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

Planning & Zoning Commission Regular Meeting

Wednesday, July 09, 2025 at 6:30 PM

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

AGENDA

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

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

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

PUBLIC HEARING

1. **Conduct a public hearing on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.**
   Applicant: Forestar (USA) Real Estate Group, Inc.
   Owner: Forestar (USA) Real Estate Group, Inc.

2. **Conduct a public hearing on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.**
   Applicant: Advantage Construction, LLC
   Owner: Advantage Construction, LLC

3. **Conduct a public hearing on a Specific Use Permit for a Commercial Gas Station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.**
   Applicant: Sotol Ventures
   Owner: Okra Land Inc.

CONSENT AGENDA

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

4. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for:**

   May 14, 2025, Planning and Zoning Commission Regular Session; and
   June 11, 2025, Planning and Zoning Commission Regular Session.

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.**
   Applicant: Forestar (USA) Real Estate Group, Inc.
   Owner: Forestar (USA) Real Estate Group, Inc.

6. **Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.**
   Applicant: Advantage Construction, LLC
   Owner: Advantage Construction, LLC

7. **Consideration, discussion, and possible action on a Specific Use Permit for a Commercial Gas Station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.**
Applicant: Sotol Ventures
Owner: Okra Land Inc.

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, July 3, 2025, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.
BACKGROUND/SUMMARY:

This amendment is in sequence with the previous update to the Manor Heights PUD. It updates the Concept Plan to include phases 7 and 8 of the subdivision.

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

- Concept Plan
- Engineer Comments
- Conformance letter
- Mail Public Notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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

Plotted By: Cuplin, Warren Date: February 17, 2025 09:29:44am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONCEPT PLAN
FOR
MANOR HEIGHTS PHASES 2, 3, 4, 5, 6, 7, 8
2023-P-1594-CP
CITY OF MANOR, TRAVIS COUNTY, TEXAS
FEBRUARY 2025

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.485 AC) LOT 1, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

(36.092 AC) LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS

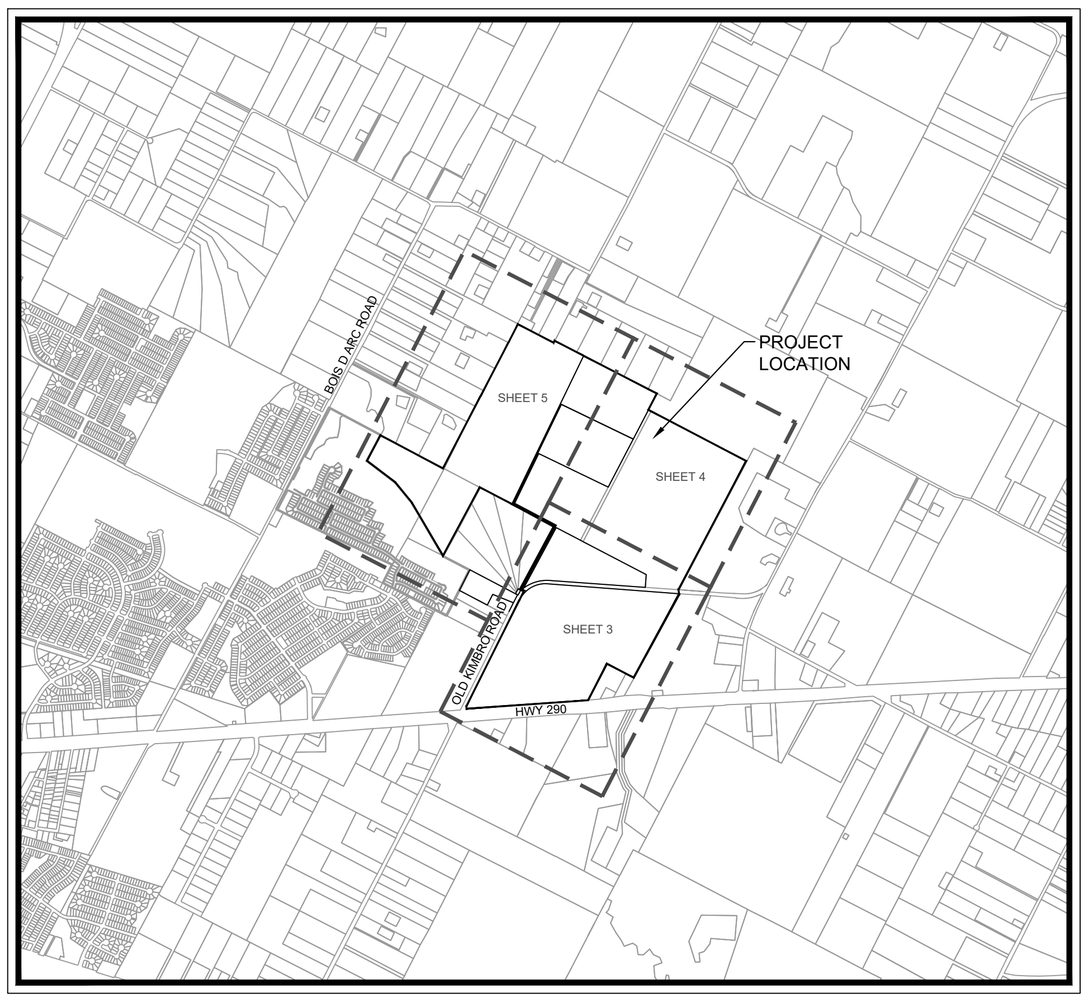
157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BENCHMARK NOTE:

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN.
ELEV.=543.45'



VICINITY MAP
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR
Kimley»Horn
501 SOUTH AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TX 78626
PH. (512) 966-2391
CONTACT: ALEX GRANADOS, P.E.
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER
FORESTAR REAL ESTATE GROUP, INC.
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

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

Kimley»Horn

Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation — *Project Name* — MANOR HEIGHTS
Trips Based on Average Rates/Equations — *Project Number*

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates: Daily Rate	Rates: AM Rate	Rates: PM Rate	Total Trips: Daily Trips	Total Trips: AM Trips	Total Trips: PM Trips	Total Trips: AM Trips In	Total Trips: AM Trips Out	Total Trips: PM Trips In	Total Trips: PM Trips Out	Net Trips after Internal Capture: Daily Trips	Net Trips after Internal Capture: AM Trips	Net Trips after Internal Capture: PM Trips	Net Trips after Internal Capture: AM Trips In	Net Trips after Internal Capture: AM Trips Out	Net Trips after Internal Capture: PM Trips In	Net Trips after Internal Capture: PM Trips Out	Net Trips after Internal Capture & Pass-By: Daily Trips	Net Trips after Internal Capture & Pass-By: AM Trips	Net Trips after Internal Capture & Pass-By: PM Trips	Net Trips after Internal Capture & Pass-By: AM Trips In	Net Trips after Internal Capture & Pass-By: AM Trips Out	Net Trips after Internal Capture & Pass-By: PM Trips In	Net Trips after Internal Capture & Pass-By: PM Trips Out
820	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	54	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	9.94	9.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	56	45	27	13
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,826	241	196	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27
Subtotal before Internal Capture		Total Office	1,000 Sq Ft							674	80	79	69	11	13	66	475	57	55	56	1	5	50							
		Total Retail	1,000 Sq Ft		233					5,702	142	575	88	54	276	299	4,701	122	454	78	44	208	246							
		Total Restaurant	1,000 Sq Ft		20.7					4,084	352	305	184	168	170	135	3,161	321	194	170	151	118	76							
		Total Cinema/Entertainment	Screen(s)																										
		Total Residential	Dwelling Unit(s)																										
		Total Hotel	Room(s)																										
		Total Other																											
						Grand Total				10,460	574	959	341	233	459	500	8,340	500	703	304	196	331	372	8,340	392	457	248	144	205	252

Notes:
(1) AM and/or PM rates correspond to peak hour of generator
(2) Land use was removed in *Trip Generation, 10 Edition,* trip generation data from the ITE *Trip Generation, 9th Edition*

A Trip Generation data from ITE *Trip Generation, 10th Edition*
B AM/PM rates correspond to peak of adjacent street traffic (if data available)
C Includes weekday rates only
D Total trips include pass-by trips w/ no internal capture
E Pass-by rates from ITE *Trip Generation Handbook, 3rd Edition*
F Internal capture rates from ITE *Trip Generation Handbook, 3rd Edition*
G Worksheet is intended as a planning tool. Verify results w/ ITE *Trip Generation 9th Edition*
H Enter data in shaded cells of column A
I ITE Codes entered on first 8 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

SITE SUMMARY 548.9 ACRES			
LAND USE	**ACRES**	**NO. LOTS**	**LUE'S**
PUD SF-1	298.3	1194-1254	1194-1254
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	29.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	**548.9**		**1693-1795**

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

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

PARKLAND	
LAND USE	**AREA (AC)**
TOTAL AREA OF DEVELOPMENT	548.9
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	**29.9**
*EXCESS OF REQUIRED PARKLAND	2.5

TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses			
Land Use Type	**Square Feet or Units**	**% of Category**	**FAR**
PUD SF-1	1194-1254	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

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

SUBDIVISION NOTES

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
25. THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290,
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

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

DATED THIS ___ DAY OF _____, 20__

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
FELIZ PAIZ, CHAIRPERSON

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Cuplin, Warren Date: February 17, 2025 09:29:46am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg

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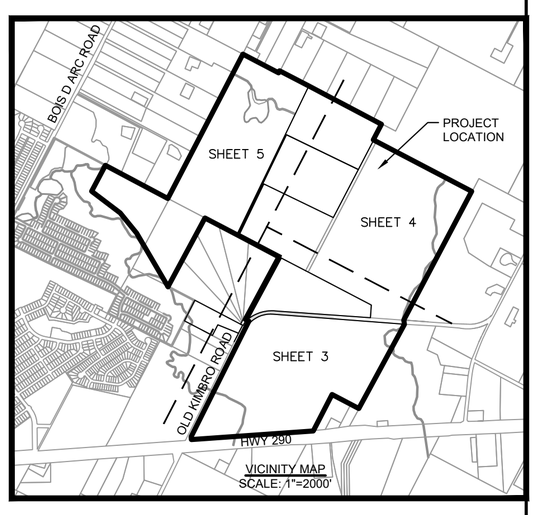
N E S W

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PUD BOUNDARY
- PHASE LINE
- PROPOSED RIGHT OF WAY



MANOR ETJ
MANOR CITY LIMITS

MANOR ETJ
MANOR CITY LIMITS

FUTURE MAD-4 ROADWAY EXPANSION

114' ROW MAD4

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PHASE 4

FUTURE PHASE 8
(ANTICIPATED DEVELOPMENT YEAR: 2025)

64' ROW PRIMARY COLLECTOR

PHASE 4
(ANTICIPATED DEVELOPMENT YEAR: 2023)

PHASE 3
(ANTICIPATED DEVELOPMENT YEAR: 2021)

FUTURE MAD-4 ROADWAY EXPANSION

MATCHLINE SHEET 5
MATCHLINE SHEET 4

FUTURE PHASE 7
(ANTICIPATED DEVELOPMENT YEAR: 2025)

114' ROW MAD4

MATCHLINE SHEET 4
MATCHLINE SHEET 3

PHASE 5
(ANTICIPATED DEVELOPMENT YEAR: 2024)

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PHASE 2

EX OLD KIMBRO ROAD (80' ROW)
PROP 80' ROW PRIMARY COLLECTOR

MANOR CITY LIMITS
MANOR ETJ

FUTURE MAD-4 ROADWAY EXPANSION

HATCHED AREA OF OLD KIMBRO ROAD TO BE REALIGNED

PHASE 2
(ANTICIPATED DEVELOPMENT YEAR: 2021)

EXISTING MANOR HEIGHTS PHASE 1

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

EXISTING MANOR HEIGHTS PHASE 1

MANOR ETJ
MANOR CITY LIMITS

64' ROW COMMERCIAL COLLECTOR

FUTURE PHASE 6
(ANTICIPATED DEVELOPMENT YEAR: 2025)

PROP 114' ROW MAD4

EX OLD KIMBRO ROAD (80' ROW)

HWY 290 (ROW VARIES)

