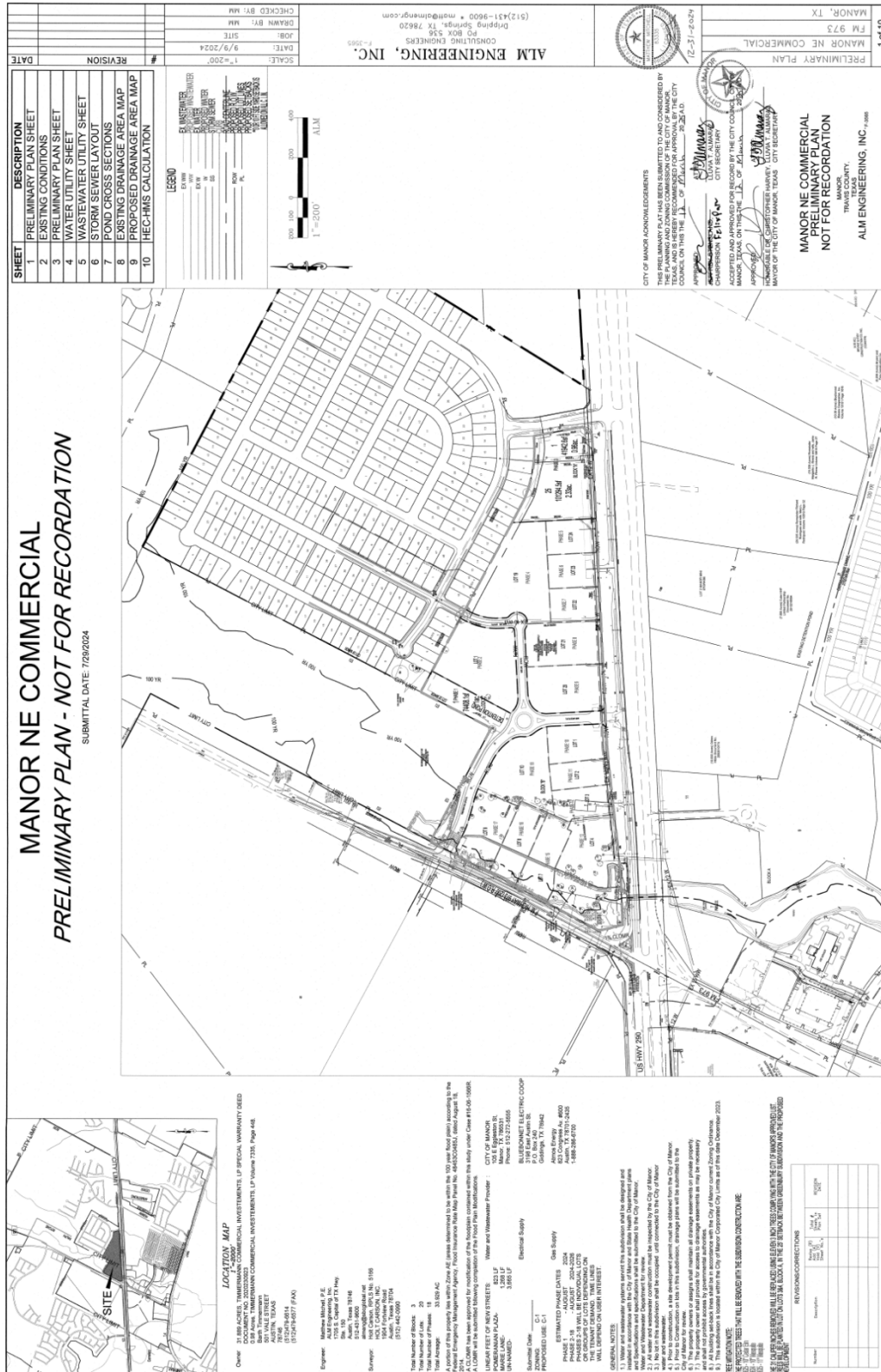


Exhibit B
Zoning Map

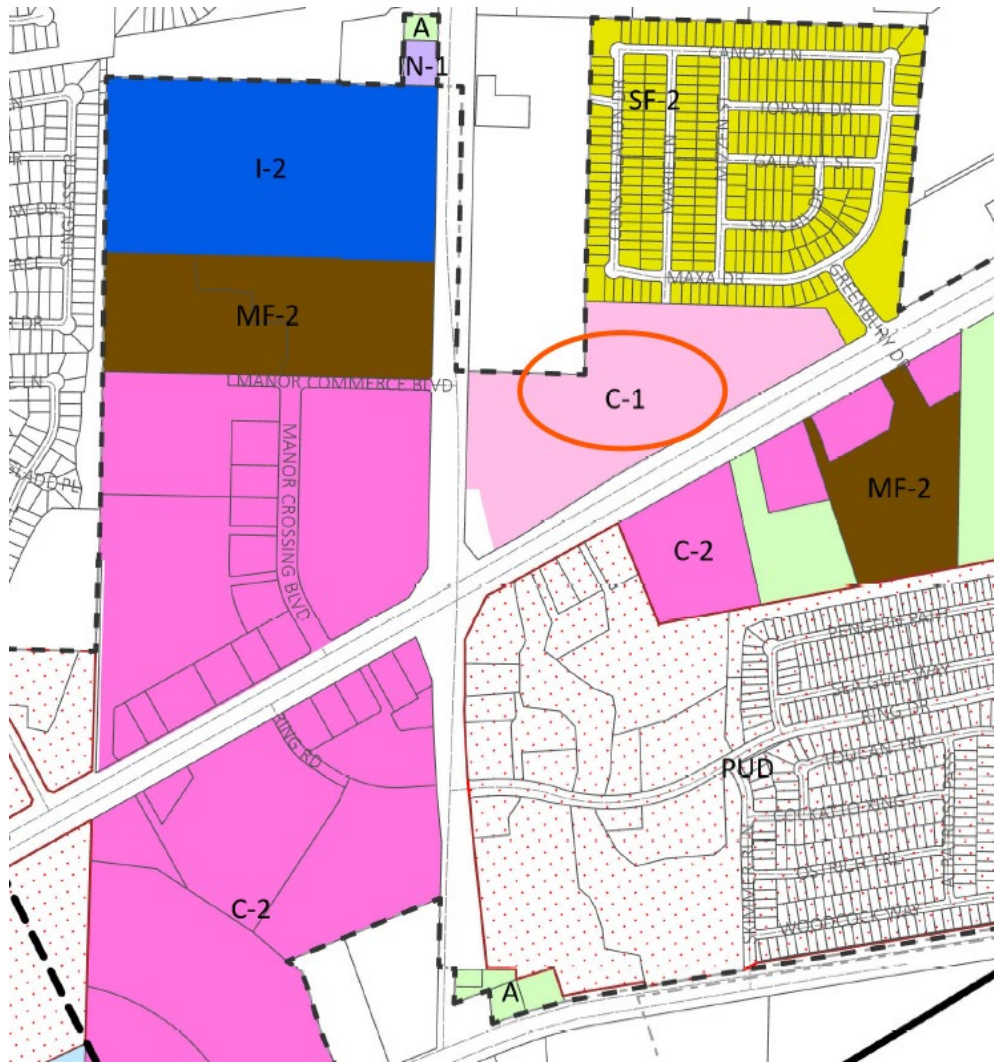
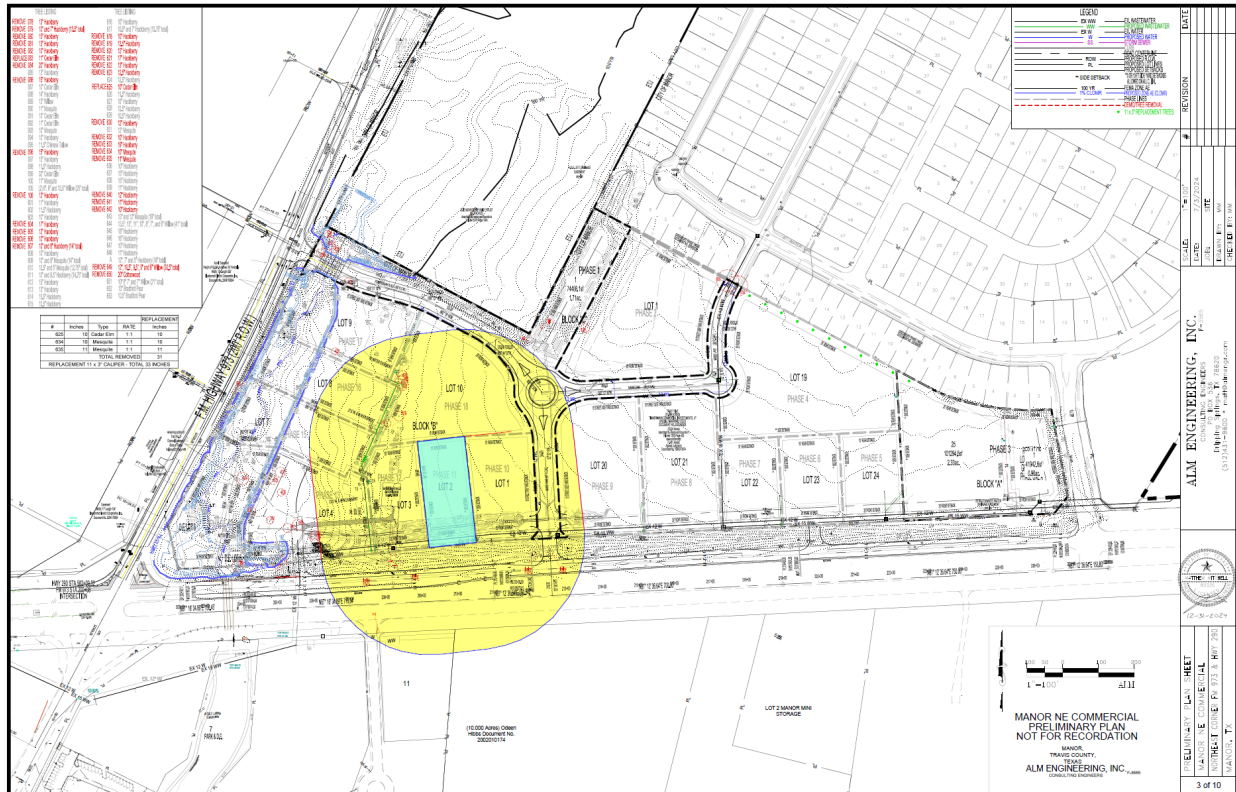


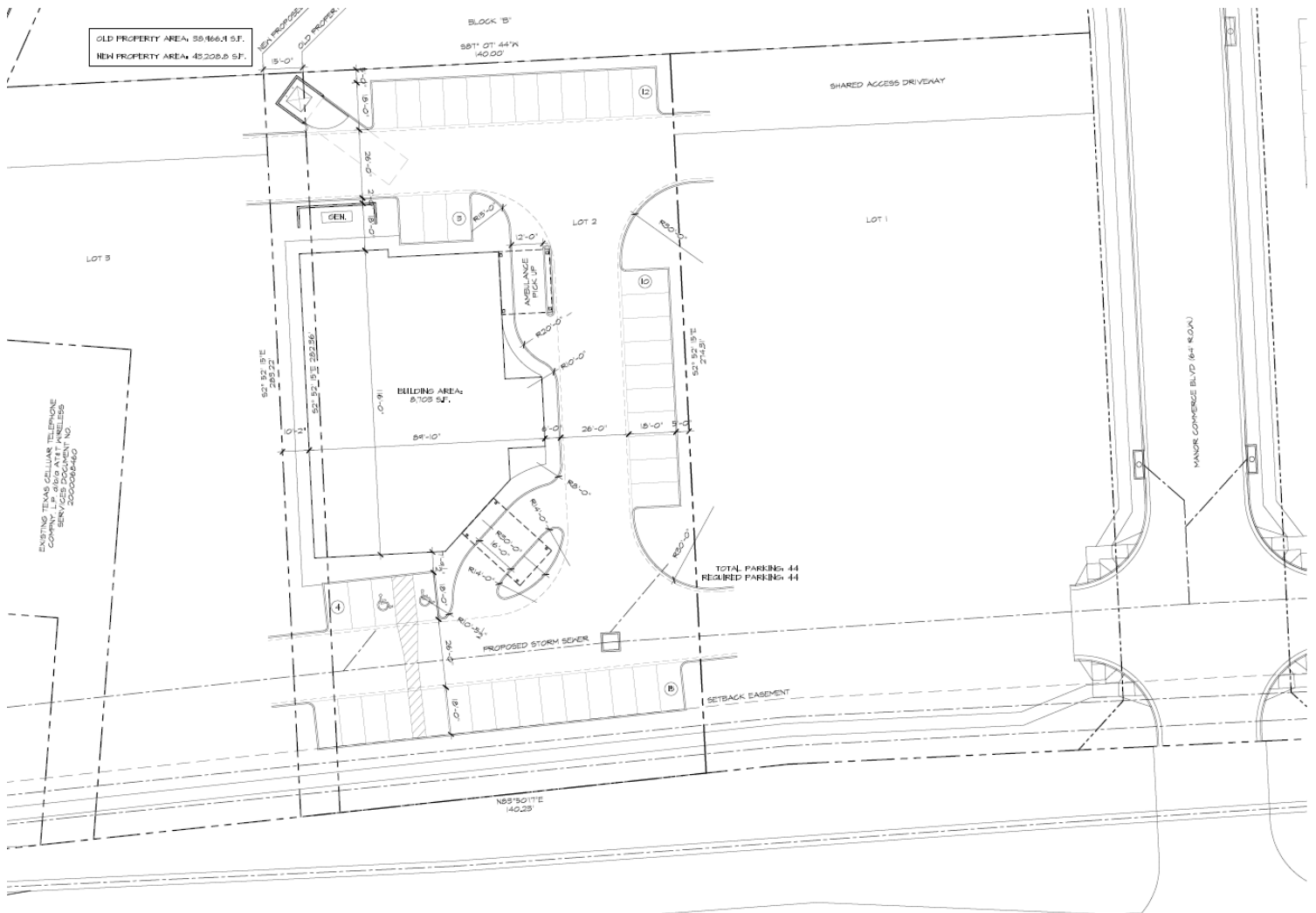
Exhibit C
Neighboring Map





Surrounding 300ft from perimeter of the proposed lot highlighted in yellow

Exhibit D
Conceptual Site Plan



MANOR, TEXAS

A1.1

NORTH



COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

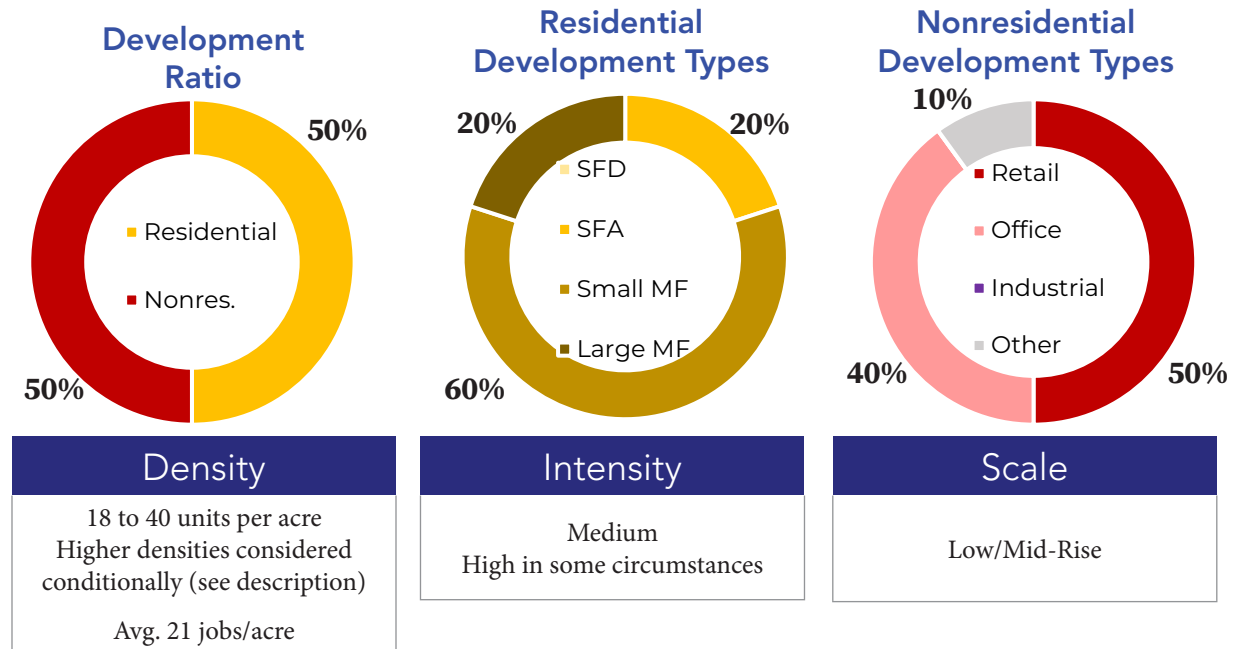
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