MANOR CITY LIMITS
MANOR ETJ

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

OVERALL PHASING PLAN

Kimley»Horn

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501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
WWW.KIMLEY-HORN.COM
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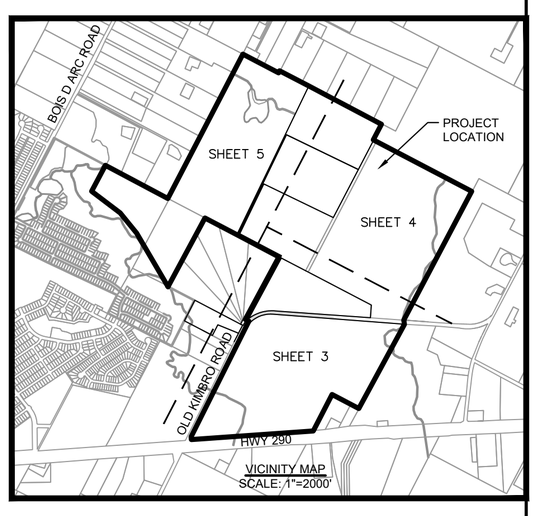
N E S W

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



MATCH LINE SHEET 4

FUTURE PHASE 7 (ANTICIPATED DEVELOPMENT YEAR: 2025)

PHASE 3 (ANTICIPATED DEVELOPMENT YEAR: 2020)

OPEN SPACE/ FLOODPLAIN (73.05 AC)

HOA AMENITY (1.73 AC)

EX OLD KIMBRO ROAD (80' ROW)
PROP 80' ROW PRIMARY COLLECTOR

(10.078 ACRES) RANDALL JAMES MOE DOC.2003230676

PUD MEDIUM DENSITY (12.35 AC)

OPEN SPACE/FLOODPLAIN (20.94 AC)

CREEK CENTERLINE

MANOR CITY LIMITS
MANOR ETJ

NB (1.82 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)

(51.533 ACRES) CHAU DINH & KIM PHAM DOC. 2014139510

FEMA 100-YR FLOODPLAIN

HATCHED AREA OF OLD KIMBRO ROAD TO BE REALIGNED

PUD SF-1 (63.78 AC)

(10.047 ACRES) DANIEL PEREZ DOC.211149114

(10.643 ACRES) DANIEL PEREZ DOC.211149114

(9.98 ACRES) BRIAN S. SCHNEIDER DOC.2009198632

(10.16 ACRES) TONY PARENT ENTERPRISES INC. DOC.2007163554

HATCHED AREA OF MAD-4 TO BE CONSTRUCTED IN WHEN DESIGN CAPACITY IS EXCEEDED

ZOILA PORTILLO DOC.2014111607

CITY PARKLAND (1.33 AC)

MATCH LINE SHEET 5

(2.317 ACRES) JOHN GEBAUER VOL.13391, PG.3186

PHASE 2 (ANTICIPATED DEVELOPMENT YEAR: 2021)

(4.00 ACRES) KIRK J. JONSE & RITA G. JONSE VOL.13207, PG.97

(8.00 ACRES) JOHN JONSE VOL.4176, PG.2117

C2 (9.30 AC)

64' ROW
COMMERCIAL COLLECTOR

C2 (5.51 AC)

(4.891 ACRES) DAVID & MELINDA FIEBIG DOC.2009028812

(1.503 ACRES) ERSKINE E. FIEBIG, et ux VOL.5017, PG. 556

(0.803 ACRES) DAVID & MELINDA FIEBIG DOC.2009028812

FUTURE PHASE 6 (ANTICIPATED DEVELOPMENT YEAR: 2025)

C2 (11.97 AC)

FLOODPLAIN OPEN SPACE (17.89 AC)

FUTURE HWY 290 ROW RESERVATION (2.71 AC)

C2 (2.42 ACRES)

PROP 114' ROW MAD4

EX OLD KIMBRO ROAD (80' ROW)

(52.715 ACRES) TIMMERMANN TERRELL DOC.2011144639

FUTURE HWY 290 ROW RESERVATION (0.63 AC)

HOWARD MARTIN HESTER JR DOC.2011011510TR

MATHEN ANNAMMA DOC.2012006009TR

KLATT PROPERTIES LP DOC.2008204941TR

HWY 290 (ROW VARIES)

DAVID RICE DOC.2013207877TR

REAL PEOPLE HOMES INC DOC.2003038912TR

MANOR CITY LIMITS
MANOR ETJ

JEFFERSON TRIANGLE MARINE DOC.2008096315TR

FEMA 100-YR FLOODPLAIN

FEMA 100-YR FLOODPLAIN

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN (SHEET 1 OF 3)

Kimley»Horn

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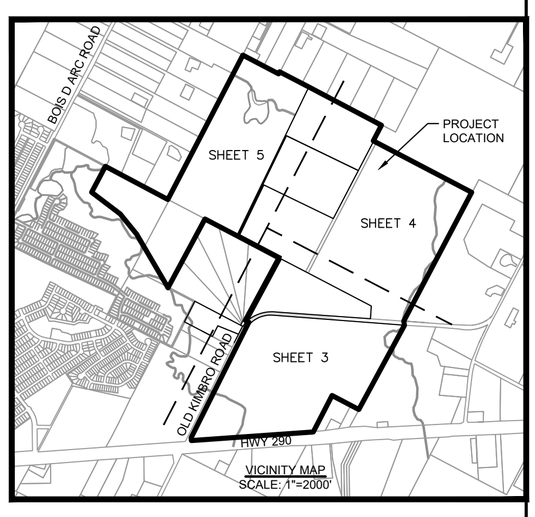
N E S W

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



(10.00 ACRES)
BELINDA G. ROGERS & MICHELLE L. PAYNE
DOC.2008078480

(10.00 ACRES)
DENNIS DEAN SCHAFER (VLB)
DOC.2008052820

(10.00 ACRES)
DENNIS DEAN SCJAFER (VLB)
VOL.8564, PG.473

(114.836 ACRES)
TIFFANY BRICK CO LP
DOC.2003150661

MANOR ETJ

MANOR CITY LIMITS

CITY PARKLAND (4.04 AC)

FUTURE PHASE 8
(ANTICIPATED DEVELOPMENT YEAR: 2025)

114' ROW MAD4

PUD SF-1 (2.39 AC)

PUD SF-1 (24.86 AC)

NB (2.01 AC)

PUD MEDIUM DENSITY (13.92 AC)

CITY PARKLAND (2.77 AC)

HATCHED AREA OF MAD-4 TO BE CONSTRUCTED IN WHEN DESIGN CAPACITY IS EXCEEDED

JURISDICTIONAL WATERS

CREEK CENTERLINE

MINISTRY OF CHALLENGE
DOC.2016190621

MATCH LINE SHEET 5

CITY PARKLAND (3.27 AC)

PHASE 4
(ANTICIPATED DEVELOPMENT YEAR: 2021)

PUD SF-1 (82.81 AC)

PHASE 3
(ANTICIPATED DEVELOPMENT YEAR: 2021)

FUTURE PHASE 7
(ANTICIPATED DEVELOPMENT YEAR: 2025)

PUD SF-1 (38.25 AC)

114' ROW MAD4

PUD SF-1 (63.27 AC)

FEMA 100-YR FLOODPLAIN

OPEN SPACE/ FLOODPLAIN (73.05 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)

(75.163 ACRES)
SWENSON DON RAY
DOC.2016191634

MATCH LINE SHEET 3

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN
(SHEET 2 OF 3)

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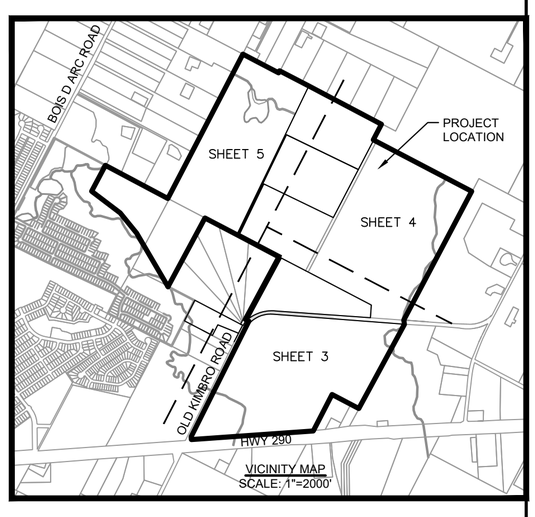
N E S W

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



JOSE & ESPARZA RUIZ DOC.2017204320

JOSHUA DAVID PATRICK DOC.2008098035

(6.015 ACRES) DAVID LEE PATRICK DOC.2014125104

(10.00 ACRES) ERNEST RODRIGUEZ LEE VOL.7231, PG. 1044

(8.445 ACRES) ANNETTE WHITE DOC.2011007895

(10.082 ACRES) MELESIO JAIMES DOC.2011022474

MANOR ETJ

MANOR CITY LIMITS

PUD SF-1 (15.78 AC)

(13.190 ACRES) JOSHUA & MARISA SMITH DOC.2010077679

CREEK CENTERLINE

FUTURE PHASE 8 (ANTICIPATED DEVELOPMENT YEAR: 2025)

CITY PARKLAND (13.01 AC)

(13.584 ACRES) PHILIP A. & LILLIAN T. WHEAT DOC.2011152762

PUD SF-1 (8.34 AC)

JURISDICTIONAL WATERS

(12.867 ACRES) KENT R. JONES & JAY A. CUSKER DOC.2010195413

PUD MEDIUM DENSITY (13.92 AC)

64' ROW PRIMARY COLLECTOR

PHASE 4 (ANTICIPATED DEVELOPMENT YEAR: 2023)

(10.305 ACRES) JOE & LETTI LANDEROS DOC.2006045390

PUD-MEDIUM DENSITY (19.78 AC)

LEMUEL KIMBRO SURVEY, ABSTRACT NO. 456

(10.187 ACRES) ERNESTO SUAREZ DOC.2007081841

FUTURE PHASE 7 (ANTICIPATED DEVELOPMENT YEAR: 2025)

MATCH LINE SHEET 4

(11.919 ACRES) MARIA RIOJAS VOL.13372, PG1733

PUD SF-1 (82.81 AC)

(13.502 ACRES) TUAN V. NGUYEN & NHIEU T. & QUYN DOC.2003234510

CRAIG & TAMMY JOHNSON DOC. 2000050056

PHASE 5 (ANTICIPATED DEVELOPMENT YEAR: 2024)

(10.047 ACRES) DANIEL PEREZ DOC.211149114

CITY PARKLAND (5.50 AC)

(10.643 ACRES) DANIEL PEREZ DOC.211149114

CREEK CENTERLINE

OPEN SPACE/FLOODPLAIN (5.03 AC)

FEMA 100-YR FLOODPLAIN

(9.98 ACRES) BRIAN S. SCHNEIDER DOC.2009198632

JURISDICTIONAL WATERS

(10.16 ACRES) TONY PARENT ENTERPRISES INC. DOC.2007163554

FEMA 100-YR FLOODPLAIN

ZOILA PORTILLO DOC.2014111607

(4.00 ACRES) KIRK J. JONSE & RITA G. JONSE VOL.13207, PG.97

(8.00 ACRES) JOHN JONSE VOL.4176, PG.2117

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
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MANOR HEIGHTS

CONCEPT PLAN (SHEET 3 OF 3)

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TEXAS REGISTERED ENGINEERING FIRM F-928

5

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, June 5, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd., Suite 150
Austin TX 78750
alex.granados@kimley-horn.com

Permit Number 2025-P-1710-CP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos,

The first submittal of the Manor Heights concept plan amendment phase 7 & 8 addition *(Concept Plan*) submitted by Forestar (USA) Real Estate Group, Inc. and received on May 09, 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. Provide topographic contours at ten (10) foot intervals, or less.
ii. How much of the proposed city parkland is within the floodplain? Dedicated City Parkland is not to be within the floodplain.

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, June 17, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd., Suite 150
Austin TX 78750
alex.granados@kimley-horn.com

Permit Number 2025-P-1710-CP
Job Address: Old Kimbro Road, Manor 78653

Dear Elliot Condos,

We have conducted a review of the concept plan for the above-referenced project, submitted by Elliot Condos and received by our office on May 09, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

Tyler Shows
Staff Engineer
GBA

6/25/2025

City of Manor Development Services

Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights Concept Plan Amendment Phase 7 & 8 Addition
Case Number: 2025-P-1710-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Concept Plan Amendment for Manor Heights. Subdivision Concept Plans Amendments 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 concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor Tx.

Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.

The Planning and Zoning Commission will meet at 6:30PM on July 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Concept Plan Amendment 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.