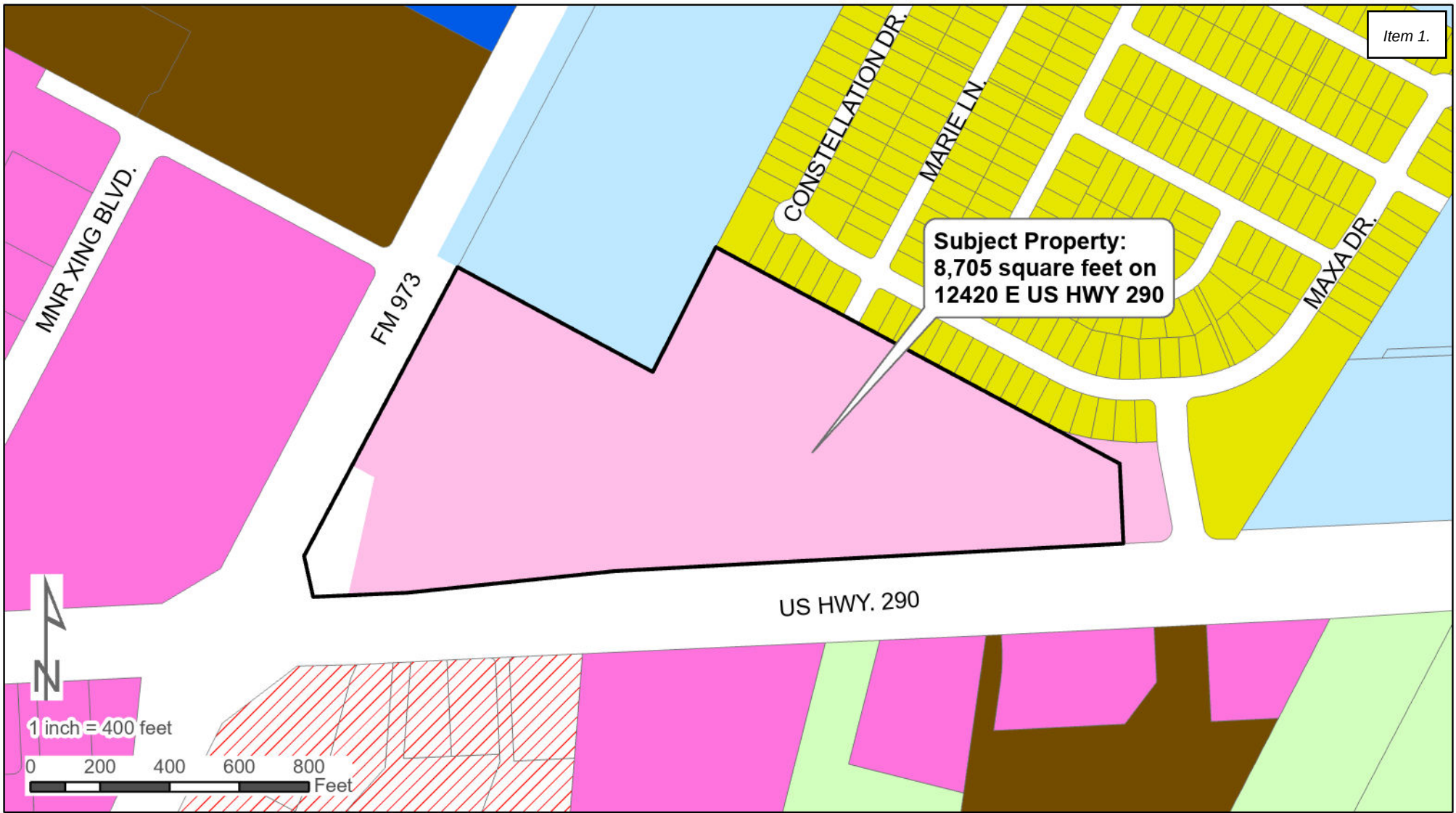
This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger 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; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



Specific Use Permit: Medical Office

*Current Zoning:
Light Commercial (C-1)*

Zoning Legend

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



1/28/2026

City of Manor Development Services Notification for a Specific Use Permit

Project Name: Medical Office SUP – 12420 E US 290 HWY

Case Number: 2026-P-1782-CU

Case Manager: Annemarie Felfe

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

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Office located at 12420 E US 290 HWY, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 8,705 square feet of Medical Office, one (1) lot on 1.0 acre, more or less, and being proposed as Lot 2 of Manor Commons NE Commercial, also known as 12420 E US 290 HWY, Manor, TX.

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 18, 2026 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 Specific Use Permit 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.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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

Manor Car Wash Services LLC
9315 Spring Cypress Rd, Ste A
Spring, TX 77379

SHFC Manor Land LLC
8310 N Cap of TX Hwy Ste 490
Austin, TX 78731

Plata Holdings LLC
4319 Greatview Dr
Round Rock, TX 78665



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Applicant: MWM Design Group

Owner: Davis Capital Investments Holdings, LLC

BACKGROUND/SUMMARY:

This plat encompasses lots and portions of lots in Block 30, which is bounded by N. Lexington, East Boyce, N. Burnet, and E. Parsons. This block includes a small retail center, Las Salsas restaurant, GC Dry Cleaners, and Anderson Coffee. There are undeveloped lots and portions of lots in this Block that are under common ownership, and these lots are being platted into a single lot with the Short Form Final Plat. The intent of the plat is to create a developable lot for a surface parking lot to provide off-street parking for businesses downtown. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

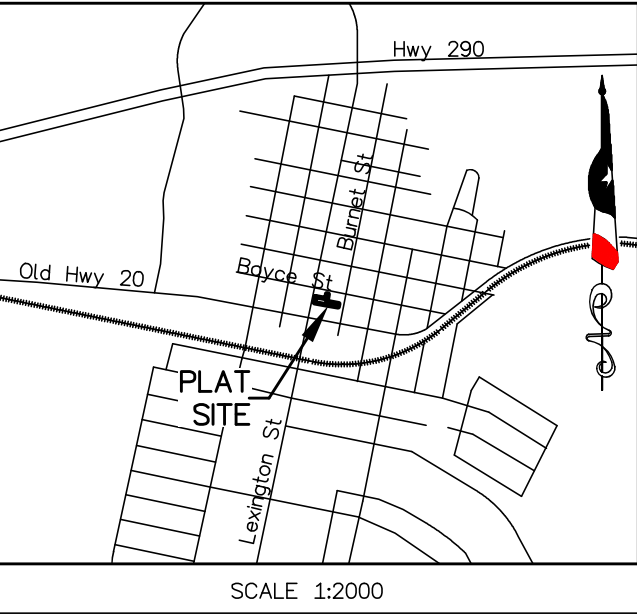
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Not Applicable
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Aerial Image of lots
- Engineering Comments
- Conformance Letter
- Notice
- Mailing Labels

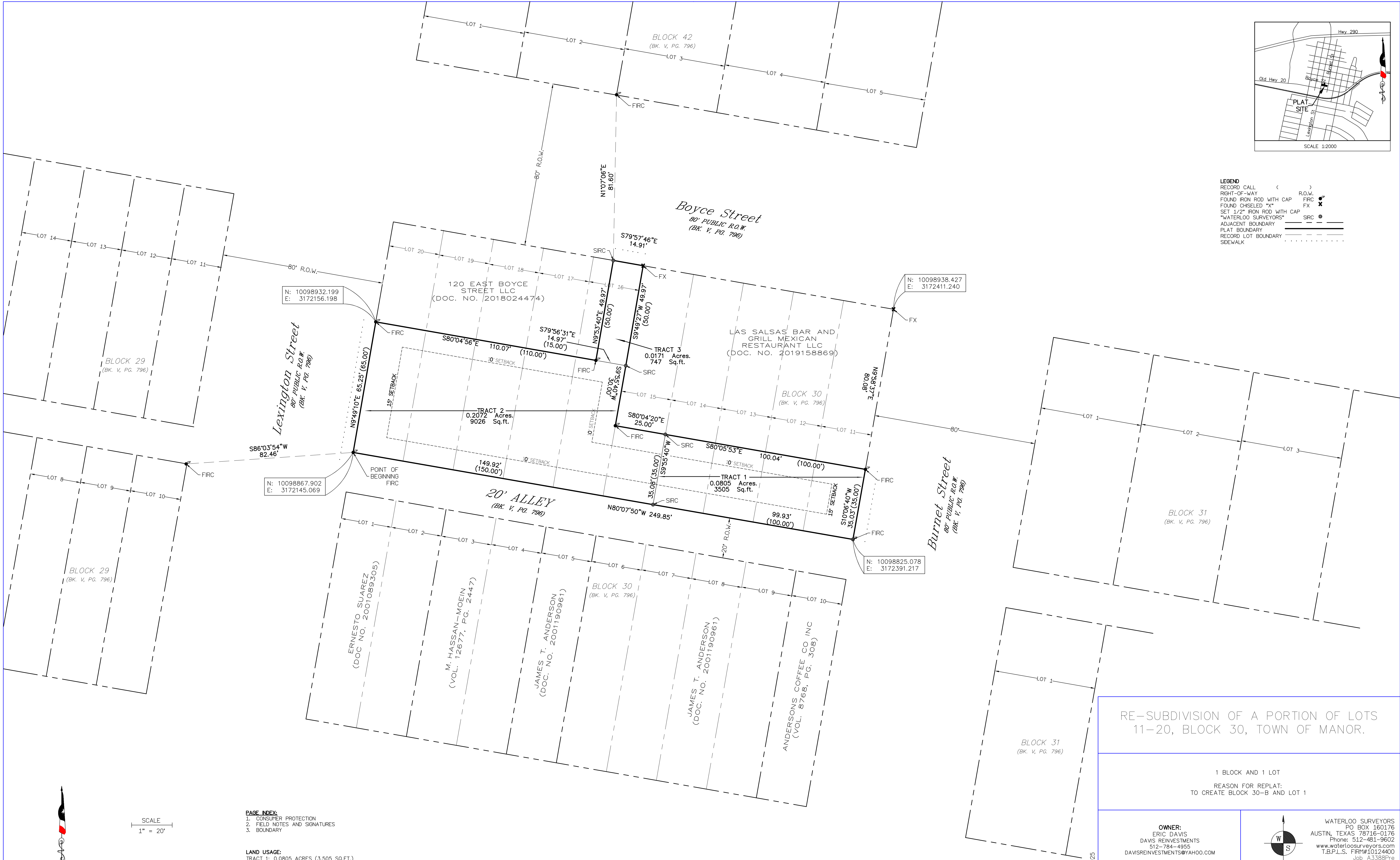
STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

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



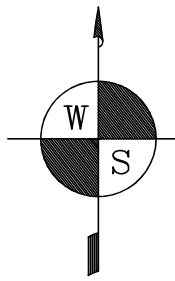
- LEGEND**
- | | | |
|----------------------------|------|--------|
| RECORD CALL | (|) |
| RIGHT-OF-WAY | | R.O.W. |
| FOUND IRON ROD WITH CAP | FIRC | |
| FOUND CHISELED "X" | FX | |
| SET 1/2" IRON ROD WITH CAP | | |
| "WATERLOO SURVEYORS" | SIRC | |
| ADJACENT BOUNDARY | --- | |
| PLAT BOUNDARY | --- | |
| RECORD LOT BOUNDARY | --- | |
| SEWALK | --- | |



RE-SUBDIVISION OF A PORTION OF LOTS
11-20, BLOCK 30, TOWN OF MANOR.

1 BLOCK AND 1 LOT
REASON FOR REPLAT:
TO CREATE BLOCK 30-B AND LOT 1

OWNER:
ERIC DAVIS
DAVIS REINVESTMENTS
512-784-4955
DAVISREINVESTMENTS@YAHOO.COM



WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
Job: A3388Pre
DRAWN BY: CD
PAGE 3 OF 3

PAGE INDEX:
1. CONSUMER PROTECTION
2. FIELD NOTES AND SIGNATURES
3. BOUNDARY

LAND USAGE:
TRACT 1: 0.0805 ACRES (3,505 SQ.FT.)
TRACT 2: 0.2072 ACRES (9,026 SQ.FT.)
TRACT 3: 0.0171 ACRES (747 SQ.FT.)
TOTAL: 0.3048 ACRES (13,278 SQ.FT.)





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, December 9, 2025

Sarah Corona
MWM Design Group
9001 N. IH-35, Suite 102
Austin TX 78753
sarah.corona@mwmdg.com

Permit Number 2025-P-1739-SF
Job Address: , Manor 78653

Dear Sarah Corona,

The subsequent submittal of the Boyce Street Parking Lot Short Form Plat submitted by MWM Design Group and received on January 16, 2026, 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. Provide a note whether this area will be served by the City of Manor for water and wastewater.
 - a. 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, except that such certification is not required if the property will be served by the City water system.
 - b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
- iii. Note 5 on page 2 will need to refer to the City of Manor and not the City of Austin.
- iv. Provide the lot area, width and depth, public utility and drainage easements, and setbacks shall conform to the requirements as established for the designated land use. (Page 3)
- v. **Acknowledge: That all variances approved by the Commission shall appear as a note on the final plat. The plat will need to be reviewed once the variances are added.**
- vi. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. (Page 3)
- vii. **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 the Manor Code of Ordinance Chapter 14 Section 14.02.007.
- viii. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major streets, Lexington, Boyce, and Burnet.
- ix. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.

10. For final acceptance, a seal of the surveyor and engineer is required.

11. The following signatures are required:

- a. ~~ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.~~
 1. ~~for Felix Paiz: Chairperson and Lluvia T. Almaraz: City Secretary~~
- b. ~~ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.~~
 1. ~~Provide a signature block for the Dr. Christopher Harvey, Mayor of the City of Manor, City Secretary.~~
- c. ~~An example will be provided.~~

12. The following notes are required:

- a. ~~REQUIRED NOTES: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.~~
- b. ~~(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.~~

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

November 12, 2025

Tyler Shows
City of Manor
GBA
1500 County Road 269
Leander, TX 78641

Subject: 2025-P-1739-SF U1 Comment Response
Project Name: Boyce Street Parking Lot Short Form Plat
MWM Project No: 1002-001

Dear Mr. Shows,

Please find our comment responses to the City's reviewers' comments below from the report dated June 30th, 2025.

Engineer Review

- i. The vicinity map needs to be scaled 1' = 2,000".
Response: The vicinity map has been updated to the requested scale.
- ii. Provide a note whether this area will be served by the City of Manor for water and wastewater.
 - a. 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, except that such certification is not required if the property will be served by the City water system.
 - b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

Response: Both water and wastewater will be served by the city of Manor. Notes 15 and 16 were added to reflect this.

- iii. Note 5 on page 2 will need to refer to the City of Manor and not the City of Austin.
Response: Note 5 has been updated.
- iv. Provide the lot area, width and depth, public utility and drainage easements, and setbacks shall conform to the requirements as established for the designated land use. (Page 3)
Response: The setbacks are shown and labeled, the width and depth are labeled, and a table was added to summarize the lot area. No public utility or drainage easements were added.
- v. Acknowledge: That all variances approved by the Commission shall appear as a note on the final plat.
Response: All approved variances will be added once approved by the Commission.
- vi. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. (Page 3)
Response: Added four coordinate labels to the plat.

- vii. 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 the Manor Code of Ordinance Chapter 14 Section 14.02.007.
Response: The setbacks are shown as per the city ordinance.
- viii. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major streets, Lexington, Boyce, and Burnet.
Response: The sidewalks along each right-of-way have been shown as dotted lines and listed in the legend.
- ix. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
Response: A tax certificate is provided with this update.
- x. For final acceptance, a seal of the surveyor and engineer is required.
Response: Once the plat is approved, the final signed copy will be provided.
- xi. The following signatures are required.
- ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.
 - for Felix Paiz: Chairperson and Lluvia T. Almaraz: City Secretary
 - ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.
 - Provide a signature block for the Dr. Christopher Harvey, Mayor of the City of Manor, City Secretary.
 - An example will be provided.
Response: The signature blocks have been added to the plat.
- xii. The following notes are required.
- REQUIRED NOTES: 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: The notes have been added to the plat.

Please feel free to contact me directly with any questions or concerns.

Sincerely,



Aida Taherzadeh, P.E.

Aida.Taherzadeh@mwmmdg.com



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Friday, January 16, 2026

Sarah Corona
MWM Design Group
9001 N. IH-35, Suite 102
Austin TX 78753
sarah.corona@mwmdg.com

Permit Number 2025-P-1739-SF
Job Address: , Manor 78653

Dear Sarah Corona,

We have conducted a review of the final plat for the above-referenced project, submitted by Sarah Corona and received by our office on January 16, 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



1/28/2026

City of Manor Development Services Notification for a Subdivision Short Form Final Plat

Project Name: Boyce Street Parking Lot Short Form Final Plat
Case Number: 2025-P-1739-SF
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for Boyce Street Parking Lot. Subdivision Short Form Final Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Boyce Street Parking Lot, one (1) lot on 0.482 acres, more or less, and being TCAD parcels 238850, 238856, 238848, generally located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Applicant: MWM Design Group
Owner: Davis Capital Investments Holdings LLC

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026, at 105 East Eggleston Street in the City Hall Council Chambers.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying 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 at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.

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

DUETT BILLY C
PO BOX 562
MANOR, TX 78653-0562

MAQIL INC
PO BOX 399
MANOR, TX 78653-0399

DAXA LLC DBA RELAX INN MOTEL
106 E PARSONS ST
MANOR, TX 78653-5176

TURANSKY WILLIAM E
108 PARSONS STREET
MANOR, TX 78653

PAREDES ADRIAN P & MARIANA G
IBANEZ 5002 SMOKEY VL Y UNIT A
AUSTIN, TX 78731-2621

RODRIGUEZ ADRIAN & KEYNA
9115 GOLDEN LEAF
AUSTIN, TX 78748-6529

C&K BROTHERS & CO LLC
1600 BARTON SPRINGS RD UNIT 1202
AUSTIN, TX 78704-1081

ENEMENCIA RODRIGUEZ TRUST
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

SOUTHWESTERN BELL TELEPHONE
1010 PINE, 9E-L-01
SAINT LOUIS, MO 63101

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

ANDERSONS COFFEE CO INC
1601 W 38TH ST STE 2
AUSTIN, TX 78731-6233

ANDERSON JAMES T
1601 W 38TH ST STE 2
AUSTIN, TX 78731-6233

HASSAN-MOEIN M
PO BOX 140853
AUSTIN, TX 78714-0853

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

CANO FAMILY ESTATE LLC
204 SMITH LN
MANOR, TX 78653-2036

CARDENAS VIRGINIA Z
PO BOX 243
MANOR, TX 78653-0243

DARILEK MICHAEL E & TABATHA A
PO BOX 976
MANOR, TX 78653-0976

BUILD BLOCK INC
2700 E 2ND ST
LOS ANGELES, CA 90033-4102

DAVIS CAPITAL INVESTMENTS LLC
PO BOX 248
MANOR, TX 78653-0248

120 EAST BOYCE STREET LLC
1004 MERIDEN LN
AUSTIN, TX 78703-3823

LAS SALSAS BAR AND GRILL MEXICAN
RESTAURANT LLC
12012 BARKER HILLS DR
MANOR, TX 78653-4703

RIVERON ORLANDO G SR
202 E BOYCE ST
MANOR, TX 78653

RODRIGUEZ FRANCES
186 JASPER TRL
BUDA, TX 78610-3823

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

BARRON ALEJANDRO & MARINA LOPEZ
PO BOX 188
MANOR, TX 78653-0188

REYES ALEX
PO BOX 432
MANOR, TX 78653-0432

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN, TX 78750-3023

BAHRAMI BEHZAD
PO BOX 82653
AUSTIN, TX 78708-2653

JUNG JIWON
101 W BOYCE ST
MANOR, TX 78653

VASQUEZ JUAN JR & DIANA E GERL
PO BOX 499
MANOR, TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
PO BOX 145
MANOR, TX 78653-0145

DE BARRON MARINA LOPEZ
SOLORZANO
PO BOX 188
MANOR, TX 78653-0188

PAIZ RAMON E JR
PO BOX 280
MANOR, TX 78653-0280

MENDEZ JUAN OJEDA
12724 WEDDING
MANOR, TX 78653-5164

ACOSTA MOSES
PO BOX 645
MANOR, TX 78653-0645

ALVARADO MIGUEL ANGEL & GLORIA
PO BOX 294
MANOR, TX 78653-0294

CASTILLO JOSE SABAS
PO BOX 1097
MANOR, TX 78653-1097

DE LUNA GILBERTO & ELSA
PO BOX 621
MANOR, TX 78653-0621



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: 706 Investments Partnership, LTD

BACKGROUND/SUMMARY:

This lot was platted with Lagos Phase 3 as a 6.321-acre commercial lot. This plat divides the single lot into 3 lots, with them being 1.601 acres, 1.651 acres, and 3.068 acres, respectively. Their commercial zoning designation in the Lagos PUD remains the same. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Not Applicable
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Aerial Image
- Engineering Comments
- Conformance Letter

- Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning conduct a public hearing on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

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

October 8, 2025

City of Manor
Development Services Department
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

**Re: Letter of Intent – Lagos Manor Phase 3 Lot 45 Block K Replat
The Blake (Lot 45 Block K)
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Letter of Intent for the above referenced project. The proposed “The Blake” development is located between Blake Manor Road and Lapoyner Stree in Manor, TX. The existing property (Lot 45, Block K of Lagos Manor Phase 3) proposes to be subdivided into three lots, Lot 45A, 45B, & 45C.

The property is within the Manor City Limits and is platted, Doc No. 202200231. The owner/developer intends to subdivide Lot 45 into three lots. Water & wastewater utility services will be extended to each lot by The Blake’s Site Development Plan. Detention will be provided by the Lagos Manor development.

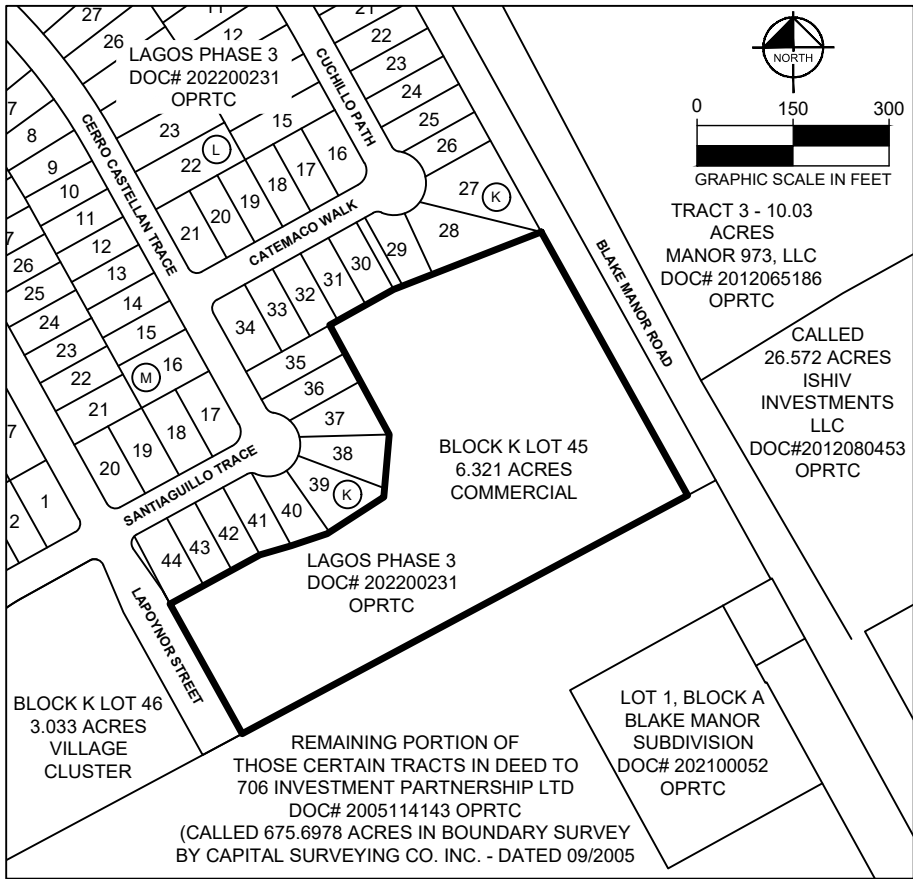
If you have any questions or comments regarding this request, please contact me at 512-418-4508.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.
Project Manager



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 45, BLOCK K, A COMMERCIAL LOT, LAGOS PHASE 3, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/ CAP
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
ROW	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
---	ADJOINER LINE
---	PHASE 3 REPLAT BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PHASE 3 REPLAT LOT LINE
○	USED TO SHOW GEOMETRIC BREAKS
(A)	BLOCK IDENTIFIERS
⊕	BENCHMARK

BENCH MARK LIST	
NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOD 12	
BM #116	MAGNAIL W/WASHER MARKED "BM116" SET ON SOUTHWEST CORNER OF CURVE INLET ON WEST SIDE OF LAPOYNOR STREET ±60' SOUTH CERRO CASTELLAN TRACE CENTER LINE.
ELEV.=527.08'	
BM #115	MAGNAIL W/WASHER STAMPED "BM115" SET ON NORTH SIDE OF CONCRETE DRIVEWAY ±105' WEST OF BLAKE MANOR ROAD CENTER LINE ±1930' SOUTH OF LAGOS GRANDES WAY CENTER LINE.
ELEV.=549.37'	

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 45A, BLOCK K	1.651	71,937
LOT 45B, BLOCK K	3.068	133,656
LOT 45C, BLOCK K	1.601	69,757
OVERALL BOUNDARY	6.321	275,350

LINE TABLE		
NO.	BEARING	LENGTH
L1	S29°04'06"E	470.69'
L2	S61°50'31"W	789.17'
L3	N29°04'19"W	232.15'
L4	N61°19'53"E	159.96'
L5	N73°53'33"E	51.23'
L6	N71°38'00"E	58.94'
L7	N57°02'07"E	105.51'
L8	N04°51'33"E	98.16'
L9	N28°29'31"W	194.52'
L10	N80°55'41"E	114.39'
L11	N68°44'15"E	247.19'

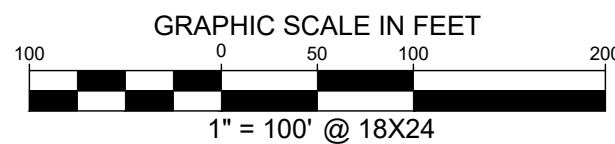
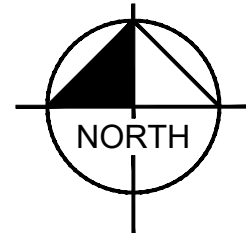
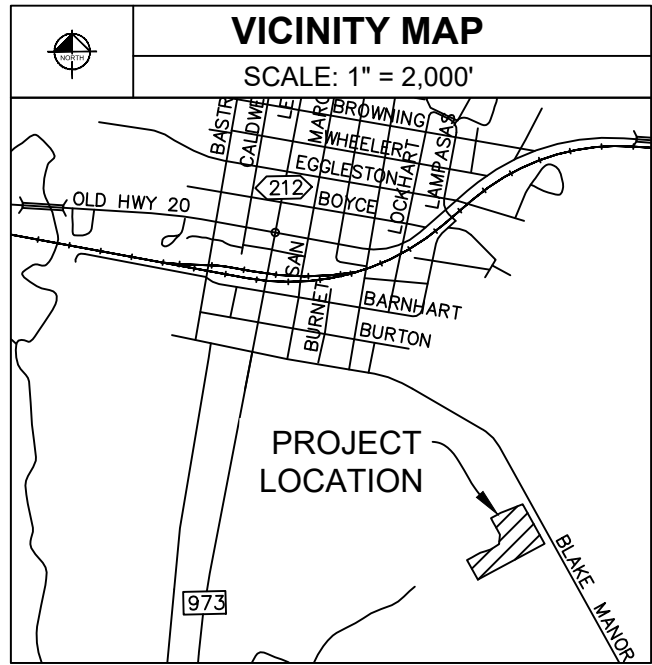
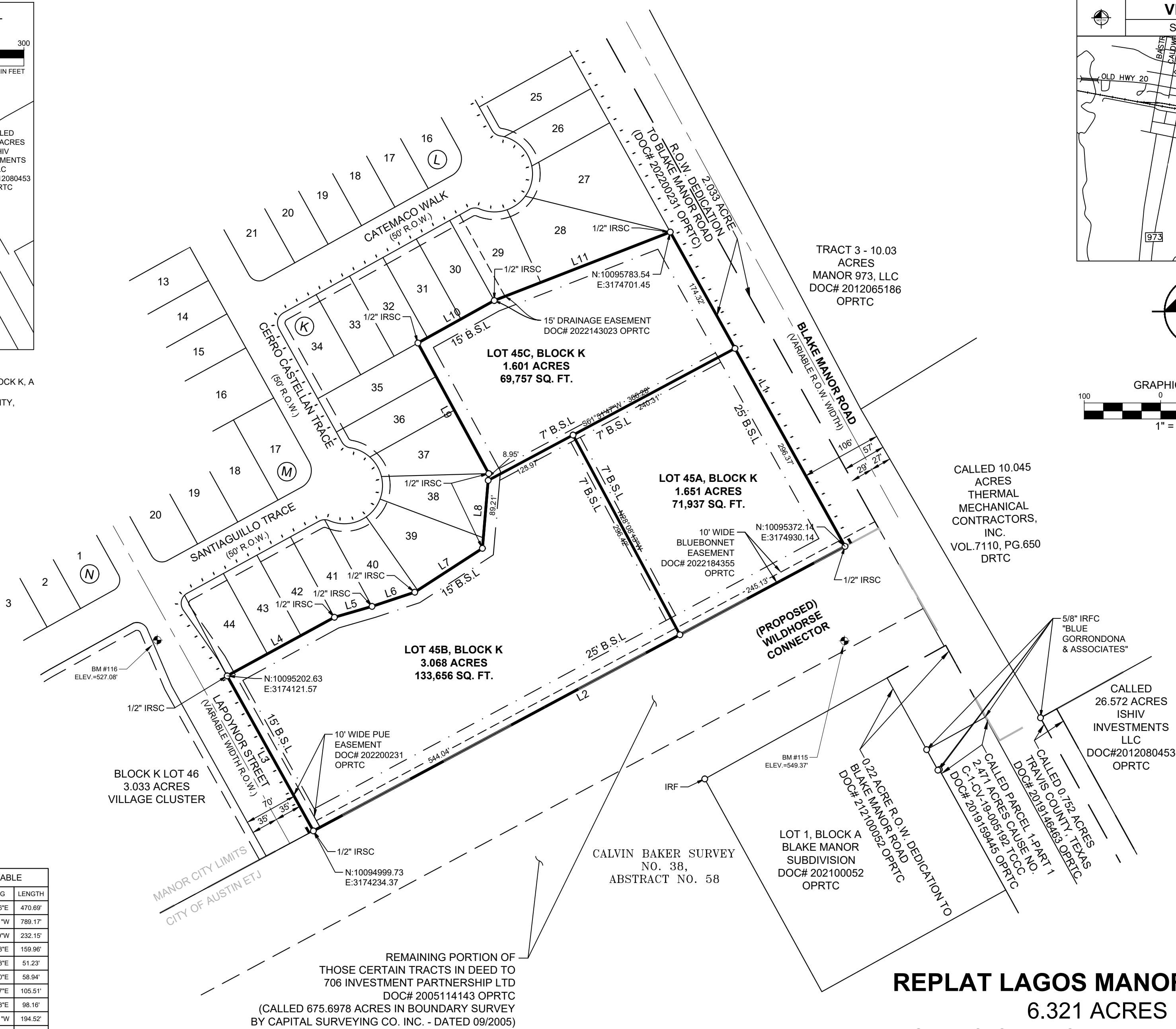
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ALEXANDER C. STEADMAN P.E.

OWNER/DEVELOPER:
706 INVESTMENTS PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
PH: 512-327-7415
CONTACT: PETER A. DWYER

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ALL RIGHTS RESERVED

GENERAL INFORMATION:
TOTAL ACREAGE.....6.321 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....3
ACREAGE OF NON-RESIDENTIAL LOTS.....6.321 ACRES
TOTAL NUMBER OF LOTS.....3



REPLAT LAGOS MANOR PHASE 3
6.321 ACRES

BEING A TRACT OF LAND SITUATED IN THE CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 45, BLOCK K, COMMERCIAL LOT, OF THE LAGOS PHASE 3 PLAT OF WHICH RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	11/18/2025	069244574	1 OF 2





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 11, 2025

AC Steadman
Kimley-Horn
10814 Jollyville Road, Bldg IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2025-P-1770-SF
Job Address: , , LA.

Dear AC Steadman,

The first submittal of the Replat of Lot 45 Block K of Lagos Ph 3 into three (3) lots. (*Short Form Final Plat*) submitted by Kimley-Horn and received on November 19, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.
- ii. Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.
- iv. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.
- v. Felix Paiz is the current chairperson. Replace Jeffery Stensland.

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", is written over a horizontal line.

11/11/2025 9:48:27 AM

Replat of Lot 45 Block K of Lagos Ph 3 into three (3)
lots.

2025-P-1770-SF

Page 2

Tyler Shows

Staff Engineer

GBA

November 19, 2025

City of Manor, GBA
Tyler Shows
1500 County Road 269
Leander, Texas 786461

RE: 2025-P-1770-SF
Replat of Lagos Manor Phase 3 Lot 45 Block K – “The Blake”
Short Form Final Plat

Dear Mr. Shows,

Please accept this Comment Response Letter in reply to GBA’s review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **red**.

1. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.

Response: *X&Y coordinates have been added to the property. Thank you!*

2. The Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007..

Response: *Setback lines have been provided in accordance to the Lagos Manor PUD.*

3. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.

Response: *Dotted line for the existing sidewalk along Lapoyner St is shown. Blake Manor future sidewalk is shown as well. Sidewalk was not shown on the future Wildhorse Connector ROW, as that is not within the City of Manor and is a future City of Austin ROW. The ROW section has not been finalized. We understand that City of Manor would require the sidewalk if it was their ROW. Please note City of Austin will require sidewalk, and applicant/developer understand that sidewalk will be provided at time of Wildhorse Connector construction.*

4. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.

Response: *Acknowledged. Survey prefers to add seal when comments are cleared and plat is ready for recordation.*

5. Felix Paiz is the current chairperson. Replace Jeffery Stensland.

Response: *Updated. Thank you for the information*

Should you have any questions or require additional information, please feel free to contact me directly.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.
(512)418-4508
ac.steadman@kimley-horn.com



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 18, 2025

AC Steadman
Kimley-Horn
10814 Jollyville Road, Bldg IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2025-P-1770-SF
Job Address: ,

Dear AC Steadman,

We have conducted a review of the final plat for the above-referenced project, submitted by AC Steadman and received by our office on November 19, 2025, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



1/28/2026

City of Manor Development Services Notification for a Subdivision Short Form Final Plat

Project Name: Lagos Manor Phase 3 Short Form Final Plat
Case Number: 2025-P-1770-SF
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for Lagos Manor Phase 3. Subdivision Short Form Final Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Lagos Manor Phase 3, three (3) lots on 6.321 acres, more or less, and being TCAD parcel 967259, generally located between Blake Manor Road and Lapoyner Street, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc
Owner: 706 Investments Partnership, LTD

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026, at 105 East Eggleston Street in the City Hall Council Chambers.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying 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 at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.