ESPARZA JOSE RUIZ
14793 BOIS D ARC LANE
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LANE
MANOR, TX 78653

PATRICK DAVID LEE
14805 BOIS D ARC LANE
MANOR, TX 78653

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228

UGARTE JOSE V AND EVA BENETEZ
14831 BOIS D ARC LANE
MANOR, TX 78653

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LANE
MANOR, TX 78653

SALAS ISIDORO RODRIGUEZ & OSCAR
GERARDO MACEDO
11900 BRIARCREEK LOOP
MANOR, TX 78653

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665

FAY WALTER F
7405 CHISOS PASS
AUSTIN, TX 78724

MANOR1100 HOLDING LLC
1029 HYANNIS STREET
PLANO, TX 75094

PICKERRILL LAURIE
1120 W LOVERS LANE
ARLINGTON, TX 76013

LY DWIGHT CHUAN ETAL
1006 E YAGER LANE STE 111
AUSTIN, TX 78753

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

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

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

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 78653

AUSTIN 21 LLC
117 FORT HOOD LANE
GEORGETOWN, TX 78628

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON, TX 77024

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE STREET
AUSTIN, TX 78746

JOHNSE JOHN & RITA
PO BOX 21
MANOR, TX 78653

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

GEBAUR JOHN JR
13330 OLD KIMBRO ROAD
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO ROAD
MANOR, TX 78653

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

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

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

DUQUE STATES LLC
4868 E YAGER LANE
MANOR, TX 78653

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578

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

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

DE LA LUZ EDUVIGES
14211 BOIS D ARC LANE
MANOR, TX 78653

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

RIOJAS MARIA
1305 PRIVATE ROAD 3023
ELGIN, TX 78621

SUAREZ ERNESTO
14121 BOIS D ARC LANE
MANOR, TX 78653

LANDEROS LETICIA & JOSE J REVOCABEL TRUST
14315 BOIS D ARC LANE
MANOR, TX 78653

TELLO TIMOTHY & JESSICA ANDERSON
900 BRISTOL CREEK BEND
LAKEWAY, TX 78738

WHEAT PHILIP & LILLIAN T
14425 BOIS D ARC LANE
MANOR, TX 7853

PHILIPS TAMMIE C
14515 BOIS D ARC LANE
MANOR, TX 78653

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.
Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC
BACKGROUND/SUMMARY:

The applicant is requesting a specific use permit for 10,000 square feet of medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share an access with a city lift station.

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

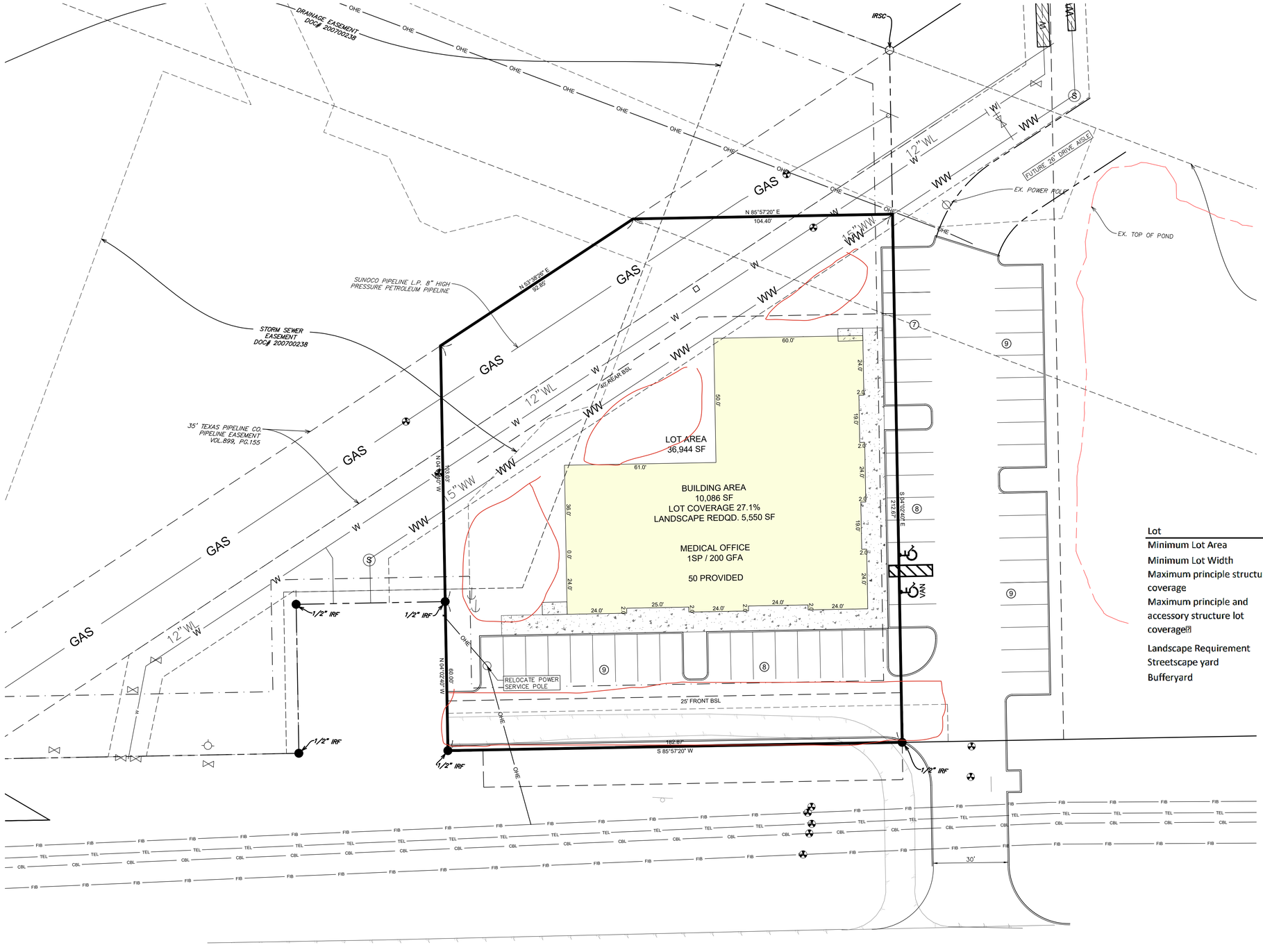
- Concept site plan
- Mailing labels
- Aerial image
- Public Notice

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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

John Adams St
Thomas Jefferson St
James Madison St
James Monroe St
WHITE HOUSE ST
Pete Dyer Rd
Pete Dyer Rd
Gattis School Rd
Gattis School Rd
Manor Heights Dr
Manor Heights Dr
Tennyson Dr
Tennyson Dr
Tennyson Cove
Tennyson Cove
Tennyson Ln
Tennyson Ln
Tennyson Ln



Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage[7]	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	15%[3]		
Streetscape yard	15 ft[4]		
Bufferyard	25 ft[5]		

CONCEPT NOTES

1. THE PROPERTY LINES FOR THIS CONCEPT ARE BASED ON GIS INFORMATION AND THEREFORE THE PROPERTY LINES ARE APPROXIMATE.
2. THE CONTOUR INFORMATION WAS NOT READILY AVAILABLE FOR THIS CONCEPT AT THE TIME OF CREATION. SITE PLAN IS SUBJECT TO CHANGES ONCE CONTOURS ARE IMPORTED.
3. THIS CONCEPT IS USED SOLELY FOR THE PURPOSE OF A PROPOSAL. NO MEETINGS WITH REGULATORY AGENCIES WERE HELD PRIOR TO THIS CONCEPT BEING PUBLISHED. THEREFORE, ADDITIONAL INFORMATION PROVIDED BY ADDITIONAL PARTIES MAY MAKE THIS CONCEPT OBSOLETE. FOR USE IN FUTURE DESIGNS, CONTRACT NEGOTIATIONS, OR FINANCIAL ASSUMPTIONS.
4. THIS CONCEPT HAS NOT FACTORED IN ENVIRONMENTAL, MASTER PLANNING, OR FUTURE THOROUGHFARE RELATED ISSUES. MEETINGS WITH REGULATORY AGENCIES WILL BE REQUIRED TO FULLY UNDERSTAND THE OUTSIDE AFFECTS OF FUTURE IMPACTS.
5. THE PURPOSE OF THIS CONCEPT IS TO SHOW THE OVERALL PRELIMINARY LAYOUT FOR THE PROJECT. ADDITIONAL ENGINEERING IS REQUIRED TO ACCURATELY SHOWN THE LOCATION OF NECESSARY ITEMS NEED FOR CONSTRUCTION OF THIS PROJECT.
6. THIS CONCEPT WAS DEVELOPED UNDER THE ASSUMPTION THAT DETENTION WILL BE REQUIRED.
7. THIS CONCEPT ASSUMES THAT UTILITIES AND CAPACITY IS AVAILABLE TO SERVICE THE PROJECT.

LANDWORKS
ENGINEERING | SURVEYING | CONSTRUCTION

1" = 20'
20 0 10 20

N
W E
S

CONCEPT B.3

6/25/2025

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13400 US 290 Medical Office SUP
Case Number: 2025-P-1740-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Office being generally located near the northeastern corner of Bois D Arc and US HWY 290 Manor, TX also referred to as 13400 E US HWY 290. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC

The Planning and Zoning Commission will meet at 6:30PM on July 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

Manor 290 Oz Real Estates LP
76 Renfield Dr.
Princeton, NJ 08540-6263

NSJ Enterprises Inc
11700 Dessau Rd.
Austin, TX 78754-2172

Yarely M & Fermin Leyva
19201 Denton Line Dr.
Manor, TX 78653-4052

Nebula Texas LLC Series Denton Line
7873 Leong Ct.
Cupertino, CA 95014-4157

Jonathan B & Miriam E Alirez
13200 Clara Martin Rd.
Manor, TX 78653-4050

Ali M & Al Kheyyat
13204 Clara Martin Rd.
Manor, TX 78653-4050

Pablo Balderas Arrendono
13208 Clara Martin Rd.
Manor, TX 78653-4050

Jason & Joanne Jeske
13209 Clara Martin Rd.
Manor, TX 78653-4050

Kacey Andrea Russell
13205 Clara Martin Rd.
Manor, TX 78653-4050

Karl Quinn & Angelina Thirkill
13201 Clara Martin Rd.
Manor, TX 78653-4050

Karen L Martin
13208 Cabinet Dr.
Manor, TX 78653-4053

Afton Lovonna Grun Afton
13204 Cabinet Dr.
Manor, TX 78653-4053

Harvey & Sharon Nathanson
13200 Cabinet Dr.
Manor, TX 78653-4053

Dominique J Thornton
19209 Denton Line Dr.
Manor, TX 78653-4052

Lucila & Dinesh Ajwani
PO Box 298
Manor TX 78653-0298

Thomas M Kelley
19217 Denton Line Dr.
Manor, TX 78653-4052

Trunshedda T & Maurice L Marshall
19221 Denton Line Dr.
Manor, TX 78653-4052

Cedric Dwayne Voss
19225 Denton Line Dr.
Manor, TX 78653-4052

Christopher Motes
19229 Denton Line Dr.
Manor, TX 78653-4052

David L Howard
19233 Denton Line Dr.
Manor, TX 78653-4052

Timothy M & Daniella Gruwell
19237 Denton Line Dr.
Manor. TX 78653-4052

Alejandro & Sagrario Uriostegui Jaramillo
13204 Cabinet Dr.
Manor, TX 78653-4053

Pranay & Ritu Jaiswal
2428 Silent Brook Trl.
Round Rock,TX 78665-5641

Richard Rene Salazar
13209 Cabinet Dr.
Manor, TX 78653-4053

Jonathan Batista & Jocelyn Cruz
13213 Cabinet Dr.
Manor, TX 78653-4053

Miranda Rae Koubi & Ryan Morris Adair
13220 Nelson Houser St.
Manor, TX 78653-3989

Barbrea C Van Willis
13216 Nelson Houser St.
Manor ,TX 78653-3989

13212 Nelson Houser LLC
911 Josephine St.
Austin, TX 78704-1537

Rosalino Reynoso
13208 Nelson Houser St.
Manor, TX 78653-3989

Jorge Manuel Gonzalez & Mayra Fortuna Gonzalez
13204 Nelson Houser St.
Manor, TX 78653-3989

Ronald & Mary Wright
13200 Nelson Houser St.
Manor, TX 78653-3989

Ronney R & Jaunita J McGov
19301 W. T. Gallaway St
Manor, TX 78653-3991

Paul K Janetzke
19305 W. T. Gallaway St
Manor, TX 78653-3991

Southwest Property Assets LLC
109 Azimuth Dr.
Austin, TX 78717

Rodelio M Reyes
19313 W.T. Gallaway St
Manor, TX 78653-3991

Alejandra Medrano-Chapa & Sibone F Chapa
19317 W.T. Gallaway St
Manor, TX 78653-3991

Candido Sanchez Mendoze
19321 W.T. Gallaway St
Manor, TX 78653-3991

Miguel & Maria Medina
19201 Nelson Houser St.
Manor, TX 78653-3989

Huong Thi Thu Tran & Tuan Anh Kim
17425 Autumn Falls Dr.
Manor, TX 78653-2726

West Elgin Development Corp
9900 US Highway 290 E
Manor, TX 78653-9720

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for a Commercial Gas Station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.
Applicant: Sotol Ventures
Owner: Okra Land Inc.

BACKGROUND/SUMMARY:

This specific use permit request is for a gas station/convenience store to be built in the commercial lot of the Okra Subdivision. A presentation was given regarding this item at the May 14, 2025, P&Z Commission Regular meeting.

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

- Mail Notice
- Project Rendering
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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


OKRA




class
class


OKRA
STOP




class


OKRA


class
class

3/26/25

City of Manor Development Services

Notification for a Specific Use Permit Request

Project Name: Okra Subdivision - Gas Station SUP
Case Number: 2025-P-1719-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for the Okra Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, Tx.

Applicant: Sotol Ventures
Owner: Okra Land Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit Request 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.

Gliberto & Maria Estrada
1411 FM 973 N
Manor, TX 78653

Stanley & Sandra Voelker
14401 FM 973 N
Manor, TX 78653

Mary Clark
14404 Pernella Rd
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL
14405 FM 973 N
Manor, TX 78653

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman
14412 Pernella Rd
Manor, TX 78653

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

Arthur Ray & Odette Vanessa Taylor
14416 Pernella Rd
Manor, TX 78653

14420 Pernella Rd Intervivos Revocable Trust
14420 Pernella Rd
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

Monarch Ranch at Manor LLC
310 Enterprise Dr.
Oxford, MS 38655

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

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AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for:

- May 14, 2025, Planning and Zoning Commission Regular Session; and
- June 11, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- May 14, 2025, Planning and Zoning Commission Regular Session; and
- June 11, 2025, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

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

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

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 14, 2025

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

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Michael Burrell, Development Services Director
Shruti Vanaparthy, Assistant City Attorney
Pauline Gray, City Engineer
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz At 6:36 p.m. on Wednesday, May 14, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PRESENTATIONS

A. **SUP Request for Okra Creek:** Presented by Rachel Shanks, Okra Land Inc.

Rachel Shanks with Okra Land, Inc., 9505 Johnny Morris Road, Austin, TX, gave the Presentation for the Okra Creek SUP. Ms. Shanks answered questions regarding the presentation. *See attached.*

PUBLIC COMMENTS

Robert Battaile submitted a Public Comment via email. *See attached.*

Tammy Philips, 14515 Bois D'Arc Road, Manor, TX, submitted a speaker card to speak during Public Comment. Ms. Philips spoke regarding a recent violation of her privacy due to her address being used by someone besides herself. She gave details on recent and past experiences in Manor and LaGrange, Texas.

PUBLIC HEARING

1. **Conduct a public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.** Applicant: Forestar (USA) Real Estate Group. Owner: Forestar (USA) Real Estate Group.

   City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

   Chair Paiz opened the public hearing.

   Daryl Swenson, 1120 W. Lovers Lane, Arlington, Texas, submitted a speaker card to speak in opposition of this item. Mr. Swenson described where his property was in relation to this development. He requested additional information on the proposed adjustment to the 100-year floodplain area and the rerouting of the creek bed. He expressed his concerns for the impact on his property.

   Director Burrell gave a summary of the amendment for the Manor Heights Subdivision.

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

There was no further discussion.

Motion to Close carried 6-0.

2. **Conduct a public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.** Applicant: Ricardo Velazquez. Owner: Rocio Valazquez.

   City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.

   Chair Paiz opened the public hearing.

   Marvin Chacon, 305 Milton Cove, Pflugerville, Texas, submitted a speaker card to speak in support of this item. Mr. Chacon stated he owned property next to this lot. He stated he had multiple restrictions on his property and would like more details on the planned development of the Event Center that is being proposed.

   Director Burrell provided background for the Specific Use Permit.

   Rocio Velazquez, 14122 FM 1100, Manor, Texas submitted a speaker card in support of this item. Ms. Velazquez did not wish to speak; however, she was available for any questions.

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

3. **Consideration, discussion, and possible action to approve the minutes for April 9, 2025, Planning and Zoning Commission Regular Session.**

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

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.** Applicant: Forestar (USA) Real Estate Group. Owner: Forestar (USA) Real Estate Group.

City Staff recommended that the Planning and Zoning Commission approve the PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

Ethan Harwell with Kimley-Horn, 10814 Jollyville Road, Building 4, Suite 200, Austin, Texas, submitted a speaker card to speak in support of this item. He gave background and reasons for the PUD Amendment. He stated he could not speak directly on the rerouting of the creek bed but assured the Commission that they would not be pushing water onto the neighboring property. *See attached.*

Discussion was held regarding the renumbering of the phases for this amendment. Concerns were expressed for the conflicting data that would occur if approved as is. Commissioner Stensland recommended a correction prior to this item going to the City Council.

City Engineer Gray answered questions regarding the roadway construction planned for the Manor Heights Subdivision.

Director Burrell stated that he would ensure the documents were labelled properly to match the prior phase numbering prior to this item going to the Council for consideration.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Stensland to approve the PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

Assistant City Attorney stated the motion for Agenda Item #4 would need to contain the condition of the numbering correction.

RECONSIDERATION

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to reconsider the motion for Agenda Item #4.

There was no further discussion.

Motion to Reconsider carried 6-0.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the PUD Amendment for the Manor Heights Subdivision, being located to the Northeast of the intersection of US Highway 290 and Old Kimbro Rd. Manor, TX, with the condition to correct the phasing map to match historical records on file with the City of Manor before presenting to Council.

There was no further discussion.

Motion to Approve carried 6-0.

5. **Consideration, discussion, and possible action on a Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.** Applicant: Ricardo Velazquez. Owner: Rocio Valazquez.

   City Staff recommended that the Planning and Zoning Commission approve the Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.

   Discussion was held regarding the Parcel ID and the address information for this item. Director Burrell stated the address is correct; however, the Parcel ID was not. He stated this item has been cleared by the City Attorney to proceed as is due to the address being correct.

   Rocio Velazquez, 14122 FM 1100, Manor, Texas submitted a speaker card in support of this item. Ms. Velazquez gave a presentation for the proposed Event Center. *See attached*.

   Ms. Velazquez answered questions regarding future phases for this event.

   Director Burrell gave information specific to the request for the Specific Use Permit for the Event Center.

   Discussion was held regarding parking, access, and property location.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Specific Use Permit for an event center, one (1) lot on 3.75 acres, more or less, being TCAD parcel number 248155 and being located at 14122 FM 1100, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

6. **Consideration, discussion, and possible action on a final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln., and to the west of FM 973 Manor, TX.** Applicant: Quiddity Engineering. Owner: Gregg Lane Dev, LLC.

City Staff recommended that the Planning and Zoning Commission approve the final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln. ,and to the west of FM 973 Manor, TX.

Director Burrell stated this item has been reviewed and approved by City Engineers.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the final plat for phase 1 of the New Haven subdivision, one hundred and fourteen (114) lots on 32.5985 acres, more or less, and being generally located to the east of Fuchs Grove Rd., to the North of Gregg Ln., and to the west of FM 973 Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Terry to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:31 p.m. on Wednesday May 14, 2025.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on July 9, 2025.

APPROVED:

_____

Felix Paiz
Chairperson

ATTEST:

_____

Mandy Miller
Development Services Supervisor

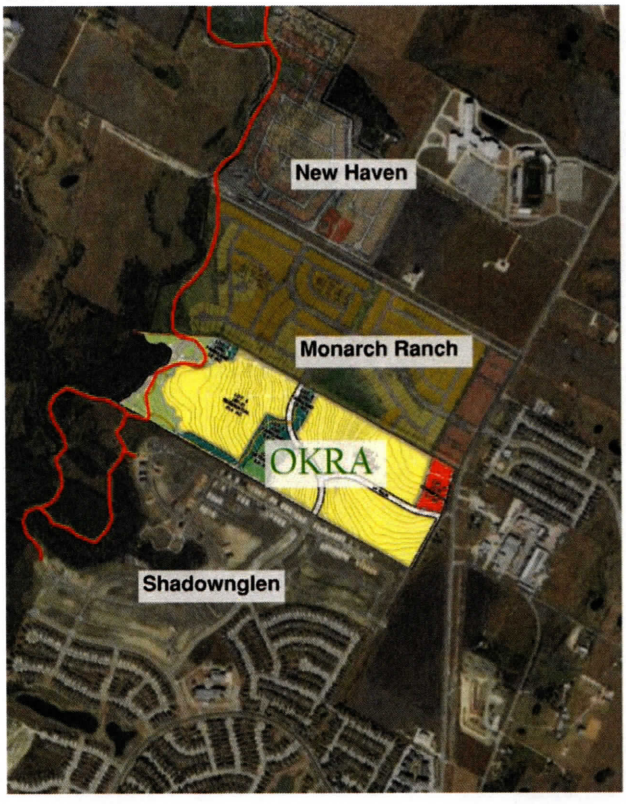
DRAFT

From: battaile@calexas.com
To: Michael Burrell; P&ZCommission;
Cc:

Subject:
Date:
Attachments:

Mike Burrell,
Hello. Please read this email out loud during the Public Comments section at the start of the Planning and Zoning Commission Meeting. I look forward to watching the live stream at 6:30 tonight, Wednesday, May 14. Agenda link-->>
https://meetings.municode.com/adaHtmlDocument/index?cc=MANORTX&me=44e1f930dfaf484ab027c0220869a79f&ip=true
Failure to read my Public Comments risks jeopardizing the City's claims of "Municipal Immunity" as this violates the **Open Meetings Act** and thereby is a violation of the constitutional CIVIL RIGHTS of *every* citizen.
1) Presentation. The Okra developers are requesting to put a Gas Station/Convenience Store at the front of their housing development. There is NO MENTION of electric charging stations. Manor did a Proclamation for "Earth Day" but does little of nothing to promote its pillars. P&Z had moderate success getting EV stations at a "convenience" store near Elgin. I think Council may have shot you down a few notches on that one. Maybe not. p.s. **1600 homes** being added nearby x 3.2 = 5,120 PEOPLE AND CARS.
2) Agenda Item 2. 256 additional lots at Manor Heights but NO MENTION of the Park Fees. 256 units x $700 ea = $179,200 for Park Land in-lieu fees PLUS 256 units x $600 each for Park Developer Fees = TOTAL OWED $332,800.
As you should know by now, we have the OPTION of taking the LAND; and putting the park wherever WE WANT it. (which is on the main drags visible to people driving by and not hidden in the subdivision interiors). Manor risks a complete build-out of apts and high-density and endless subdivisions such that unless we start requiring parkland NOW... there won't be any left. We can't magically "create it."
HOW MUCH PARKLAND would they owe, Robert? **YOU FIGURE IT OUT, P&Z!**. That's YOUR JOB. YOU VOTED to change the regs... so, start USING YOUR CHANGES. You're "supposed to be" a COMMISSION. When will you spread your wings and fly. Will the "Commissioners" get to have their own email address this year? Will you have ANY town halls? Will you have the BOGUS Comprehensive Plan TRASHED? Did you figure out what a "Historic District" is yet? You voted for it ~ when will you enforce it?
3) CONSENT ITEM to approve the Minutes... Here's a pesky question: WHERE'S THE MINUTES? "Who cares, we're winging' it."
And then Agenda items 4-6 are "the votes" on the above items. Again.
4. P&Z COMMISSIONERS, please note that Monarch Ranch is STILL trying to EVADE their in-lieu Park Fees. I know because their attorneys were in court yesterday fighting NOT to

have to pay them. Hello. There is NO PARKLAND on their OWN MAP. Anybody home? Are you just going to GIVE AWAY $200,000 bucks?
www.calexas.com/Appendix-to-Save-Manor-TX.pdf **PAGE 174 is the MAP**
5. P&Z COMMISSIONERS, please note that the "PARK AT MANOR CROSSING" is STILL trying to EVADE "SOME" of their in-lieu Park Fees. I know because their attorneys were in court yesterday. The Attorney said they were/had planned to pay some of them on one of the two parcels. Again... Hello. There is NO PARKLAND on their OWN MAP. Anybody home? **PAGE 168 of the Appendix**. NOTE also the PLAZAS that you are TOO AFRAID TO REQUIRE. *Why are you so TIMID?*
6. Now that we have a "NEW" new downtown... can we stop destroying OLD MANOR. STOP THE Sushil Mehta "PROJECTS" (APARTMENTS). That's our homestead property!!! We DON'T NEED another 800 people crammed in there waiting to be barbecued in high-winds fire event.
Thank you.
Robert Battle
cc: Texas Attorneys General, and other civic "leaders"
bcc:



Growth in Manor, TX

- Manor is experiencing rapid residential development.
- Over 1,600 new homes across:
- - Okra (309 SF homes)
- - Monarch Ranch (400 SF homes)
- - New Haven (272 SF homes)
- - Mustang Valley (380 SF homes)
- - Palomino (234 two-family homes)
- **Traffic count on FM 973: ~18,101 daily trips and growing.**



Proposed Gas Station with Strip Center

- Gas station will anchor a small retail strip center.
- Additional retail includes convenience store, quick-service food, or service-based tenants.
- Designed for daily community needs and



SUP request for Okra Creek

Presented by Okra Land Inc.