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

Pulte Homes of Texas LP
9401 AMBERGLEN BLVD BLDG I STE 150
AUSTIN, TX 78729-1192

Sharifur Rahman MD & Rubuait
Rahman
2912 MOSSY SPRINGS DR
LEANDER, TX 78641-3552

Brandon Allan Washington & Sibit Ann
Washington
13408 LAPOYNOR ST
MANOR, TX 78653-2850

Marie Ann Meiners
16908 SANTIAGUILLO TRC
MANOR, TX US 78653

Manor 973 LLC
4215 LAGO VIENTO
AUSTIN, TX 78734-1904

THERMAL MECHANICAL CONTRACTORS
PO BOX 646
MANOR, TX 78653-0646

706 INVESTMENT PARTNERSHIP LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

BZ MILA LLC
2108 STARLIT TER
LEANDER, TX 78641-3886

Tawhidur Muhammad Rahman & Hafiza
Ferdausi
25905 SE 31ST PL
Sammamish, WA 98075-9188



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for January 14, 2026, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- January 14, 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
JANUARY 14, 2026**

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



PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Veronica Rivera, 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 Vice Chair Chavis at 6:34 p.m. on Wednesday, January 14, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on multiple non-agenda topics, Item #2, Item #3, Item #4, Item #5, Item #6, and Item #7. Mr. Battaile spoke regarding recommendations to the Commissioners, Manor Downs Project, Monarch Ranch, the Downtown Plan, and Manor's Comprehensive Plan. *Also see attached email.*

PUBLIC HEARING

- 1. Conduct a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX. Applicant: Bison Permitting, LLC. Owner: LVE Las Entradas Reg LP.**

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

Vice Chair Chavis opened the public hearing.

Kelly Agnor with Bison Permitting, 6905 Tumbling Trail, Fort Worth, Texas, submitted a speaker card in support of this item. Ms. Agnor did not wish to speak; however, she was available for questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile stated he wanted additional information on the Las Entradas North Section 3 development regarding TIRZ (Tax Increment Reinvestment Zone), Chapter 380 or any other incentives associated with this property.

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

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

- 2. Consideration, discussion, and possible action to approve the minutes for December 10, 2025, Planning and Zoning Commission Regular Session.**

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

Amendment: Upon an amendment made by Commissioner Stensland to include a correction to the attendance to show Commissioner Aubert as absent.

There was no further discussion.

Motion to Approved carried 6-0

Reconsideration: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to reconsider Agenda Item #2.

Motion to Reconsider carried 6-0

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the minutes with the correction to the attendance to show Commissioner Aubert, Place 1 as absent, Commissioner Terry, Place 7, and Vice Chair Chavis as absent.

There was no further discussion.

Motion to Approved carried 6-0

VICE CHAIR CHAVIS PULLED ITEM 3 AND ITEM 4 FROM THE AGENDA.

3. *Consideration, discussion, and possible action on the appointment of the Chair for the Planning and Zoning Commission.*
4. *Consideration, discussion, and possible action on the appointment of the Vice Chair for the Planning and Zoning Commission.*

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX. Applicant: Bison Permitting, LLC. Owner: LVE Las Entradas Reg LP.**

City Staff recommended that the Planning and Zoning Commission approve a Specific Use Permit for up to 7,370 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

Kelly Agnor with Bison Permitting, 6905 Tumbling Trail, Fort Worth, Texas, submitted a speaker card in support of this item. Ms. Agnor did not wish to speak; however, she was available for questions.

Assistant Director Dunlop explained the location of this property. He gave background on the Specific Use Permit, current zoning and the requested square footage amount. He clarified the reasons behind the City Staff's recommendation, including the already existing businesses at this location.

Discussion was held regarding the Specific Use Permit. The location and potential tax revenue this location would generate was considered.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to deny the Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

There was no further discussion.

Motion to Deny carried 5-1. Commissioner Aubert opposed.

6. Consideration, discussion, and possible action on a subdivision final plat for Monarch Ranch, being one hundred and forty-one (141) lots on 44.68 acres, more or less, and being generally located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX.

Applicant: Jamison Civil Engineering LLC. Owner: Blackburn Communities LLC.

City Staff recommended that the Planning and Zoning Commission approve a subdivision Final Plat for Monarch Ranch, being 141 lots on 44.68 acres, more or less, and being located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX.

Assistant Director Dunlop gave a summary of this item, including the phase of development, number of lots, number of residential lots and the number of open space and landscaping lots.

Commissioner Meyer requested correction to the labelling on the vicinity map.

Director Burrell said it would need to be stated in the approved motion for the record.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the Subdivision Final Plat for Monarch Ranch, being one hundred and forty-one (141) lots on 44.68 acres, more or less, and being generally located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX, with the labeling corrections to the Vicinity Map.

There was no further discussion.

Motion to Approve carried 6-0.

7. Consideration, discussion, and possible action on a setback waiver for 505 East Burton Street, Manor, TX. Applicant: Victor Rebollar. Owner: Victor Rebollar.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 505 East Burton Street, Manor, TX.

Assistant Director Dunlop gave a summary of this item. He stated the waiver was consistent with the typical setback waiver for this area of the city.

Discussion was held regarding other setback waivers for this street.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the setback waiver for 505 East Burton Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:08 p.m. on Wednesday January 14, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on February 11, 2026.

APPROVED:

Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

Michael Burrell

From: [REDACTED]
Sent: Sunday, January 11, 2026 12:00 PM
To: [REDACTED]
Cc: [REDACTED]

Subject: Manor TX Planning & Zoning "Commission" Played for CHUMPS. Again.

Wed Jan 14. 7:00 P&Z Meeting Agenda

<https://meetings.municode.com/adaHtmlDocument/index?cc=MANORTX&me=31d2075102444cf6b383f7d1cc74716d&ip=true>

They're not a Commission. Who are we kidding? They are Scott Dunlop's personal "committee." Does anyone really think that Development Services "Director" Mike Burrell is Scott's "supervisor?" Just curious, but why is Mike sitting on the dais instead of in the audience with the other staffers? Scott's making \$120,000 a year now.

Pete Dwyer, Barth Timmermann and a handful of others have been **RUNNING THE TOWN** for the last 25 years... Pete is so tight that he squeaks when he walks. I've given more personal money to our parks than this gazillionaire has. In fact, I've given more than **ALL 30,000** of you **COMBINED**. The embarrassing part is that it's UNDER \$1,500 total. Mayor can't even put in a Corn Hole Board in SIX YEARS with over a hundred million dollars in the bank.

This is how Harvey shows his "love" for our community.

Our City Attorneys, Knights Laws are risking the loss of their LAW LICENSE to practice in Texas. Note that P&Z has done a few good things. They kept the 29" heritage Pecan Tree from getting chopped down for two months... and then gave up. Why didn't P&Z convene a town hall to talk about Manor Downs, the giant Warehouses, the Destruction of the Historic Stadium and the Giveaway of \$8+ MILLION tax dollars to a \$5 BILLION dollar corporation that did an ILLEGAL annexation? Why can't P&Z put a CORN HOLE BOARD onto the Budget?

'Cause they have **NO IDEA how to be a COMMISSION** or know how much POWERS they even have... (that would require reading the city codes) AND having a backbone to stand up for the people. DEVELOPERS, CONSULTANTS and Bonds SELLERS have been given the town. They didn't need to "take it over" per se; it became theirs by default. "De Fault" was De Mayor's fault... and all the other cowards and greedy succulents.

This email needs to be forwarded IMMEDIATELY upon receipt to the individual commissioners. Dunlop acted as their "liaison" (i.e. CENSOR) adding comments and delayed giving them the emails until right

before the meetings... why don't they get their OWN email addresses if they're such important "commissioners?" Gee, I wonder.

This Agenda is FILLED with Class-C Misdemeanors. I intend to file a Ciitizen Criminal Complaint with the Manor Court of No Record after the meeting takes place and I know the names of everyone involved. Fines are up to \$500 for each offense. No jail time. Further, they never disclose the name of who created the Agenda; nor who posted it.

CRIMINAL COMPLAINT

(Class C Misdemeanor – Texas Open Meetings Act)

I. COMPLAINANT

My name is Robert Edward Battaile. I am an adult resident of Travis County, Texas. I have personal knowledge of the facts stated herein, or such facts are based on official public records, posted agendas, meeting packets, and the conduct of the Manor Planning and Zoning Commission at a duly posted public meeting.

II. DEFENDANTS (TO BE COMPLETED AFTER MEETING)

This complaint is filed against the following persons, in their individual capacities and acting under color of law, whose identities will be confirmed upon completion of the January 14, 2026 Planning and Zoning Commission meeting:

Members of the Manor Planning and Zoning Commission who knowingly participated in the acts described herein. Plus:

City Secretary: _____

City Attorney(s): _____

City Attorney Law Firm: **Knights Law Firm**

Mike Burrell, Development Services Director

Other staff members tbd

Each Defendant is alleged to have knowingly participated in, facilitated, authorized, or allowed violations of the Texas Open Meetings Act.

III. JURISDICTION AND VENUE

This Court has jurisdiction pursuant to Texas Government Code § 551.144. Venue is proper in Travis County, Texas. The offenses occurred within the City of Manor, Travis County, Texas.

IV. GENERAL ALLEGATIONS

The Manor Planning and Zoning Commission is a "governmental body" as defined by Texas Government Code § 551.001 and is subject to all requirements of the Texas Open Meetings Act.

The Defendants knowingly caused or allowed governmental action to occur without meaningful public notice, without required records, and in a manner designed to evade transparency through omission of material financial facts, substitution of staff summaries for required records, segmentation of development approvals, and manipulation of public participation.

Material omissions included failure to disclose the financial incentive structures routinely associated with developments in this corridor, including **Tax Increment Reinvestment Zone participation and Chapter 380 economic development incentives**, both of which directly affect the fiscal consequences of Planning and Zoning approvals.

IV-A. ENTRENCHED DEVELOPER CONTROL, TIRZ CAPTURE, AND CHAPTER 380 INCENTIVES (PETE DWYER / LAS ENTRADAS)

For approximately twenty-five (25) years, land-use, zoning, and economic-development decisions within Manor have been dominated by a small, entrenched group of developers, including **Pete Dwyer, Barth Timmermann and a handful of others operating behind the scenes**. This influence is structural and ongoing.

The subject properties lie within **Tax Increment Reinvestment Zone No. 2 (TIRZ #2)**. TIRZ #2 diverts ordinary **ad valorem property tax revenue** generated by increases in appraised value away from general public use and into a reinvestment fund used to subsidize development. The governing board of TIRZ #2 is the **Manor City Council itself**, creating a closed-loop system in which the same officials approve zoning, enable tax diversion, and control the distribution of diverted funds.

In addition to TIRZ participation, the City of Manor has an established practice of granting **Chapter 380 economic development incentives** to commercial developments in this corridor. Chapter 380 incentives involve the use of public funds or tax rebates to subsidize private development.

The agenda items involving Las Entradas properties were presented without disclosure of:

- Whether Chapter 380 incentives were being sought, contemplated, negotiated, or historically applied;
- How the lack of sales-tax generation by a medical office affects the economic justification for any such incentive;
- The cumulative effect of layering Chapter 380 incentives on top of TIRZ tax diversion.

These omissions concealed motive, financial consequence, and the true economic impact of the governmental actions taken. The failure to disclose this information deprived the public of meaningful notice and constitutes knowing circumvention of the Texas Open Meetings Act.

V. AGENDA ITEM-SPECIFIC OFFENSES

COUNT 1. PUBLIC HEARING — SPECIFIC USE PERMIT (Agenda Item 1)

The Defendants conducted a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office on 6.76 acres at 12420 Tillgang Pass, Manor, Texas.

The agenda and meeting packet omitted material facts, including that the property lies within TIRZ #2, that approval enables long-term diversion of ad valorem property tax increments, and that the

development is located within a corridor where Chapter 380 incentives are routinely used. The packet failed to disclose whether Chapter 380 incentives were implicated or excluded, despite the fact that a medical office generates little or no sales-tax revenue.

The application was presented “on behalf of the entire development” without disclosure of cumulative commercial obligations, including **plaza requirements** and incentive impacts.

By conducting a public hearing without disclosure of material financial and regulatory consequences, the Defendants violated Texas Government Code §§ 551.041 and 551.043 and knowingly participated in circumvention of the Act under § 551.144.

COUNT 2. CONSENT AGENDA — APPROVAL OF MINUTES WITHOUT MINUTES (Agenda Item 2)

The Defendants caused the Planning and Zoning Commission to vote, via the consent agenda, to approve the minutes of the December 10, 2025 meeting.

No minutes were provided to the Commission. No minutes were available to the public. No record of deliberations or votes was presented. Instead, a staff-authored “Agenda Item Summary Form” was substituted.

Texas Government Code §§ 551.021 and 551.022 require that minutes be prepared and kept as the official record of meetings. Voting to approve minutes that do not exist and are not available constitutes a knowing circumvention of the Texas Open Meetings Act.

This conduct constitutes a Class C misdemeanor under Texas Government Code § 551.144.

COUNT 3. SPECIFIC USE PERMIT — ACTION FOLLOWING DEFECTIVE HEARING (Agenda Item 5)

Following the defective public hearing described in Count 1, the Defendants took official action on the Specific Use Permit.

Because the hearing was conducted on a materially incomplete and misleading record that omitted TIRZ and Chapter 380 financial implications, the subsequent action ratified and compounded the underlying violation.

This conduct constitutes knowing circumvention of the Texas Open Meetings Act under § 551.144.

COUNT 4. FINAL PLAT — MONARCH RANCH (Agenda Item 6)

The Defendants considered and acted upon a final plat for Monarch Ranch consisting of 141 lots on approximately 44.68 acres.

The agenda and packet failed to provide a complete cumulative development record, including parkland dedication requirements, in-lieu park fees, developer park fees and any recalculations following reductions in home size. “Open space” was presented without clarification that it is not equivalent to legally required parkland.

Proceeding on an incomplete record deprived the public of meaningful notice and constitutes knowing omission of material information in violation of the Texas Open Meetings Act.

COUNT 5. SETBACK WAIVER WITHOUT SITE PLAN (Agenda Item 7)

The Defendants considered a setback waiver for 505 East Burton Street without any site plan showing the proposed structure for which the waiver was sought.

Deliberating and acting on a zoning waiver without evidence renders the meeting recordless and meaningless, in violation of Texas Government Code § 551.021, and constitutes knowing circumvention under § 551.144.

COUNT 6. MANIPULATION AND RESTRICTION OF PUBLIC COMMENT (APPLICABLE TO ALL AGENDA ITEMS)

The Defendants restricted public comment by limiting speakers to three minutes; and another two minutes for all Agenda items total and requiring speakers to use all allotted time at the beginning of the meeting.

This practice prevented contemporaneous public comment on specific agenda items as they were deliberated and acted upon, effectively excluding the public from meaningful participation and constituting constructive circumvention of the Texas Open Meetings Act.

VI. CITY ATTORNEY CONFLICT AND NOTICE

City Attorneys, including attorneys from **Knights Law Firm**, may have reviewed, approved, or knowingly allowed the posting of the defective agenda and packet described herein, including omissions related to TIRZ and Chapter 380 incentives. As material participants and potential witnesses, continued representation presents a non-waivable conflict of interest. City Attorneys are Defendants. Recusal is imperative.

VII. OFFENSE LEVEL

Each Count constitutes a **Class C misdemeanor** under Texas Government Code § 551.144 with fines of up to \$500. **Each agenda item constitutes a separate offense.**

VIII. PRAYER

WHEREFORE, Complainant requests that this Criminal Complaint be accepted for filing upon confirmation of Defendant identities following the January 14, 2026 meeting, and that process issue as provided by law.

SIGNED:

Robert Edward Battaile, Complainant



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the appointment of the Chair for the Planning and Zoning Commission.

BACKGROUND/SUMMARY:

Per ordinance, a new Chair needs to be appointed for the Planning and Zoning Commission annually.

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

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Appoint a new Chair

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission appoint a new Chair.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the appointment of the Vice Chair for the Planning and Zoning Commission.

BACKGROUND/SUMMARY:

Per ordinance, a new Vice Chair needs to be appointed for the Planning and Zoning Commission annually.

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

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Appoint a new Vice Chair

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission appoint a new Vice Chair.

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

This Specific Use Request is within the commercial subdivision of Manor Commons NE, which is an approximately 35-acre planned commercial development at the NE corner of US Hwy 290 and N. FM 973. The development intends to have 18 lots (17 commercial lots and 1 open space/drainage lot), along with 5,700 feet of public roadways. The overall development is proposed to have 85,735 SF of retail, 48,220 SF of restaurants, 4,150 SF financial institution, and a 100 key hotel. Excluding the hotel, the total proposed development is 138,105 SF.

For this Specific Use Request, the proposed end user is Ally Medical, which would operate a freestanding emergency room. Ally Medical's proposed 8,703 SF represents 6.3% of the overall development's square footage (excluding the hotel use). This percentage is similar to the 5% of medical uses that were permitted in the Manor Crossing development that was approved by the City Council at the April 17, 2024, meeting.