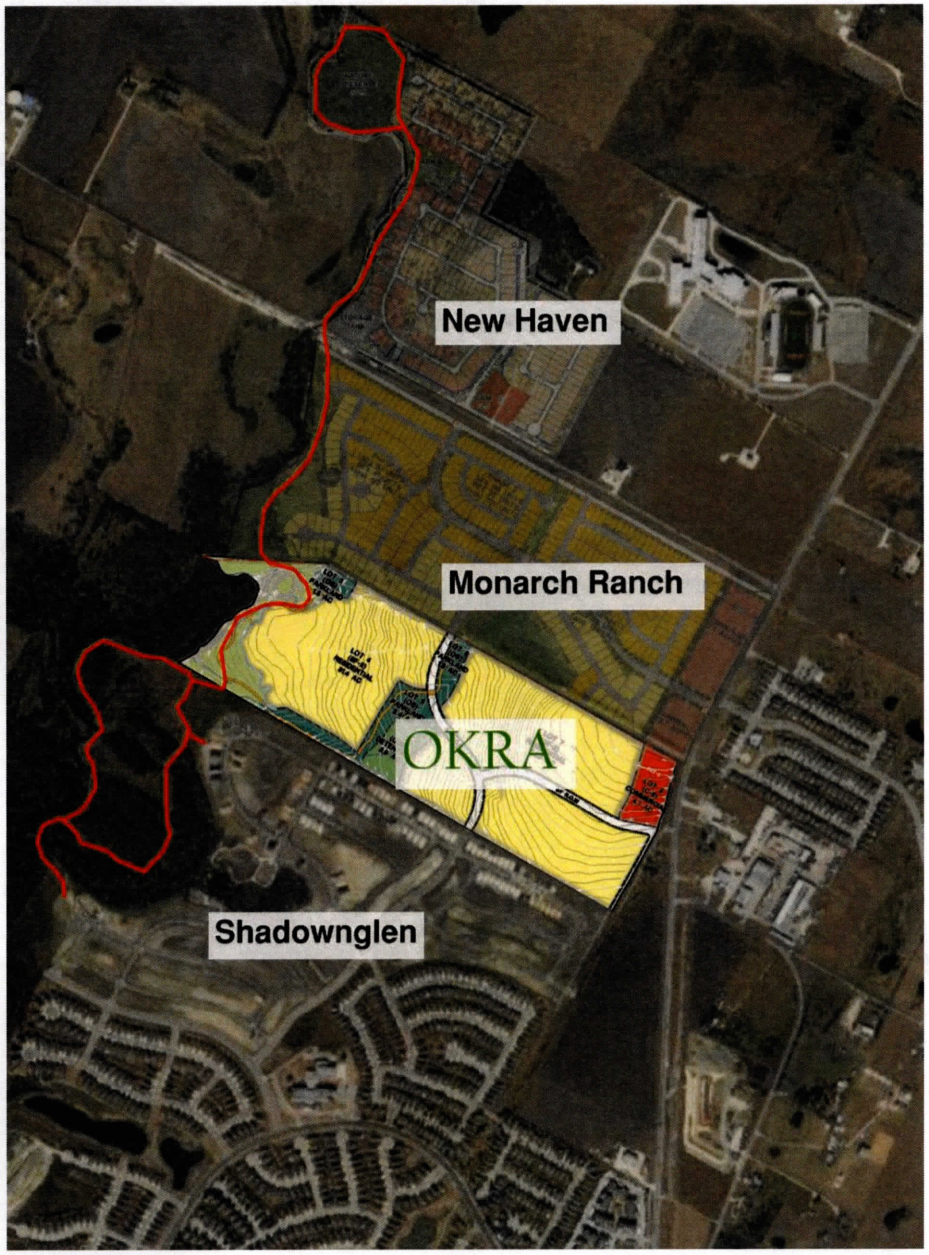
Existing Gas Stations Along FM 973

- **Chevron** – AM Traffic, 0.8 miles away
- **Manor Market** – PM Traffic, 0.7 miles

Observation:

There are limited gas station options directly on FM 973 in the Manor area, especially heading south.





Growth in Manor, TX

- Manor is experiencing rapid residential development.
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- - Okra (309 SF homes)
- - Monarch Ranch (400 SF homes)
- - New Haven (272 SF homes)
- - Mustang Valley (380 SF homes)
- - Palomino (234 two-family homes)
- **· Traffic count on FM 973: ~18,101 daily trips and growing.**



Why a New Gas Station is Needed

- Increased demand due to population growth.
- Strategic location on FM 973 for commuter convenience.
- Alleviates traffic pressure by offering accessible fuel and services near residential zones.
- Supports city's infrastructure and growth strategy.

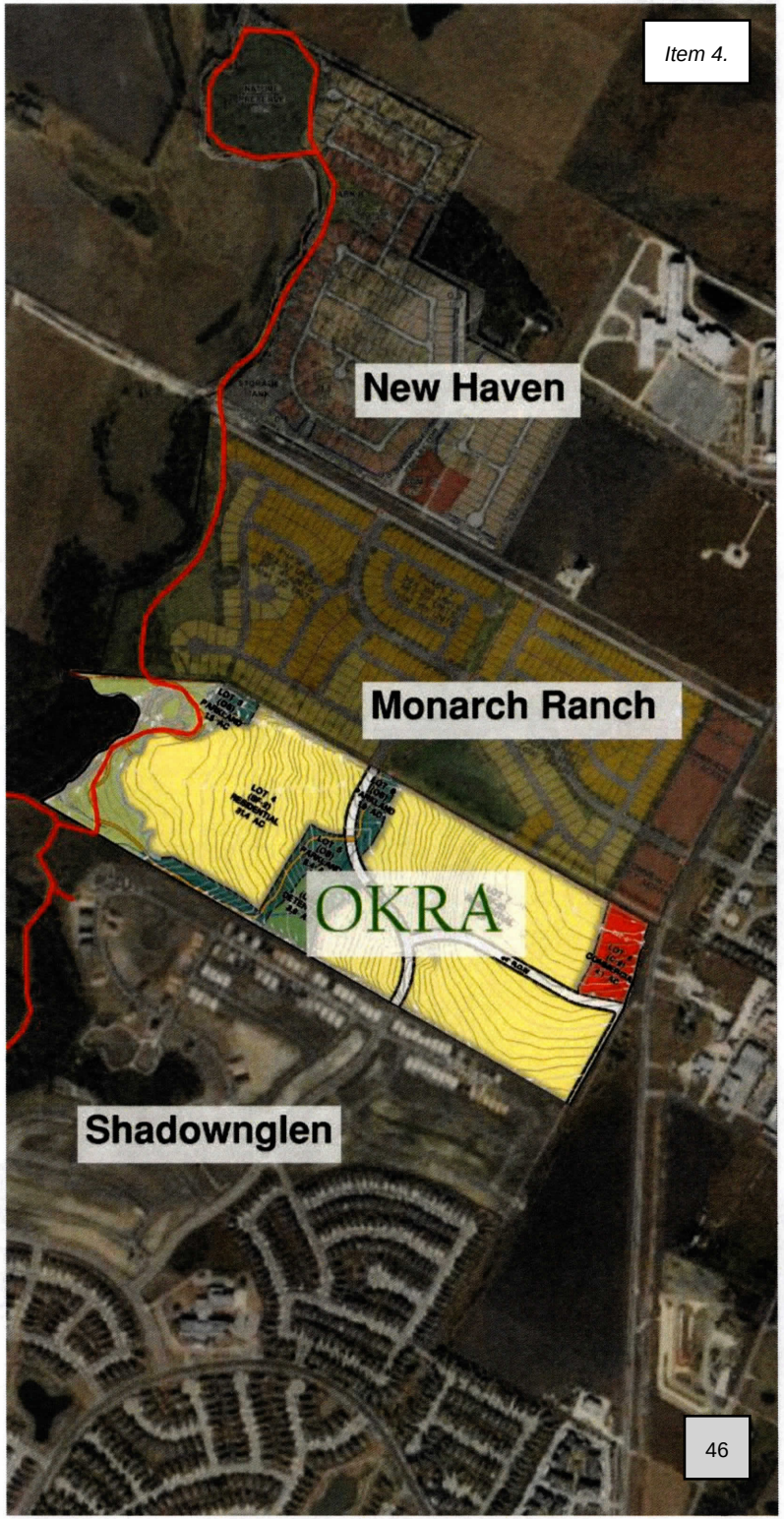


Proposed Gas Station with Strip Center

- Gas station will anchor a small retail strip center.
- Additional retail includes convenience store, quick-service food, or service-based tenants.
- Designed for daily community needs and commuter traffic.

Additional Commercial Growth Nodes

- Monarch Ranch – 11 acres of commercial
- New Haven – 2.5 acres of commercial
- Okra Land – 4.1 acres of commercial with proposed SUP
- One of these locations will include a gas station to support regional traffic and residential demand.





Economic & Community Impact

- New gas station will create jobs and generate tax revenue.
- Enhances quality of life with nearby essential services.
- Supports mixed-use planning vision of Manor's growth corridors.

Conclusion

- Manor's growth demands expanded infrastructure.
- A new gas station on FM 973 is essential and justified.
- Integrated retail will further serve the growing community.
- Proposed SUP aligns with the city's strategic goals.