The City Council entered into a Chapter 380 tax incentive agreement with the property owner, Timmermann Commercial Investments, which includes reimbursement for a portion of the sales tax generated from the project to the owner over a set time-period. The owner is aware of this Specific Use Permit request and that it would reduce the amount of sales tax collected from the development and potentially extend their reimbursement timeline (however, not past the overall term of the agreement), and the owner has consented and allowed the SUP request to proceed.

Within the Comprehensive Plan, this property and area is designated as Community Mixed-Use. This land use designation calls for a mix of residential and non-residential uses with larger building scales than Neighborhood Mixed-Use. Additionally, as provided for in the Comprehensive Plan, the Community Mixed-Use district is especially appropriate for supporting the needs of Manor residents, including healthcare services and hospitals.

The overall development ratio in the Community Mixed-Use district is 50% residential and 50% non-residential. Within the 50% non-residential, that is further broken down into 50% retail, 40% office, and 10% other (such as civic spaces). 40% office use of the overall 50% non-residential would be 20% of the non-residential square footage. Ally Medical's use represents 6.3%. Including the proposed financial institution, which is allowed by right and does not generate sales tax. The total proposed non-sales tax generating uses is 9.31% (4,150 SF + 8,703 SF). This percentage would be in alignment with the desired mix of land uses for the Community Mixed-Use district found in the Future Land Use Map of the Comprehensive Plan.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Yes, reduction in sales tax
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Conceptual Site Plan
- Manor Commercial NE Plat
- Commercial Mixed-Use Dashboard
- SUP zoning map
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission approve a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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This letter is intended to outline a new Specific Use Permit Request for a Medical Facility as part of the Manor Commons Phase 3 master development at the northeast corner of US-290 and FM-973 identified as Lot 2 Block “B” on the preliminary plat as shown on Exhibit A.

FourT Realty is a local development firm specializing in ground-up retail development within the Austin MSA. FourT is requesting this Specific Use Permit on an approximately one-acre pad for the development of an Ally Medical Emergency Room within the Manor Commons Phase 3 master-planned development.

Ally Medical currently operates nine locations in Central Texas, seven of which are located in the Austin MSA. The company is expanding throughout the Central Texas region currently adding locations in Austin, Dallas and Houston. Since opening its first Austin location four years ago, the company has been ranked as Austin’s Top Workplaces winner among mid-size companies for the past three years by the *Austin American Statesman*. Ally Medical is distinguished by its patient-centered care model and its physician-partnership structure, whereby each emergency room is owned in partnership with local, board-certified physicians who live and work in the communities they serve. This structure fosters long-term community involvement, accountability and continuity of care which the company feels provides an elevated level of service and collaboration and sets them apart from other companies in the healthcare sector.

Access to top rated schools and exceptional healthcare is a hallmark of a desirable community. Manor has experienced exponential growth in recent years, and regional projections indicate significant continued expansion in the Manor/Elgin area from 49,000 people currently to 150,000 in the next five to seven years. As the community grows, the demand for accessible, high-quality medical services will increase correspondingly. The proposed Ally Medical facility would contribute to meeting this need by providing essential healthcare services, professional employment opportunities and a reliable daytime activity generator within an established commercial corridor. Competition among providers supports best-in-class service and expanded access for residents, consistent with Mayor Harvey’s long-term planning and community development objectives.

FourT acknowledges that additional healthcare facilities have recently opened or been approved within the Manor area, including St. David’s Emergency Care Center, the TMX Micro Hospital and two medical office uses approved through the Specific Use Permit process. While these facilities expand overall healthcare availability, they are positioned differently and serve distinct functions, such that a gap remains in the market for the proposed Ally Medical facility.

The St. David's Emergency Center operates as part of a larger hospital system and functions as a traditional emergency department, with patient intake and care protocols aligned with system-wide hospital operations. This model serves an important role within the regional healthcare network but differs from the proposed use in patient flow, service delivery and operational structure.

TMX Micro Hospital represents a different healthcare product as well. In addition to emergency services, it includes inpatient care components and specialized services such as medical detoxification, extended inpatient treatment and surgical procedures. These services are distinct from the proposed outpatient emergency care model.

The proposed Ally Medical facility is designed as an outpatient emergency care provider, with patients typically treated and discharged within a short timeframe and a maximum stay of up to 23 hours before transfer to a full hospital, if necessary. This model prioritizes efficient treatment, rapid throughput and accessibility for acute but non-admitted emergency care needs, serving a patient population that is not directly overlapping with inpatient or hospital-based emergency services.

In addition, recently approved medical office uses represent a separate healthcare product type consisting of traditional, office-based practices with multiple practitioners and primarily scheduled appointments. Medical office uses do not provide emergency services and therefore serve a different function within the healthcare continuum than the proposed outpatient emergency care facility. Further, the two recently approved medical office sites are not designed to accommodate the operational requirements of an outpatient emergency room. The facility approved at 13420 E. US Highway 290 is configured for multiple traditional office tenants and does not provide the building systems or layout required for emergency care operations. The facility approved at 14305 E. US Highway 290 is designed as a smaller-format medical office building of approximately 5,000 square feet, which is substantially below the footprint required for Ally Medical's model. Outpatient emergency facilities require specialized infrastructure, including medical gas systems, enhanced life-safety features, and backup power generation, as well as site characteristics that support rapid access and visibility. These facilities function most effectively for both patients and emergency responders when located at highly accessible, well-trafficked commercial intersections, rather than smaller or more isolated office-oriented sites. As such, the proposed location within Manor Commons Phase 3 is uniquely suited to the operational and public service requirements of the proposed use.

Collectively, these uses demonstrate a diversifying healthcare landscape, rather than market saturation. Each facility type addresses different patient needs, care models and service levels. The proposed Ally Medical facility would complement, rather than duplicate, existing and approved healthcare uses by filling a distinct role within the continuum of care available to the growing Manor community.

FourT is aware that the subject property is included within the Chapter 380 Agreement associated with Manor Commons Phase 3. The proposed medical facility would occupy approximately one acre within the approximately 48-acre master-planned development, representing just 2% of the overall project. The remainder of the development area is planned for retail and commercial uses consistent with the intent of the project. Given the limited size of the proposed pad relative to the overall development, the proposed use represents a minor component of the project, does not alter the commercial character of Manor Commons Phase 3 and contributes to the project by providing employment, generating consistent visitation to the project and supporting the broader commercial ecosystem of the development.

The Ally Medical pad is planned for Lot 2 as shown on the preliminary plat included in this submission and shown on Exhibit A. This lot fronts US-290 and is surrounded by existing and planned retail and commercial uses within the Manor Commons Phase 3 master development. No residential uses are located adjacent to this lot. Medical facilities are commonly and successfully integrated within master-planned commercial developments and are compatible and harmonious with surrounding retail uses. Ally Medical will be accretive to the overall development, contributing to its long-term success and market appeal.

The site is currently zoned C-1 as shown on Exhibit B and is located at a major commercial intersection. Surrounding properties within 300 feet are zoned and developed for commercial uses as illustrated in Exhibit C and included in this submittal. The proposed building will be constructed in a first-class manner consistent with the requirements of the code, development agreement and design standards of the master development.

The conceptual site plan is included in this submission and shown on Exhibit D. The site will be served by shared access drives connected to the primary driveways within Manor Commons Phase 3, with regional access provided via curb cuts off US-290 and FM-973. Pedestrian connectivity will be maintained through connection to the development's internal sidewalk system, and all required landscaping, setbacks, parking, and access standards will be met. The proposed use generates predictable traffic patterns and does

not require special operational characteristics beyond those typical of emergency care facilities.

For the reasons outlined above, the requested SUP satisfies the criteria set forth in the City's zoning ordinance, is compatible with surrounding development and provides meaningful community and economic benefits. FourT respectfully requests favorable consideration of this application.



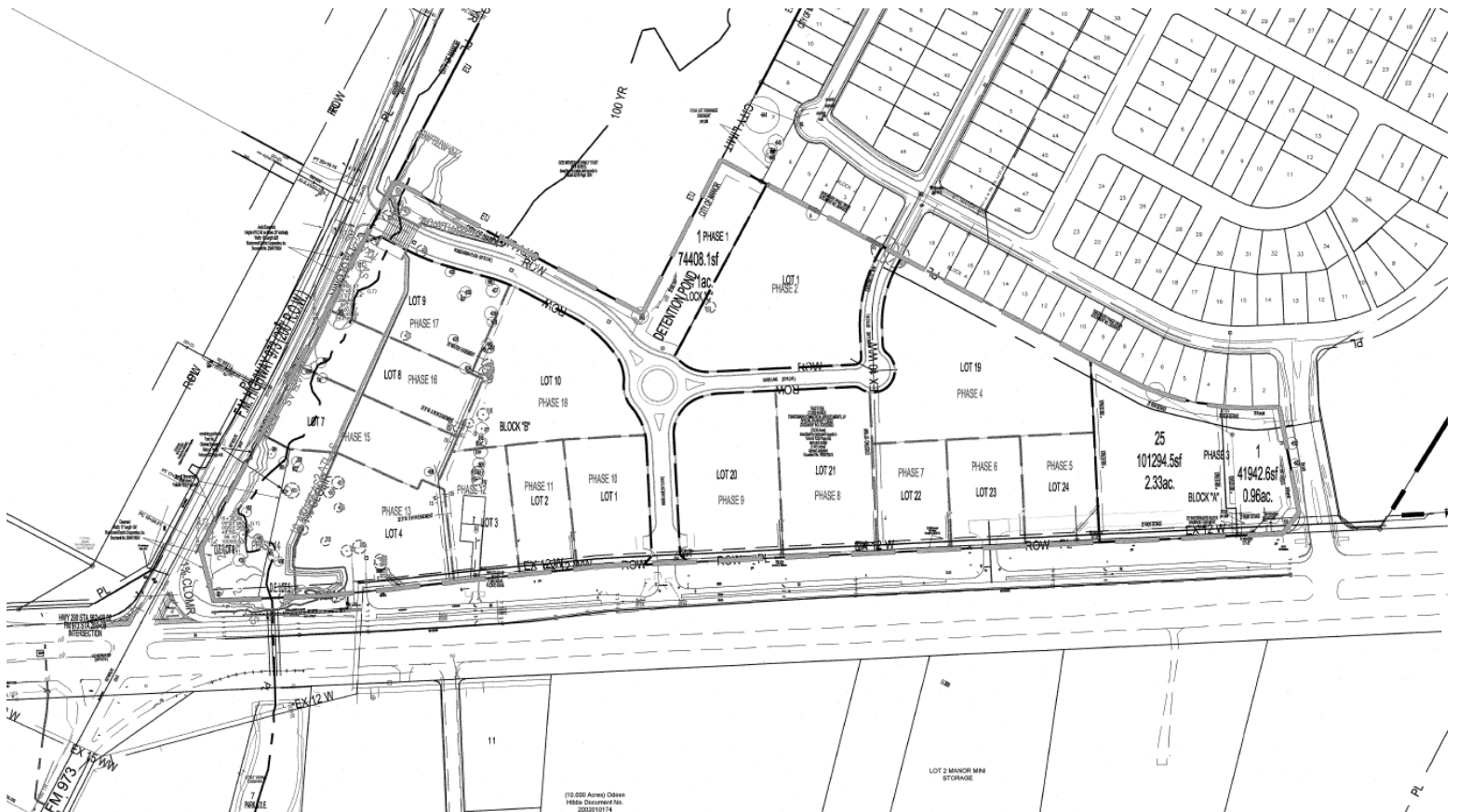


Exhibit B
Zoning Map

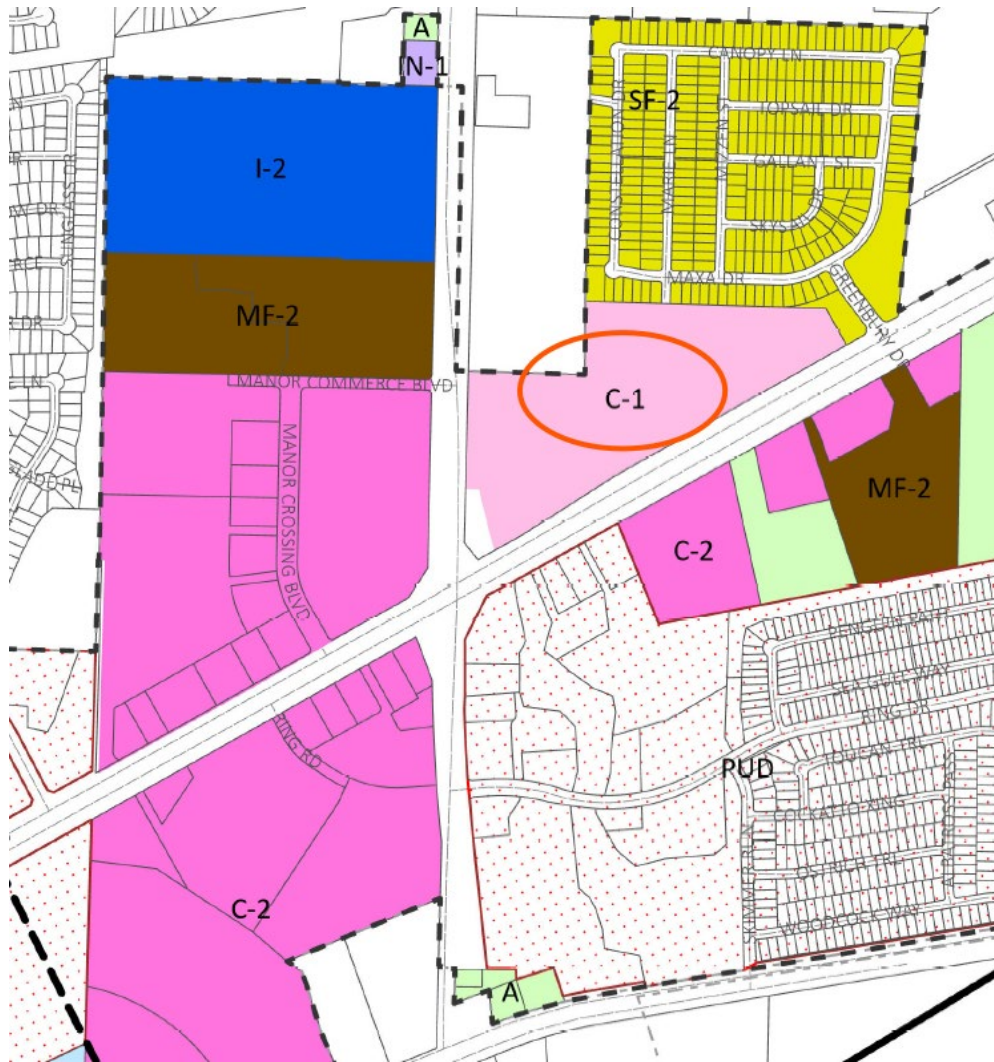
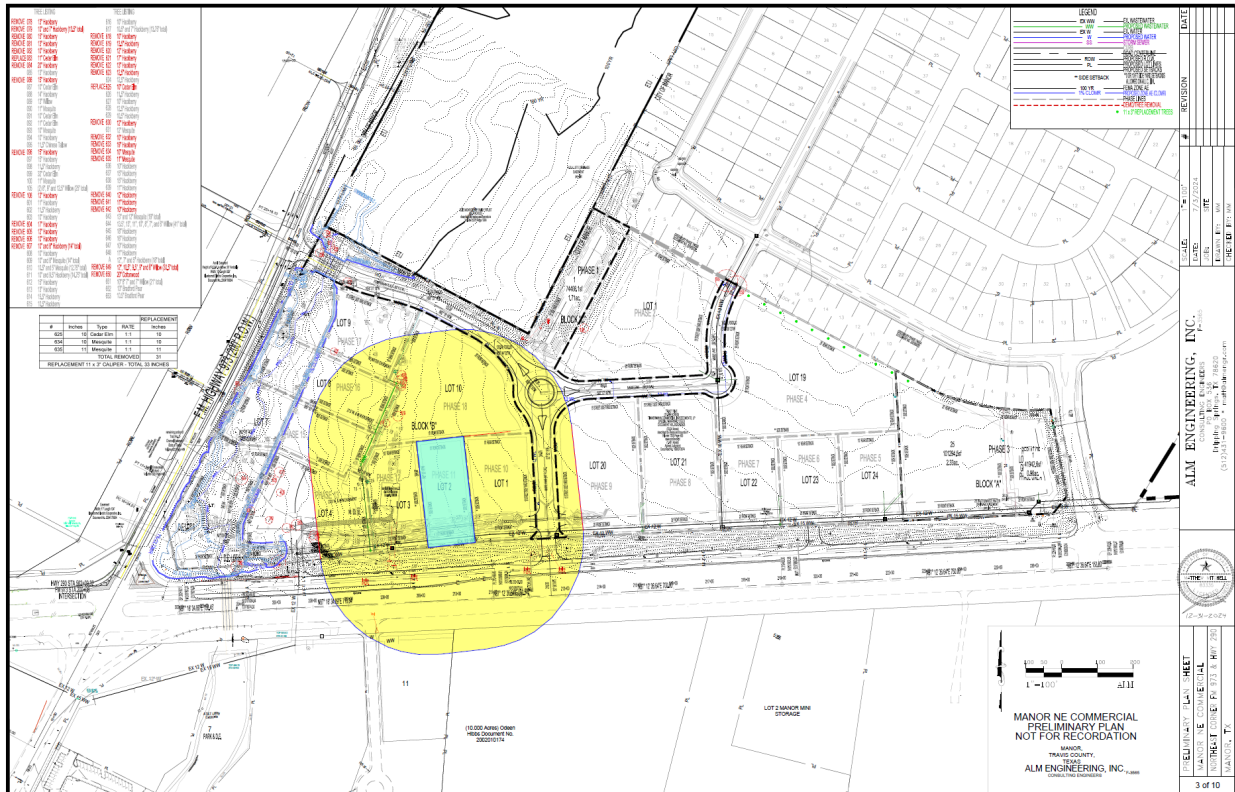


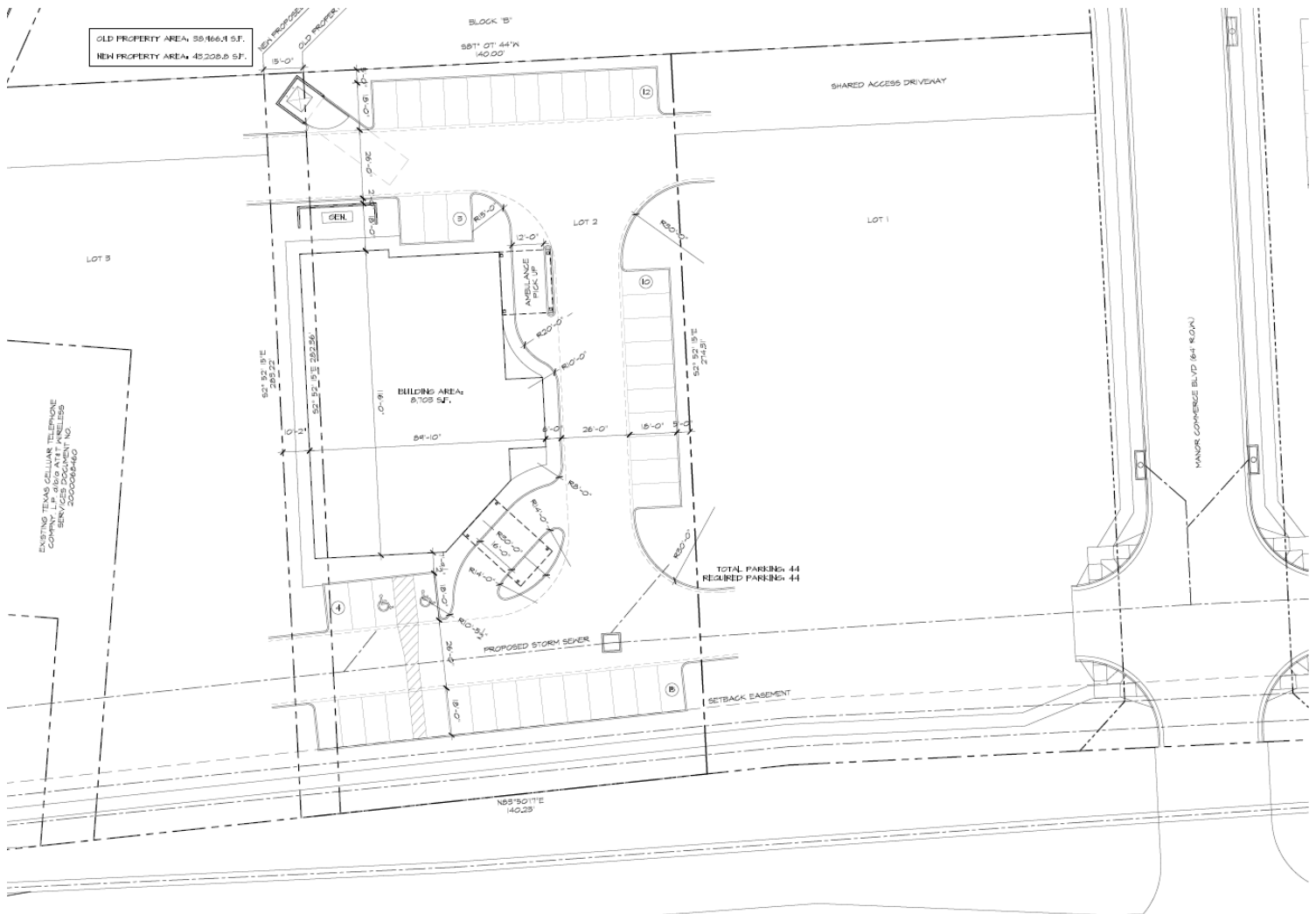
Exhibit C
Neighboring Map





Surrounding 300ft from perimeter of the proposed lot highlighted in yellow

Exhibit D
Conceptual Site Plan



901 N. McDonald St.
Suite 203
McKinney, Texas 75069
972.529.9790



A NEW PROJECT FOR
ALLY MEDICAL
EMERGENCY ROOM
MANOR, TEXAS

Job No: 240XX
THESE DOCUMENTS ARE
FOR INTERIM REVIEW
AND ARE NOT
INTENDED FOR
CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

CAMERON CULVER
TEXAS RA NO. 26504

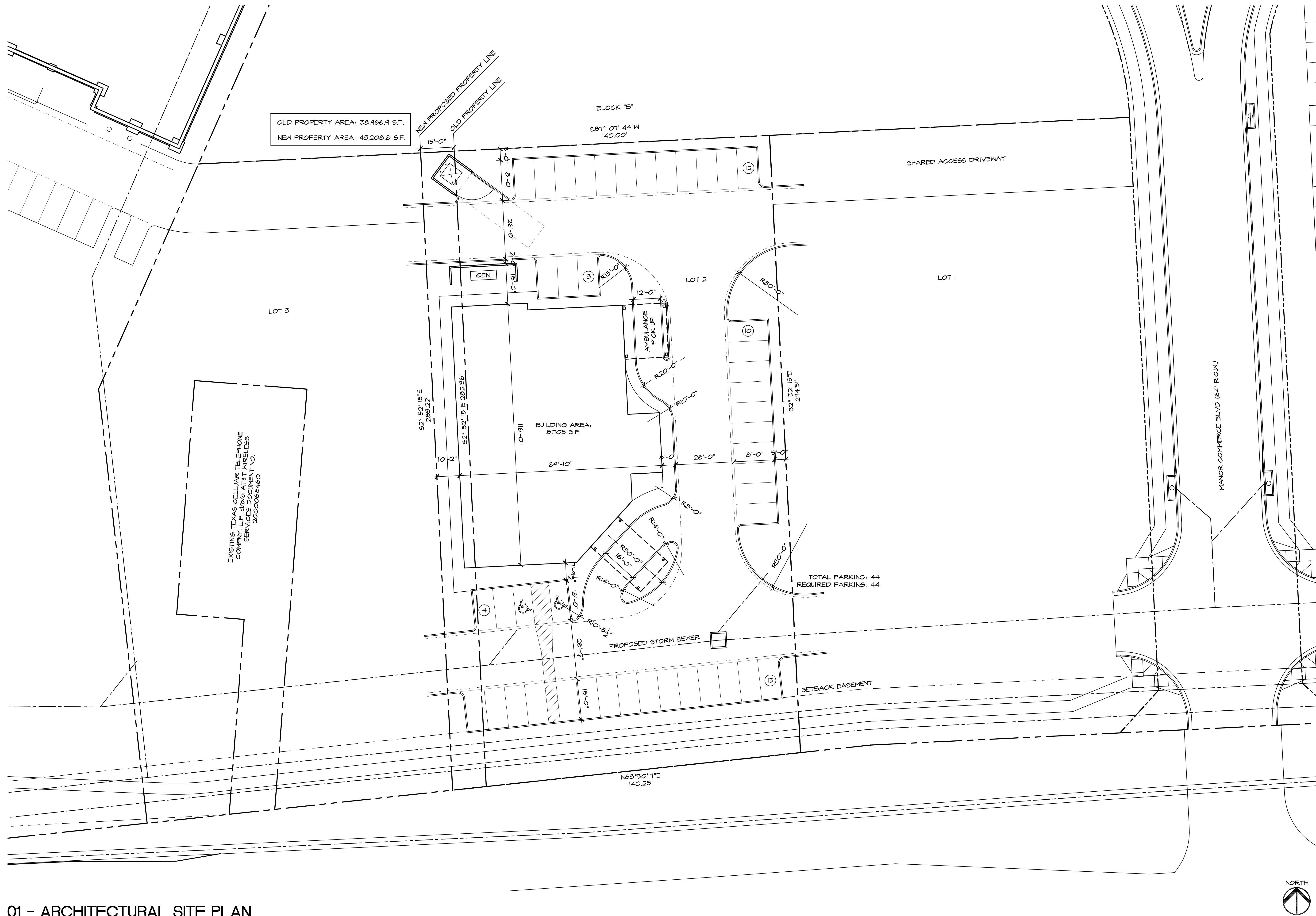
DATE: 2025.11.18
Date: 2025.11.18
Revision:

Sheet Title:
ARCH.
SITE PLAN

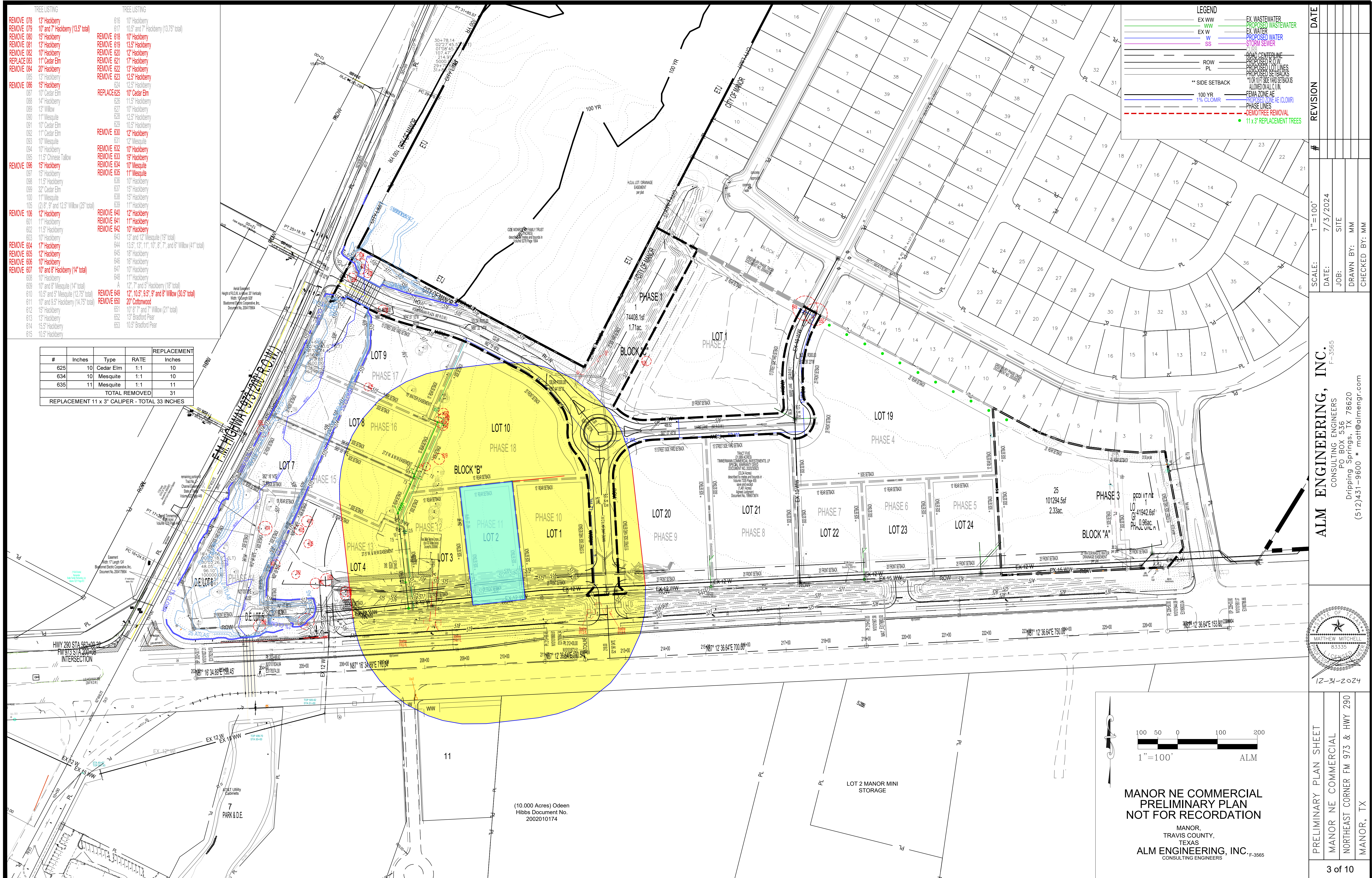
Drawn By: NCC
Sheet Number:

A1.1

"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION," NOVEMBER 18, 2025.



01 - ARCHITECTURAL SITE PLAN
SCALE: 1"= 20'-0"



COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

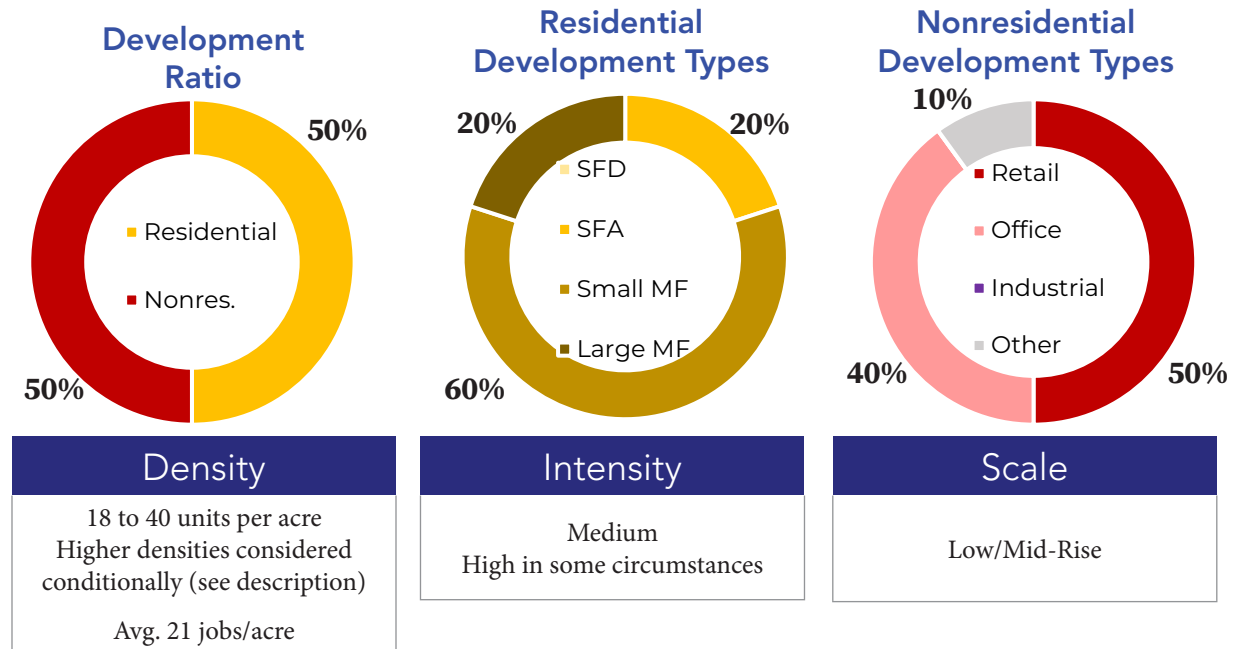
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

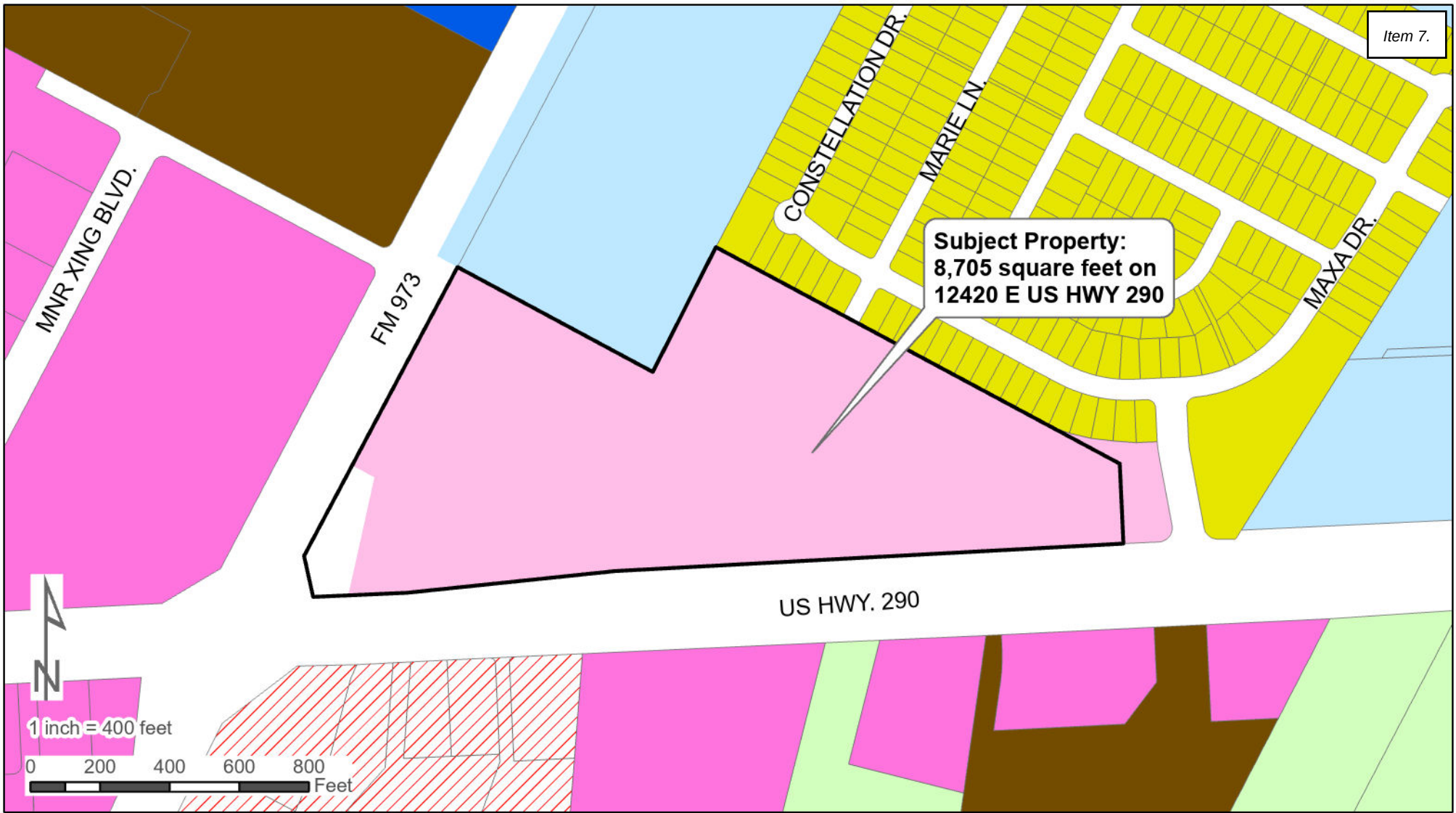
This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger 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; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



Specific Use Permit: Medical Office

*Current Zoning:
Light Commercial (C-1)*

Zoning Legend

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



1/28/2026

City of Manor Development Services Notification for a Specific Use Permit

Project Name: Medical Office SUP – 12420 E US 290 HWY
Case Number: 2026-P-1782-CU
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Office located at 12420 E US 290 HWY, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 8,705 square feet of Medical Office, one (1) lot on 1.0 acre, more or less, and being proposed as Lot 2 of Manor Commons NE Commercial, also known as 12420 E US 290 HWY, Manor, TX.