Manor Heights PUD Amendment

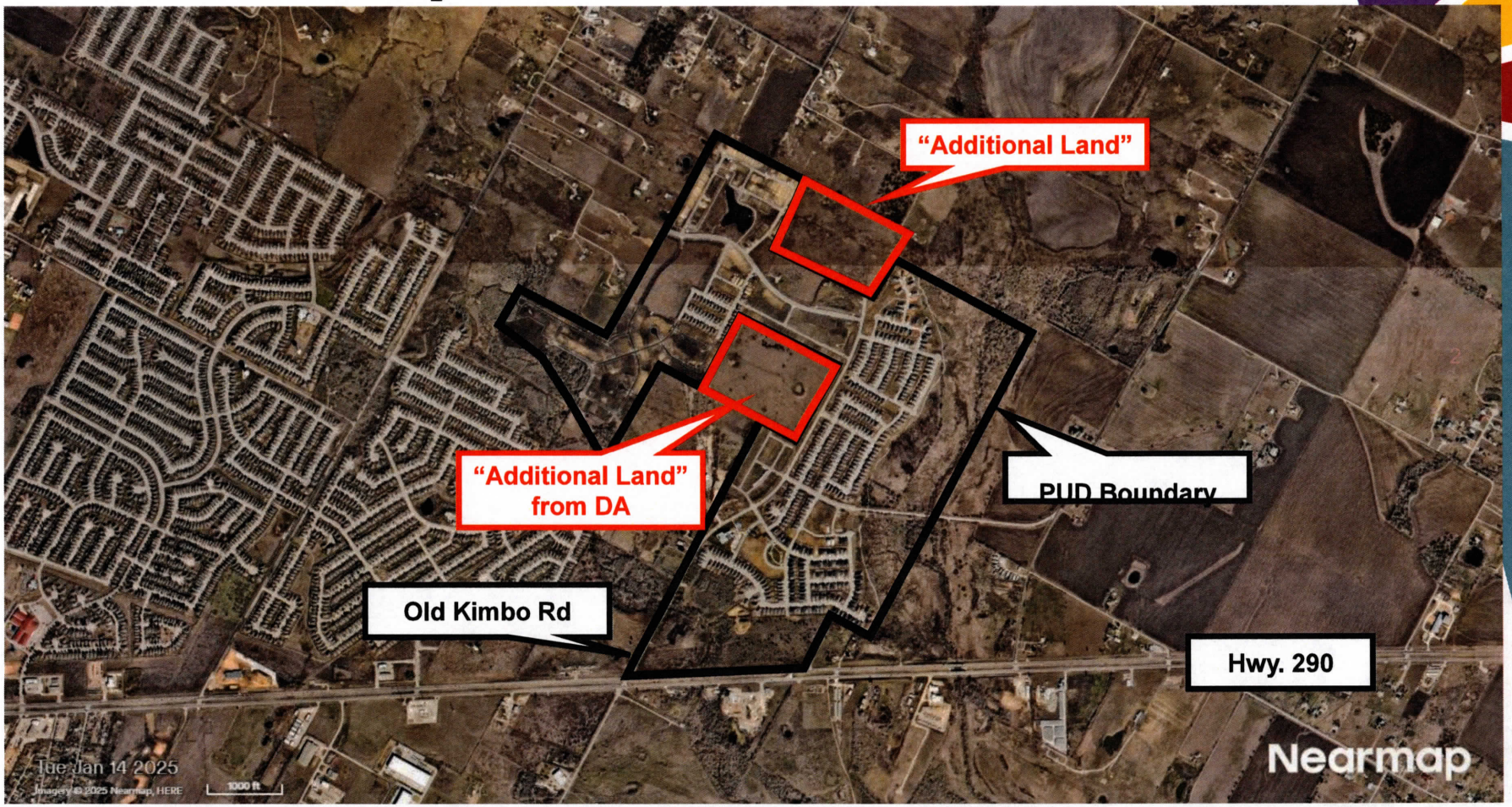
City of Manor

Planning & Zoning Commission

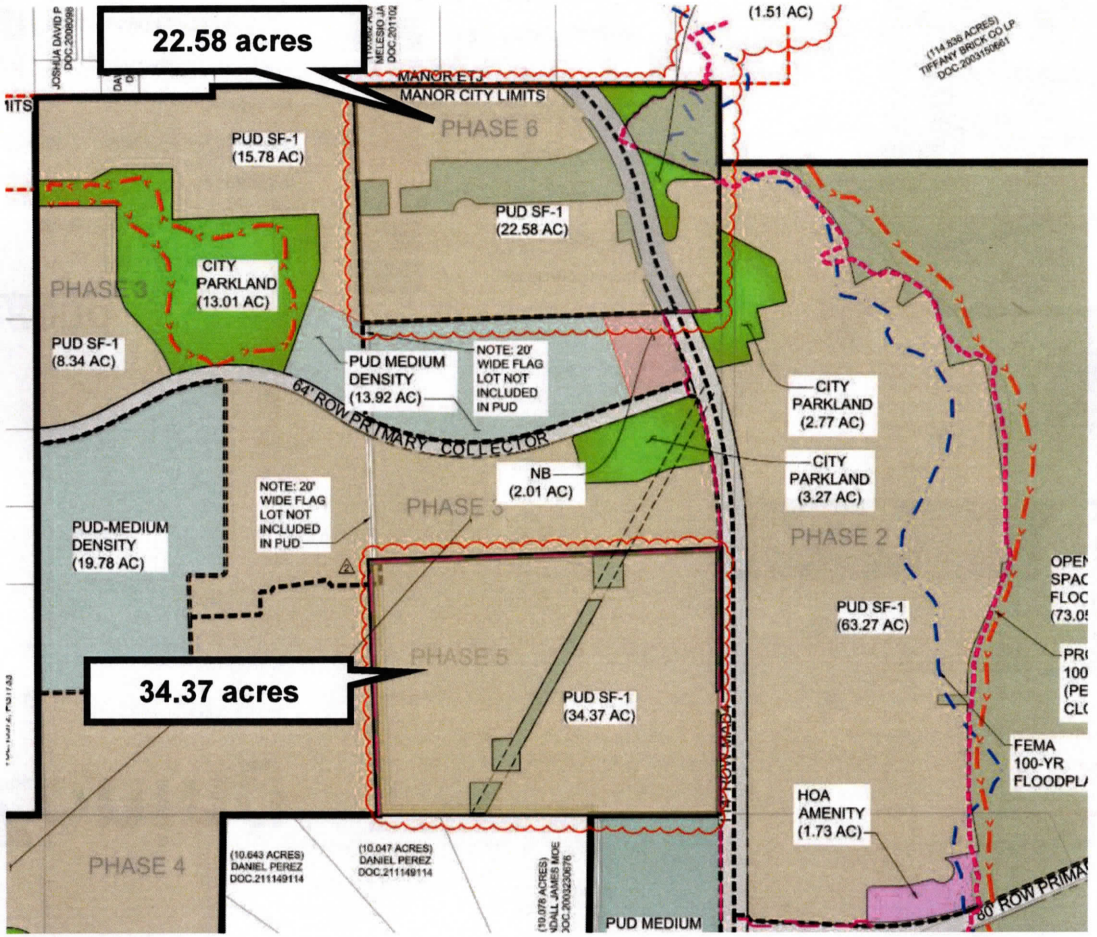
March 14, 2025

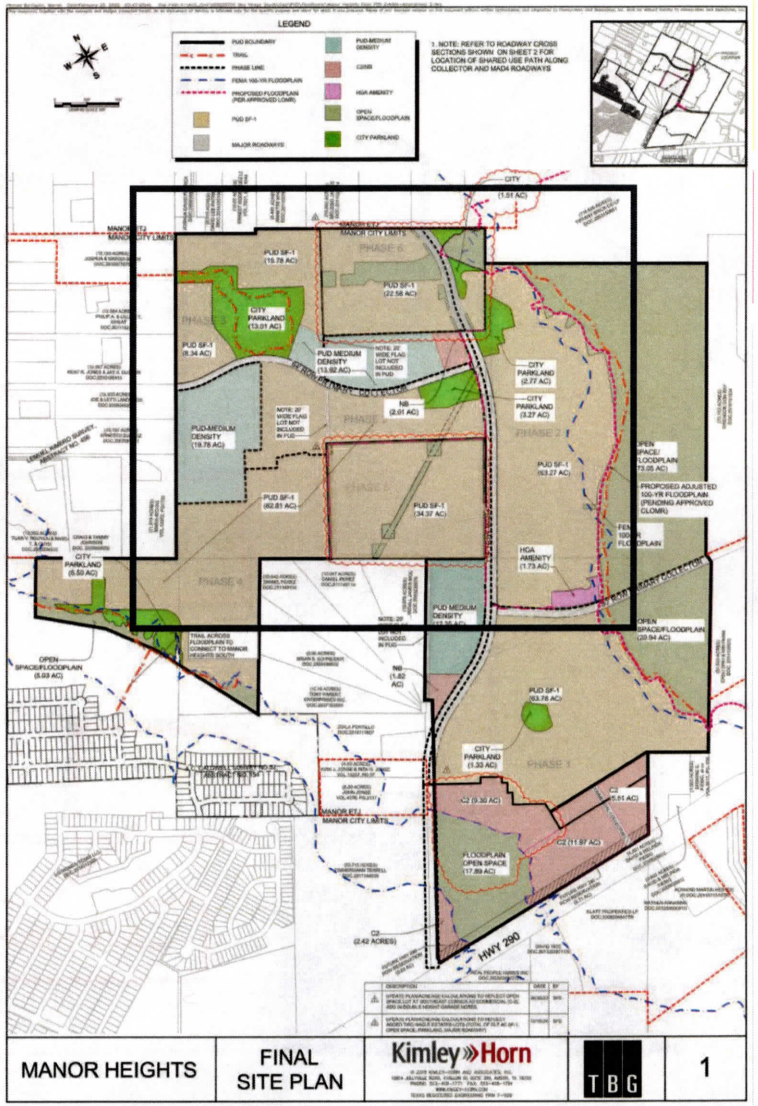
Kimley»Horn

Location Map

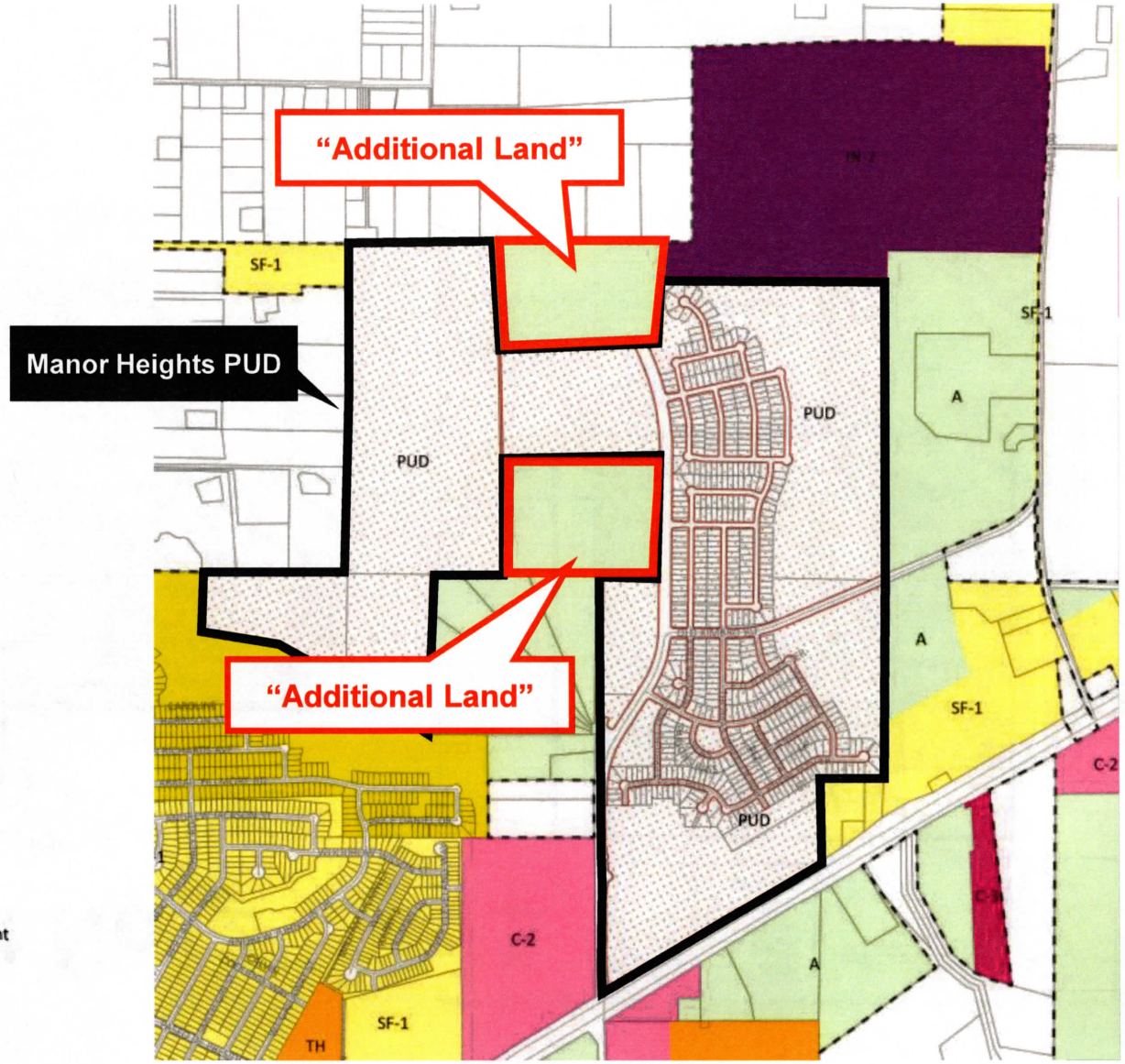


PUD Amendment No. 2





Zoning



Legend

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

Future Land Use



Thank You

Ethan Harwell, AICP
Kimley-Horn and Associates
512 580 5803
Ethan.Harwell@Kimley-Horn.com

Kimley»Horn

CHECKSET FOR REVIEW ONLY

ROUTE 1100 EVENT CENTER



3D VISUALIZATION





OUTLINE SPECIFICATIONS FOR OFFICE BUILDING MANOR, TEXAS

DIVISION 1 - GENERAL REQUIREMENTS

.1 General:

.01 This project shall be constructed of carefully selected materials to provide low maintenance cost, initial low construction cost and durability.