Applicant: FourT Realty
Owner: Timmermann Commercial Investments, LP

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on February 18, 2026 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 Specific Use Permit 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.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying 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 at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.

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

Manor Car Wash Services LLC
9315 Spring Cypress Rd, Ste A
Spring, TX 77379

SHFC Manor Land LLC
8310 N Cap of TX Hwy Ste 490
Austin, TX 78731

Plata Holdings LLC
4319 Greatview Dr
Round Rock, TX 78665



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Applicant: MWM Design Group

Owner: Davis Capital Investments Holdings, LLC

BACKGROUND/SUMMARY:

This plat encompasses lots and portions of lots in Block 30, which is bounded by N. Lexington, East Boyce, N. Burnet, and E. Parsons. This block includes a small retail center, Las Salsas restaurant, GC Dry Cleaners, and Anderson Coffee. There are undeveloped lots and portions of lots in this Block that are under common ownership, and these lots are being platted into a single lot with the Short Form Final Plat. The intent of the plat is to create a developable lot for a surface parking lot to provide off-street parking for businesses downtown. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

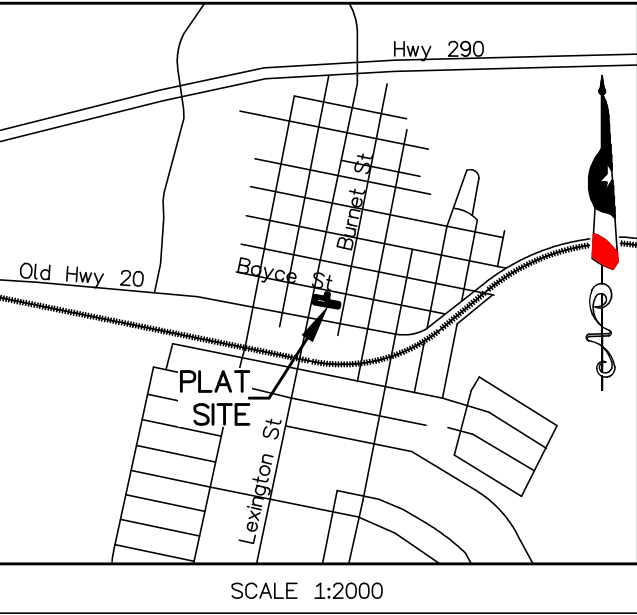
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Not Applicable
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Aerial Image of lots
- Engineering Comments
- Conformance Letter
- Notice
- Mailing Labels

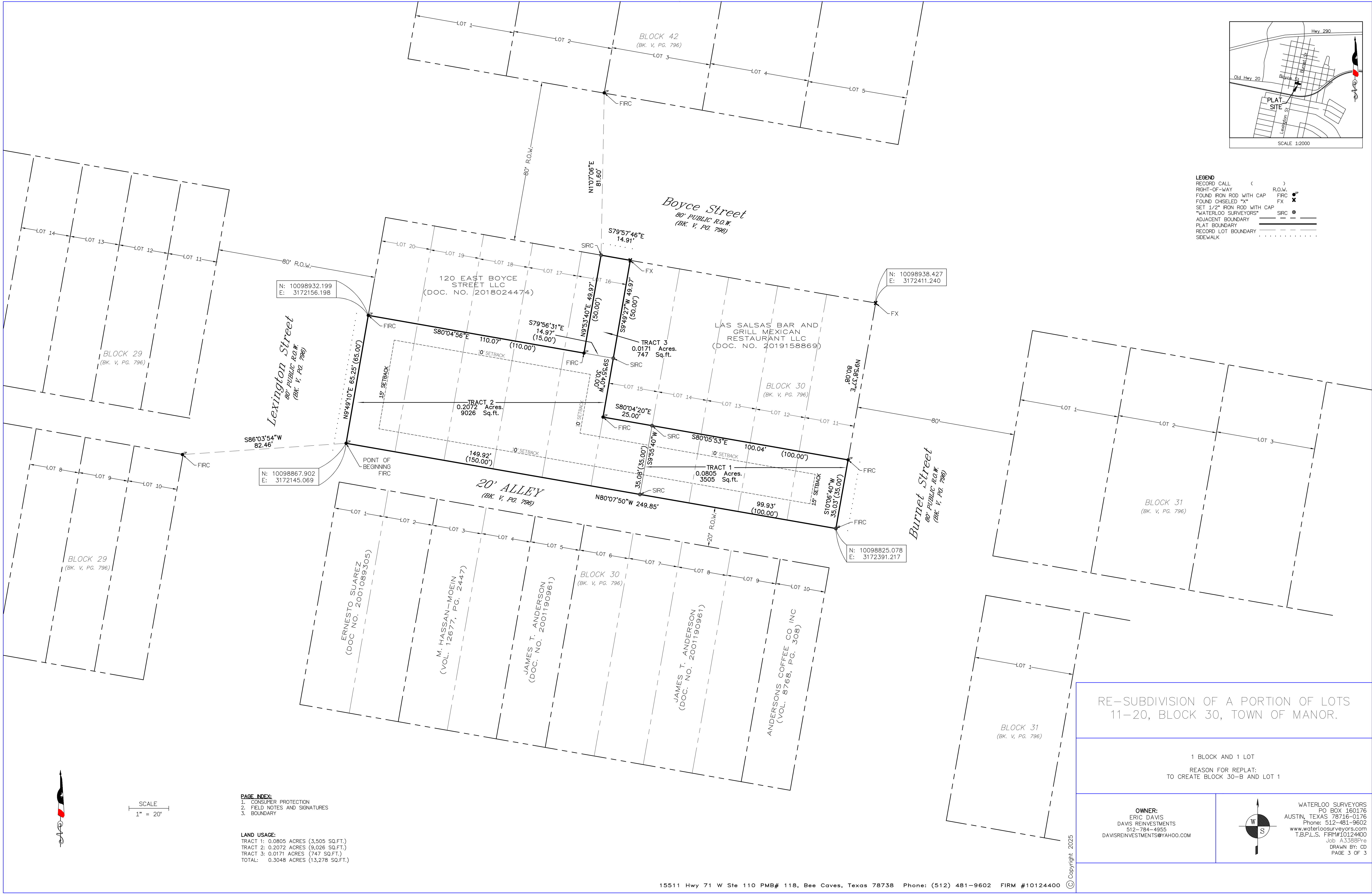
STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission approve a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

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



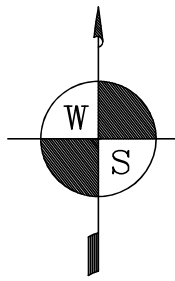
LEGEND
RECORD CALL ()
RIGHT-OF-WAY R.O.W.
FOUND IRON ROD WITH CAP FIRC
FOUND CHISELED "X" FX
SET 1/2" IRON ROD WITH CAP
"WATERLOO SURVEYORS" SIRC
ADJACENT BOUNDARY
PLAT BOUNDARY
RECORD LOT BOUNDARY
SIDEWALK



RE-SUBDIVISION OF A PORTION OF LOTS
11-20, BLOCK 30, TOWN OF MANOR.

1 BLOCK AND 1 LOT
REASON FOR REPLAT:
TO CREATE BLOCK 30-B AND LOT 1

OWNER:
ERIC DAVIS
DAVIS REINVESTMENTS
512-784-4955
DAVISREINVESTMENTS@YAHOO.COM



WATERLOO SURVEYORS
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
Job: A3388Pre
DRAWN BY: CD
PAGE 3 OF 3





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, December 9, 2025

Sarah Corona
MWM Design Group
9001 N. IH-35, Suite 102
Austin TX 78753
sarah.corona@mwmdg.com

Permit Number 2025-P-1739-SF
Job Address: , Manor 78653

Dear Sarah Corona,

The subsequent submittal of the Boyce Street Parking Lot Short Form Plat submitted by MWM Design Group and received on January 16, 2026, 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. ~~Provide a note whether this area will be served by the City of Manor for water and wastewater.~~
 - a. ~~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, except that such certification is not required if the property will be served by the City water system.~~
 - b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~
- iii. ~~Note 5 on page 2 will need to refer to the City of Manor and not the City of Austin.~~
- iv. ~~Provide the lot area, width and depth, public utility and drainage easements, and setbacks shall conform to the requirements as established for the designated land use. (Page 3)~~
- v. **Acknowledge: That all variances approved by the Commission shall appear as a note on the final plat. The plat will need to be reviewed once the variances are added.**
- vi. ~~Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. (Page 3)~~
- vii. **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 the Manor Code of Ordinance Chapter 14 Section 14.02.007.
- viii. ~~The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major streets, Lexington, Boyce, and Burnet.~~
- ix. ~~Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.~~

~~10. For final acceptance, a seal of the surveyor and engineer is required.~~

~~11. The following signatures are required:~~

- a. ~~ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.~~
 1. ~~for Felix Paiz: Chairperson and Lluvia T. Almaraz: City Secretary~~
- b. ~~ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.~~
 1. ~~Provide a signature block for the Dr. Christopher Harvey, Mayor of the City of Manor, City Secretary.~~
- c. ~~An example will be provided.~~

~~12. The following notes are required:~~

- a. ~~REQUIRED NOTES: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.~~
- b. ~~(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.~~

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

November 12, 2025

Tyler Shows
City of Manor
GBA
1500 County Road 269
Leander, TX 78641

Subject: 2025-P-1739-SF U1 Comment Response
Project Name: Boyce Street Parking Lot Short Form Plat
MWM Project No: 1002-001

Dear Mr. Shows,

Please find our comment responses to the City's reviewers' comments below from the report dated June 30th, 2025.

Engineer Review

- i. The vicinity map needs to be scaled 1' = 2,000".
Response: The vicinity map has been updated to the requested scale.
- ii. Provide a note whether this area will be served by the City of Manor for water and wastewater.
 - a. 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, except that such certification is not required if the property will be served by the City water system.
 - b. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

Response: Both water and wastewater will be served by the city of Manor. Notes 15 and 16 were added to reflect this.

- iii. Note 5 on page 2 will need to refer to the City of Manor and not the City of Austin.
Response: Note 5 has been updated.
- iv. Provide the lot area, width and depth, public utility and drainage easements, and setbacks shall conform to the requirements as established for the designated land use. (Page 3)
Response: The setbacks are shown and labeled, the width and depth are labeled, and a table was added to summarize the lot area. No public utility or drainage easements were added.
- v. Acknowledge: That all variances approved by the Commission shall appear as a note on the final plat.
Response: All approved variances will be added once approved by the Commission.
- vi. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. (Page 3)
Response: Added four coordinate labels to the plat.

- vii. 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 the Manor Code of Ordinance Chapter 14 Section 14.02.007.
Response: The setbacks are shown as per the city ordinance.
- viii. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major streets, Lexington, Boyce, and Burnet.
Response: The sidewalks along each right-of-way have been shown as dotted lines and listed in the legend.
- ix. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
Response: A tax certificate is provided with this update.
- x. For final acceptance, a seal of the surveyor and engineer is required.
Response: Once the plat is approved, the final signed copy will be provided.
- xi. The following signatures are required.
- ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.
 - for Felix Paiz: Chairperson and Lluvia T. Almaraz: City Secretary
 - ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.
 - Provide a signature block for the Dr. Christopher Harvey, Mayor of the City of Manor, City Secretary.
 - An example will be provided.
Response: The signature blocks have been added to the plat.
- xii. The following notes are required.
- REQUIRED NOTES: 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: The notes have been added to the plat.

Please feel free to contact me directly with any questions or concerns.

Sincerely,



Aida Taherzadeh, P.E.

Aida.Taherzadeh@mwmmdg.com



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Friday, January 16, 2026

Sarah Corona
MWM Design Group
9001 N. IH-35, Suite 102
Austin TX 78753
sarah.corona@mwmdg.com

Permit Number 2025-P-1739-SF
Job Address: , Manor 78653

Dear Sarah Corona,

We have conducted a review of the final plat for the above-referenced project, submitted by Sarah Corona and received by our office on January 16, 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



1/28/2026

City of Manor Development Services Notification for a Subdivision Short Form Final Plat

Project Name: Boyce Street Parking Lot Short Form Final Plat
Case Number: 2025-P-1739-SF
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for Boyce Street Parking Lot. Subdivision Short Form Final Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Boyce Street Parking Lot, one (1) lot on 0.482 acres, more or less, and being TCAD parcels 238850, 238856, 238848, generally located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Applicant: MWM Design Group

Owner: Davis Capital Investments Holdings LLC

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026, at 105 East Eggleston Street in the City Hall Council Chambers.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying 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 at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.

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

DUETT BILLY C
PO BOX 562
MANOR, TX 78653-0562

MAQIL INC
PO BOX 399
MANOR, TX 78653-0399

DAXA LLC DBA RELAX INN MOTEL
106 E PARSONS ST
MANOR, TX 78653-5176

TURANSKY WILLIAM E
108 PARSONS STREET
MANOR, TX 78653

PAREDES ADRIAN P & MARIANA G
IBANEZ 5002 SMOKEY VL Y UNIT A
AUSTIN, TX 78731-2621

RODRIGUEZ ADRIAN & KEYNA
9115 GOLDEN LEAF
AUSTIN, TX 78748-6529

C&K BROTHERS & CO LLC
1600 BARTON SPRINGS RD UNIT 1202
AUSTIN, TX 78704-1081

ENEMENCIA RODRIGUEZ TRUST
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

SOUTHWESTERN BELL TELEPHONE
1010 PINE, 9E-L-01
SAINT LOUIS, MO 63101

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

ANDERSONS COFFEE CO INC
1601 W 38TH ST STE 2
AUSTIN, TX 78731-6233

ANDERSON JAMES T
1601 W 38TH ST STE 2
AUSTIN, TX 78731-6233

HASSAN-MOEIN M
PO BOX 140853
AUSTIN, TX 78714-0853

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

CANO FAMILY ESTATE LLC
204 SMITH LN
MANOR, TX 78653-2036

CARDENAS VIRGINIA Z
PO BOX 243
MANOR, TX 78653-0243

DARILEK MICHAEL E & TABATHA A
PO BOX 976
MANOR, TX 78653-0976

BUILD BLOCK INC
2700 E 2ND ST
LOS ANGELES, CA 90033-4102

DAVIS CAPITAL INVESTMENTS LLC
PO BOX 248
MANOR, TX 78653-0248

120 EAST BOYCE STREET LLC
1004 MERIDEN LN
AUSTIN, TX 78703-3823

LAS SALSAS BAR AND GRILL MEXICAN
RESTAURANT LLC
12012 BARKER HILLS DR
MANOR, TX 78653-4703

RIVERON ORLANDO G SR
202 E BOYCE ST
MANOR, TX 78653

RODRIGUEZ FRANCES
186 JASPER TRL
BUDA, TX 78610-3823

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

BARRON ALEJANDRO & MARINA LOPEZ
PO BOX 188
MANOR, TX 78653-0188

REYES ALEX
PO BOX 432
MANOR, TX 78653-0432

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN, TX 78750-3023

BAHRAMI BEHZAD
PO BOX 82653
AUSTIN, TX 78708-2653

JUNG JIWON
101 W BOYCE ST
MANOR, TX 78653

VASQUEZ JUAN JR & DIANA E GERL
PO BOX 499
MANOR, TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
PO BOX 145
MANOR, TX 78653-0145

DE BARRON MARINA LOPEZ
SOLORZANO
PO BOX 188
MANOR, TX 78653-0188

PAIZ RAMON E JR
PO BOX 280
MANOR, TX 78653-0280

MENDEZ JUAN OJEDA
12724 WEDDING
MANOR, TX 78653-5164

ACOSTA MOSES
PO BOX 645
MANOR, TX 78653-0645

ALVARADO MIGUEL ANGEL & GLORIA
PO BOX 294
MANOR, TX 78653-0294

CASTILLO JOSE SABAS
PO BOX 1097
MANOR, TX 78653-1097

DE LUNA GILBERTO & ELSA
PO BOX 621
MANOR, TX 78653-0621



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 11, 2026
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: 706 Investments Partnership, LTD

BACKGROUND/SUMMARY:

This lot was platted with Lagos Phase 3 as a 6.321-acre commercial lot. This plat divides the single lot into 3 lots, with them being 1.601 acres, 1.651 acres, and 3.068 acres, respectively. Their commercial zoning designation in the Lagos PUD remains the same. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Not Applicable
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Aerial Image
- Engineering Comments
- Conformance Letter
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning approve a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

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

October 8, 2025

City of Manor
Development Services Department
105 E. Eggleston St.
P.O. Box 387
Manor, Texas 78653

**Re: Letter of Intent – Lagos Manor Phase 3 Lot 45 Block K Replat
The Blake (Lot 45 Block K)
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Letter of Intent for the above referenced project. The proposed “The Blake” development is located between Blake Manor Road and Lapoyner Stree in Manor, TX. The existing property (Lot 45, Block K of Lagos Manor Phase 3) proposes to be subdivided into three lots, Lot 45A, 45B, & 45C.

The property is within the Manor City Limits and is platted, Doc No. 202200231. The owner/developer intends to subdivide Lot 45 into three lots. Water & wastewater utility services will be extended to each lot by The Blake’s Site Development Plan. Detention will be provided by the Lagos Manor development.

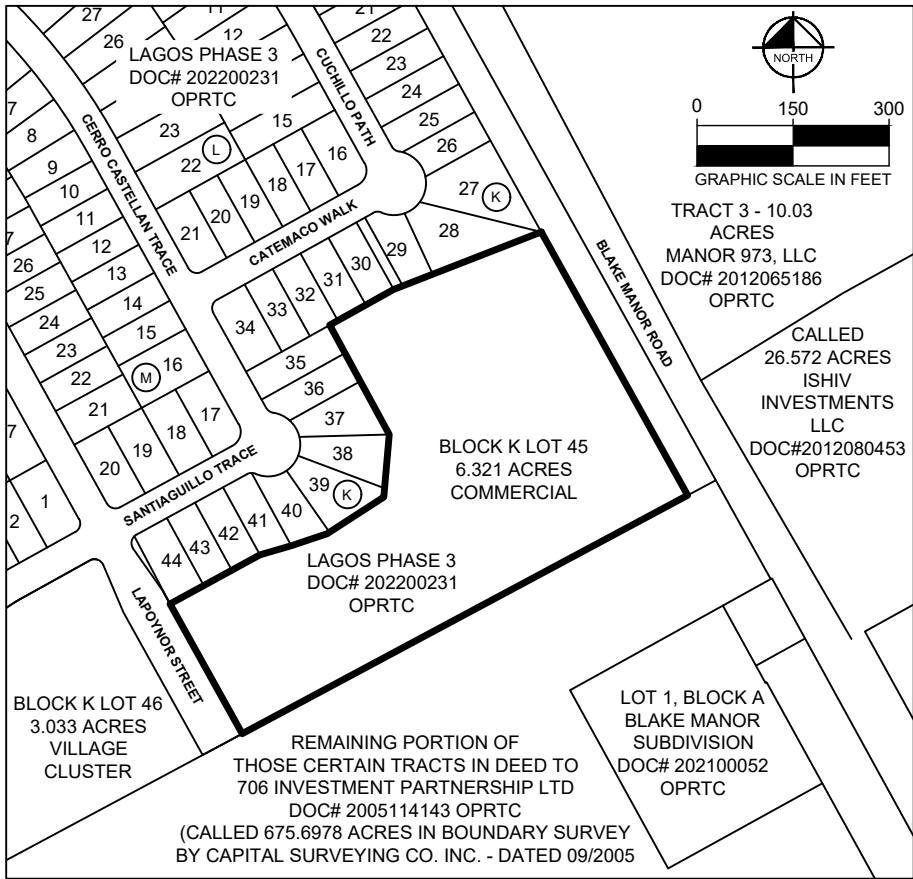
If you have any questions or comments regarding this request, please contact me at 512-418-4508.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.
Project Manager



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 45, BLOCK K, A COMMERCIAL LOT, LAGOS PHASE 3, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/ CAP
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
ROW	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
---	ADJOINER LINE
---	PHASE 3 REPLAT BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PHASE 3 REPLAT LOT LINE
○	USED TO SHOW GEOMETRIC BREAKS
(A)	BLOCK IDENTIFIERS
+	BENCHMARK

BENCH MARK LIST	
NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOD 12	
BM #116	MAGNAIL W/WASHER MARKED "BM116" SET ON SOUTHWEST CORNER OF CURVE INLET ON WEST SIDE OF LAPOYNOR STREET ±60' SOUTH CERRO CASTELLAN TRACE CENTER LINE. ELEV.=527.08'
BM #115	MAGNAIL W/WASHER STAMPED "BM115" SET ON NORTH SIDE OF CONCRETE DRIVEWAY ±105' WEST OF BLAKE MANOR ROAD CENTER LINE ±1930' SOUTH OF LAGOS GRANDES WAY CENTER LINE. ELEV.=549.37'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 45A, BLOCK K	1.651	71,937
LOT 45B, BLOCK K	3.068	133,656
LOT 45C, BLOCK K	1.601	69,757
OVERALL BOUNDARY	6.321	275,350

LINE TABLE		
NO.	BEARING	LENGTH
L1	S29°04'06"E	470.69'
L2	S61°50'31"W	789.17'
L3	N29°04'19"W	232.15'
L4	N61°19'53"E	159.96'
L5	N73°53'33"E	51.23'
L6	N71°38'00"E	58.94'
L7	N57°02'07"E	105.51'
L8	N04°51'33"E	98.16'
L9	N28°29'31"W	194.52'
L10	N80°55'41"E	114.39'
L11	N68°44'15"E	247.19'

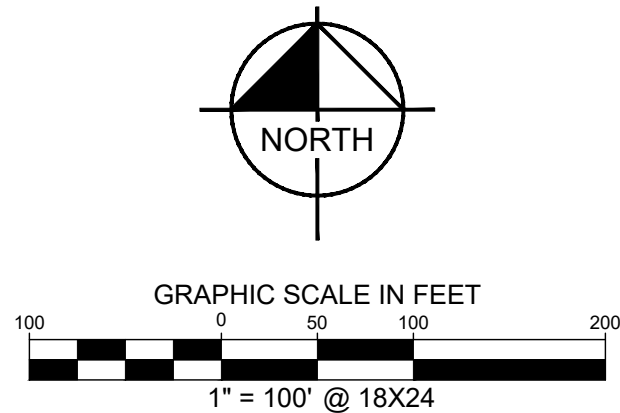
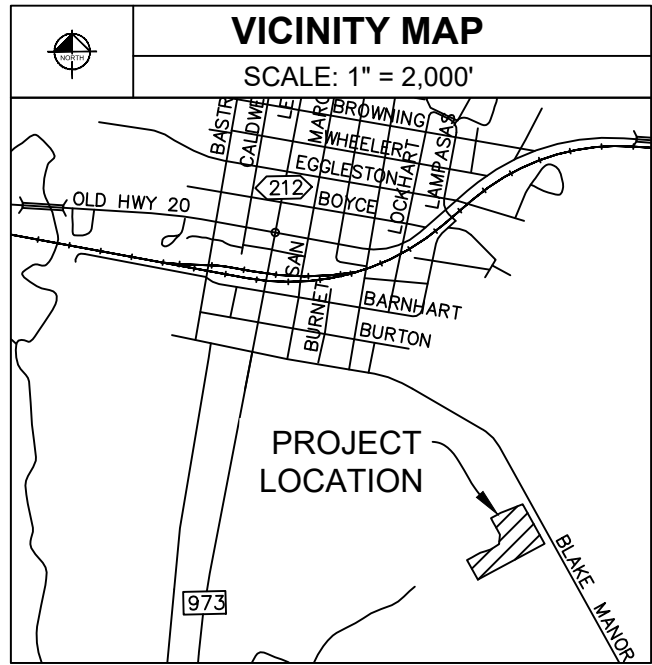
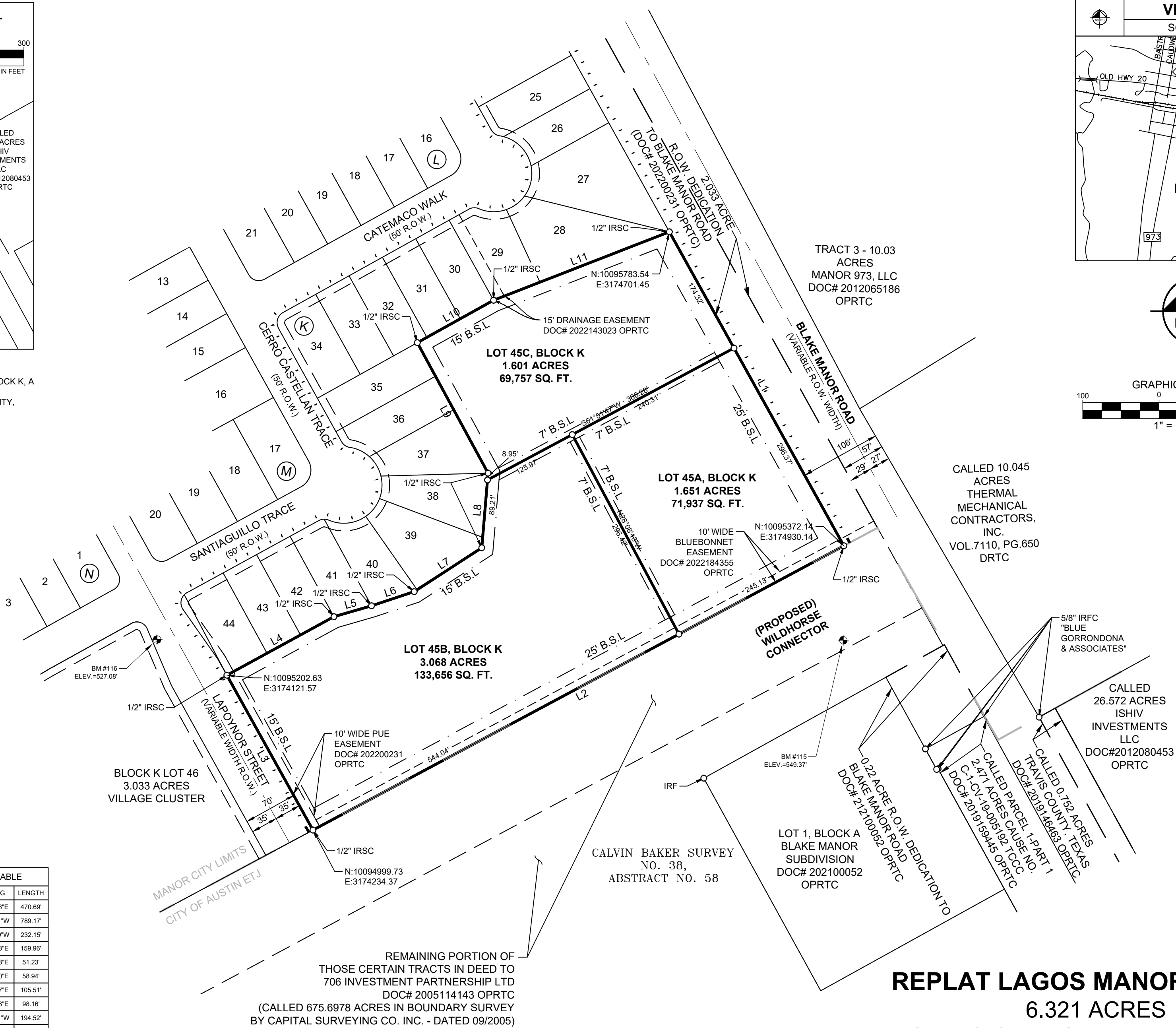
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ALEXANDER C. STEADMAN P.E.

OWNER/DEVELOPER:
706 INVESTMENTS PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
PH: 512-327-7415
CONTACT: PETER A. DWYER

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GENERAL INFORMATION:
TOTAL ACREAGE.....6.321 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....3
ACREAGE OF NON-RESIDENTIAL LOTS.....6.321 ACRES
TOTAL NUMBER OF LOTS.....3



REPLAT LAGOS MANOR PHASE 3 6.321 ACRES

BEING A TRACT OF LAND SITUATED IN THE CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 45, BLOCK K, COMMERCIAL LOT, OF THE LAGOS PHASE 3 PLAT OF WHICH RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Tel. No. (210) 541-9166
FIRM # 10193973
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	11/18/2025	069244574	1 OF 2





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 11, 2025

AC Steadman
Kimley-Horn
10814 Jollyville Road, Bldg IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2025-P-1770-SF
Job Address: , , LA.

Dear AC Steadman,

The first submittal of the Replat of Lot 45 Block K of Lagos Ph 3 into three (3) lots. (*Short Form Final Plat*) submitted by Kimley-Horn and received on November 19, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.
- ii. Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.
- iv. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.
- v. Felix Paiz is the current chairperson. Replace Jeffery Stensland.

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", is written over a horizontal line.

11/11/2025 9:48:27 AM

Replat of Lot 45 Block K of Lagos Ph 3 into three (3)
lots.

2025-P-1770-SF

Page 2

Tyler Shows

Staff Engineer

GBA

November 19, 2025

City of Manor, GBA
Tyler Shows
1500 County Road 269
Leander, Texas 786461

RE: 2025-P-1770-SF
Replat of Lagos Manor Phase 3 Lot 45 Block K – “The Blake”
Short Form Final Plat

Dear Mr. Shows,

Please accept this Comment Response Letter in reply to GBA's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **red**.

1. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.

Response: *X&Y coordinates have been added to the property. Thank you!*

2. The Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007..

Response: *Setback lines have been provided in accordance to the Lagos Manor PUD.*

3. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.

Response: *Dotted line for the existing sidewalk along Lapoyner St is shown. Blake Manor future sidewalk is shown as well. Sidewalk was not shown on the future Wildhorse Connector ROW, as that is not within the City of Manor and is a future City of Austin ROW. The ROW section has not been finalized. We understand that City of Manor would require the sidewalk if it was their ROW. Please note City of Austin will require sidewalk, and applicant/developer understand that sidewalk will be provided at time of Wildhorse Connector construction.*

4. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.

Response: *Acknowledged. Survey prefers to add seal when comments are cleared and plat is ready for recordation.*

5. Felix Paiz is the current chairperson. Replace Jeffery Stensland.

Response: *Updated. Thank you for the information*

Should you have any questions or require additional information, please feel free to contact me directly.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.
(512)418-4508
ac.steadman@kimley-horn.com



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, December 18, 2025

AC Steadman
Kimley-Horn
10814 Jollyville Road, Bldg IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2025-P-1770-SF
Job Address: ,

Dear AC Steadman,

We have conducted a review of the final plat for the above-referenced project, submitted by AC Steadman and received by our office on November 19, 2025, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



1/28/2026

City of Manor Development Services Notification for a Subdivision Short Form Final Plat

Project Name: Lagos Manor Phase 3 Short Form Final Plat
Case Number: 2025-P-1770-SF
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Short Form Final Plat for Lagos Manor Phase 3. Subdivision Short Form Final Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Lagos Manor Phase 3, three (3) lots on 6.321 acres, more or less, and being TCAD parcel 967259, generally located between Blake Manor Road and Lapoyner Street, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc
Owner: 706 Investments Partnership, LTD

The Planning and Zoning Commission will meet at 6:30PM on February 11, 2026, at 105 East Eggleston Street in the City Hall Council Chambers.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying 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 at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.

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

Pulte Homes of Texas LP
9401 AMBERGLEN BLVD BLDG I STE 150
AUSTIN, TX 78729-1192

Sharifur Rahman MD & Rubuait
Rahman
2912 MOSSY SPRINGS DR
LEANDER, TX 78641-3552

Brandon Allan Washington & Sibel Ann
Washington
13408 LAPOYNOR ST
MANOR, TX 78653-2850

Marie Ann Meiners
16908 SANTIAGUILLO TRC
MANOR, TX US 78653

Manor 973 LLC
4215 LAGO VIENTO
AUSTIN, TX 78734-1904

THERMAL MECHANICAL CONTRACTORS
PO BOX 646
MANOR, TX 78653-0646

706 INVESTMENT PARTNERSHIP LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

BZ MILA LLC
2108 STARLIT TER
LEANDER, TX 78641-3886

Tawhidur Muhammad Rahman & Hafiza
Ferdausi
25905 SE 31ST PL
Sammamish, WA 98075-9188