.02 All provisions for the handicapped are to be part of the contract.

.2 Insurance: General Contractor shall furnish and pay for the following insurance policies indemnifying himself, the Owner and the Architect.

DIVISION 2 - SITE WORK:

.1 Soil Treatment: Termite control is to be provided under entire building slab.

.2 Sidewalks: To be 4" thick Concrete over 2" compacted sandfill. Reinforced with welded wire mesh.

.3 Finish Grading: To be hand graded approximately 20' from the building and all improvements.

.4 Landscaping: Included as a part of this contract.

DIVISION 3 - CONCRETE:

.1 Foundation: Reinforced concrete monolithic beam and slab on 6" compacted selected fill. Concrete slab shall be trowel finish. All concrete shall be minimum 3,000 PSI Test at 28 days.

.2 Vapor Barrier: 6 mil polyethelene

DIVISION 4 - MASONRY:

.1 Portland Cement Plaster system over hot dipped galv. paper backed self furring metal lath over 8" cmu with cavity wall foam filled insulation

.2 Interior Stud Walls: 4" studs and gypsum drywall partitions.

DIVISION 6 - CARPENTRY:

.1 Architectural wood work.

DIVISION 7 - MOISTURE CONTROL:

.1 Roofing: METAL Roofing system
.2 Insulation: 6" building insulation. Batt insulation above SAC.

DIVISION 8 - DOORS, WINDOWS, AND GLASS:

.1 Doors and Frames: All interior doors shall be 1-3/4" solid core flush veneer doors. Frames shall be hollow metal frames.

.2 Storefront Doors and Frames: All exterior storefront system shall be aluminum.

.3 Glass: All glass shall be 1/4" tempered glass.

DIVISION 9 - FINISHES:

.1 Floors: All central traffic areas shall be vinyl composition tile

01 Offices to be 1/8" vinyl composition tile.
02 Base shall be rubber base.

.2 Walls
01 All gypsum walls shall be painted.

.3 Ceilings: Areas where shown shall be suspended acoustical grid system with square edge fissured mineral fiber board panels. and/or painted gypsum board

DIVISION 10 - SPECIALTIES:

.1 None Required.

DIVISION 11 - EQUIPMENT:

.1 None Required.

DIVISION 12 - FURNISHINGS:

.1 None Required.

DIVISION 13 - SPECIAL CONSTRUCTION:

.1 None Required

PROJECT INFORMATION

2018 International Building Code
2018 International Mechanical Code
2018 International Fire Code
2018 International Plumbing Code
2018 International Energy Conservation Code
2018 National Electric Code
2018 NPPA Life Safety Code
ADA Accessibility Guidelines

1. USE AND OCCUPANCY CLASSIFICATION: EVENT CENTER

2. BUILDING HEIGHT:

Actual Height (stories/height) 1 story / 22'-6"

3. BUILDING AREA:
Building Floor Area (Fire Area) 5,865

4. Fire Protection Systems:
A. Fire Smoke Detection Required Yes Provided Yes
B. Portable fire Exinguisher Required Yes Provided Yes
C. Fire Sprinkler System Required NO Provided NO

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EVENT CENTER DESIGN FOR

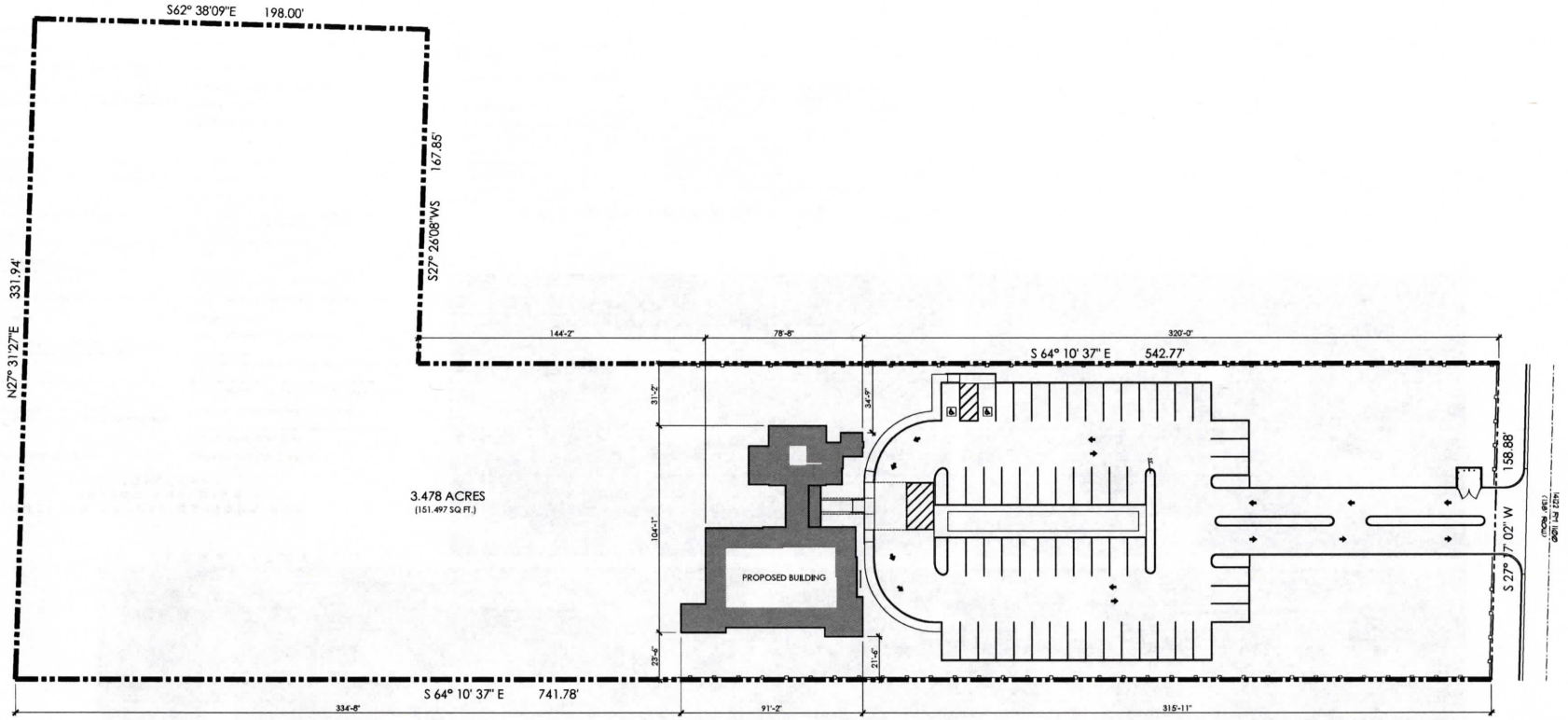
ROUTE 1100 EVENT CENTER

BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY
TRAVIS COUNTY, TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	COVER
PROJECT #	DT24-096

SHEET
COVER



BUILDING LOCATION PLAN

SCALE: 1" = 20'-0"

SITE NOTES:

1. FINISH GRADE TO BE 6" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0", THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"
2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.
3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

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DRAWING NAME:	SITE PLAN
PROJECT #	DT24-096

SHEET

C1.01

LEGEND

LANDSCAPE	5,695.22	S.F.
PAVED PARKING LOT	9,405.45	S.F.
SIDEWALKS	1,817.09	S.F.
BUILDING	5,865.00	S.F.
CURB & GUTTER	599.00	L.F.
DEVELOPMENT LOT	25,000.00	S.F.

OWNER INFORMATION

NAME: ROCIO VELASQUEZ

COMPANY:

ADDRESS:

PHONE: 512.840.8392

PARKING SPACES

ZONING: Commercial

PARKING REQUIRED : 23 PARKING SPACES

PARKING PROVIDED : 25 PARKING SPACES

WASTE DISPOSAL DUMPSTER ENCLOSURE SPECIFICATIONS

SPACE REQUIREMENTSFOR AREA TO BE UTILIZED BY TRUCK

A) SIDE LOAD TRUCK: SINCE SIDE LOAD DUMPSTERS ARE SERVICED WITH THE TRUCK PARKED PARALLEL TO THE ENCLOSURE AND THE LIFTING MECHANISM IS LOCATED DIRECTLY BEHIND THE DRIVER'S FRONT DOOR, SIGNIFICANT PORTIONS OF THE TRUCK EXTEND BEYOND THE DUMPSTER IN BOTH DIRECTIONS. IT IS REQUIRED THEREFORE THAT THE AREAS DESCRIBED BELOW BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER ENCLOSURE

B) FRONT LOAD TRUCK: SINCE A FRONT LOAD TRUCK IS SIGNIFICANTLY LARGER THAN A SIDE LOAD TRUCK THE SPACE REQUIREMENTS ARE GREATER. A FRONT LOAD TRUCK SERVICES THE DUMPSTER WHILE PARKED PERPENDICULAR TO THE ENCLOSURE AND THE TRUCKS FRONT BUMPER RESTING AGAINST FACE OF DUMPSTER. THE AREA DESCRIBED BELOW MUST BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER.

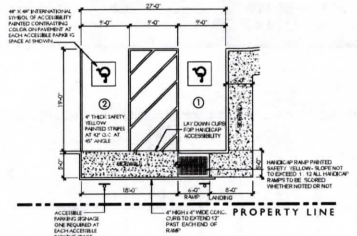
GATES
MUST SWING OPEN FULLY 180 DEGREES. SLIDING BARREL BOLTS MUST BE INSTALLED ON INSIDE WALL OF EACH GATE AT BOTTOM CORNERS. HOLES LARGE ENOUGH TO RECEIVE BARREL BOLTS MUST BE DRILLED IN PARKING LOT SURFACEAT FULLY CLOSED LOCATION AND THE FULLY OPEN (180 DEGREES LOCATION

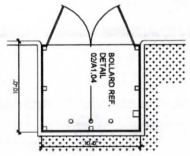
ENCLOSURE DIMENSIONS
10' INTERIOR SIDE WALL TO INTERIOR SIDE WALL
10' INTERIOR OR GATE TO INTERIOR OF REAR WALL

FROM LEFT SIDE WALL TO TRUCK 'S REAR BUMPER: 30'
FROM RIGHT SIDE WALL TO TRUCK 'S FRONT BUMPER: 30'

FROM ENCLOSURE GATES TO TRUCKS REAR BUMPER: 50'

OPENING AND CLOSING OF GATES
IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO OPEN AND CLOSE THE GATES ON SERVICE DATES. IT IS RECOMMENDED THAT THE GATES BE OPENED AT THE START OF THE BUSINESS ON SERVICE DAYS





TRASH ENCLOSURE

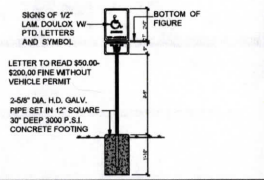
SCALE: 1/8" = 1'-0"

SITE NOTES:

1. FINISH GRADE TO BE 6" BELOW FINISH FLOOR ELEVATION SLOPE AWAY FROM ALL IMPROVEMENTS AT A RATE OF 1/4" PER FOOT FOR THE FIRST 10'-0"; THEN AT A RATE OF 1/8" PER FOOT FOR THE NEXT 20'-0"

2. SIDE WALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.

3. REFERENCE SHEET MEP1 FOR SITE IMPROVEMENTS AND MECHANICAL, ELECTRICAL, AND PLUMBING SITE NOTES

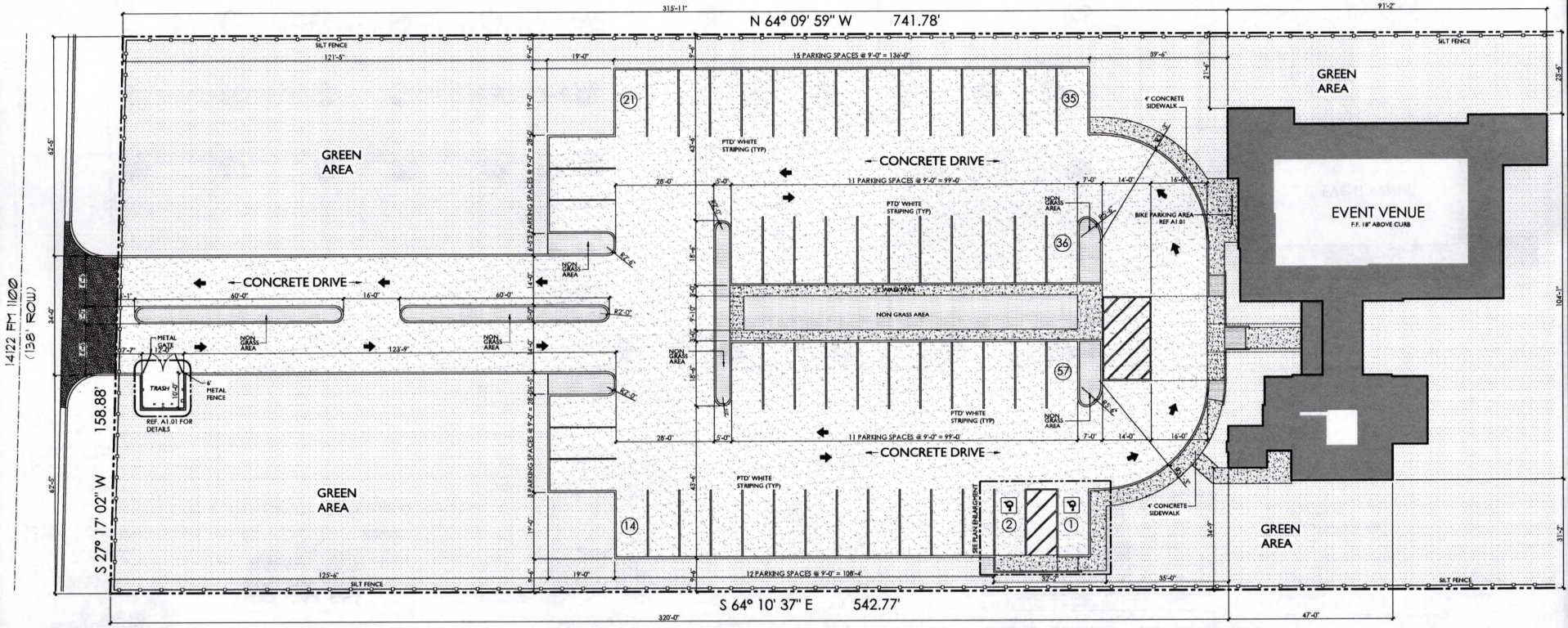


SIGN/ ANCHOR DETAIL

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

ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE



SITE PLAN

SCALE: 3/16" = 1'-0"

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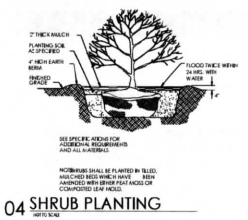
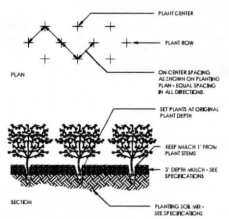
PROJECT #	DT24-096

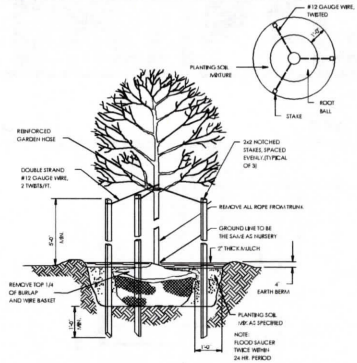
SHEET C1.02



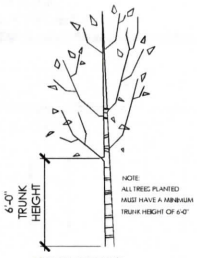
04 SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
NOT TO SCALE



01 TYP. DECIDUOUS TREE PLANTING
NOT TO SCALE



02 TREE DETAIL
NTS

LANDSCAPE PLAN NOTES:

1. OWNER WILL INSTALL BACKFLOW PREVENTER SYSTEM FOR LANDSCAPE SPRINKLER SYSTEM (COORDINATE LOCAL PUBLIC UTILITIES)
2. NO POWER LINES ARE CURRENTLY LOCATED ON PROPERTY

IRRIGATION NOTE:

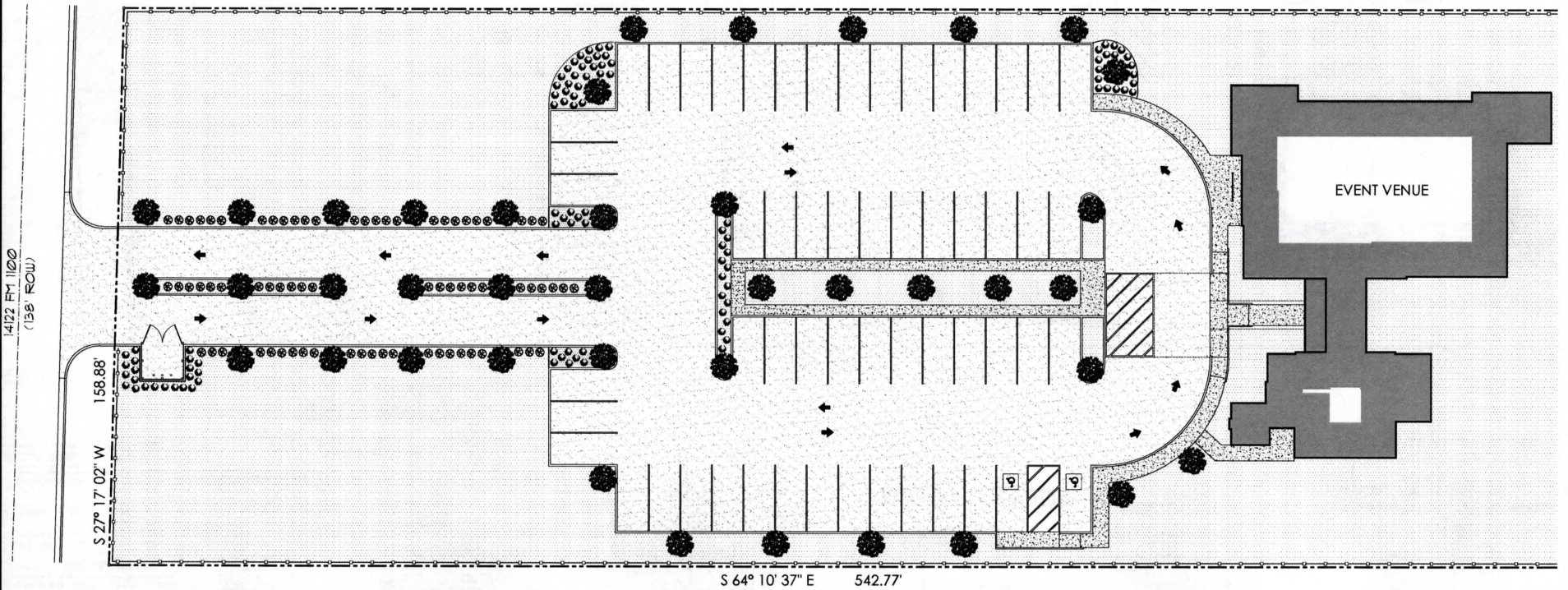
THE APPLICANT WILL PROVIDE AN AUTOMATIC IRRIGATION ON OR BEFORE ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY.

LANDSCAPING LEGEND

QTY.	COMMON NAME	BOTANICAL NAME	SYMBOL	SIZE
107	OLEANDER	NERIUM OLEANDER		1 GAL./ 36"
40	OAK TREE	QUERCUS COCCINEA		3" CAL /6' HIGH
73	MEXICAN ORANGE BLOSSOM	CHIOSYA TERNATA		3" CAL /3' HIGH
–				OPEN LAWN GRASS / HYDRO MULCHED GRASS

LANDSCAPE ORDINANCE REQUIREMENTS

DESCRIPTION	QUANTITY
TOTAL SITE AREA	151,497.00 S.F.
DEVELOPED AREA	67,375.00 S.F.
PROVIDED PARKING LOT TREES	40
AREA OF IRRIGATION	SPRINKLER SYSTEM



SITE PLAN

SCALE: 3/16" = 1'-0"

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OFFICE
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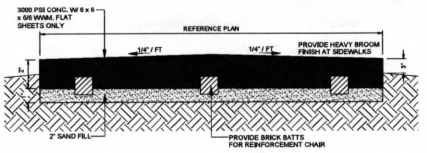
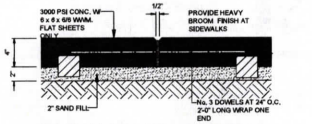
DATE:	4.12.25
DRAWING NAME:	LANDSCAPE
PROJECT #	DT24-096

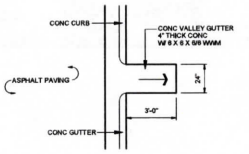
SHEET **C1.03**



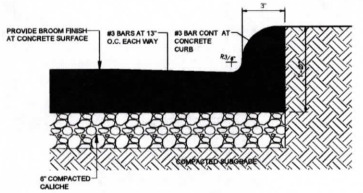
11 SIDEWALK DETAIL
SCALE: 1-1/2" = 1'-0"



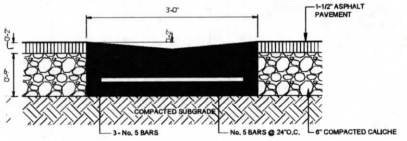
07 SIDEWALK EXP. JT. DETAIL
SCALE: 1-1/2"=1'-0"



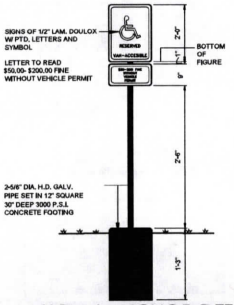
03 CURB BREAK DETAIL
SCALE 1/4" = 1'-0"



10 CURB & GUTTER DETAIL
SCALE 1 1/2" = 1'-0"



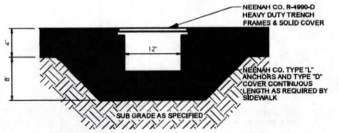
06 VALLEY GUTTER DETAIL
SCALE 1-1/2"=1'-0"



02 SIGN / ANCHOR DETAIL
SCALE: 1/2"=1'-0"

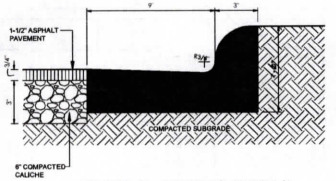
ONE (1) VAN ACCESSIBLE HANDICAP PARKING SPACE REQUIRED AT EACH DESIGNATED HANDICAP PARKING AREAS

ONE (1) SIGN SIMILAR FOR REGULAR HANDICAP PARKING SPACE. SIGN DOES NOT INCLUDE VAN ACCESSIBLE NAME. ONE (1) PER HANDICAP SPACE

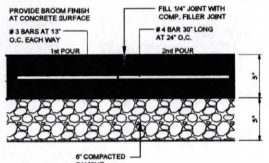


05 TRENCH DETAIL
SCALE 1 1/2" = 1'-0"

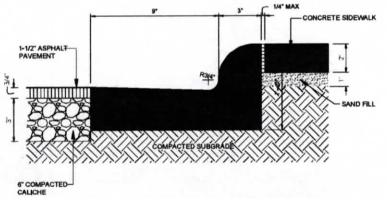
NOTE: PROVIDE FOR FIFTEEN (25) UNITS TO BE LOCATED BY ARCHITECTS OFFICE



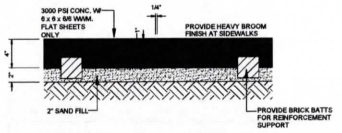
09 CURB & GUTTER DETAIL
SCALE 1 1/2" = 1'-0"



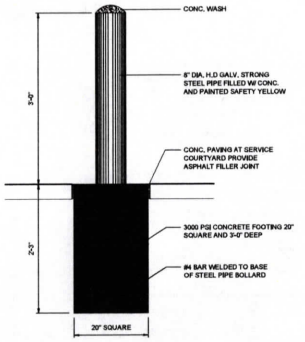
13 CONC. PAVING CONST. JNT.
SCALE: 3/4" = 1'-0"



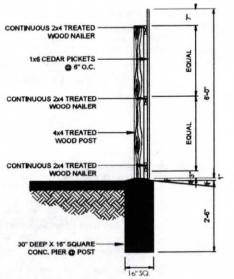
08 CURB & GUTTER DETAIL @ SIDEWALK CONDITION
SCALE 1 1/2" = 1'-0"



12 SIDEWALK CONTROL JT.
SCALE: 1-1/2"=1'-0"



04 PIPE BULLARD DETAIL
SCALE 3/8" = 1'-0" SEE SITE PLAN FOR LOCATION



01 CEDAR FENCE SECTION
SCALE: 3/4"=1'-0"

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EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

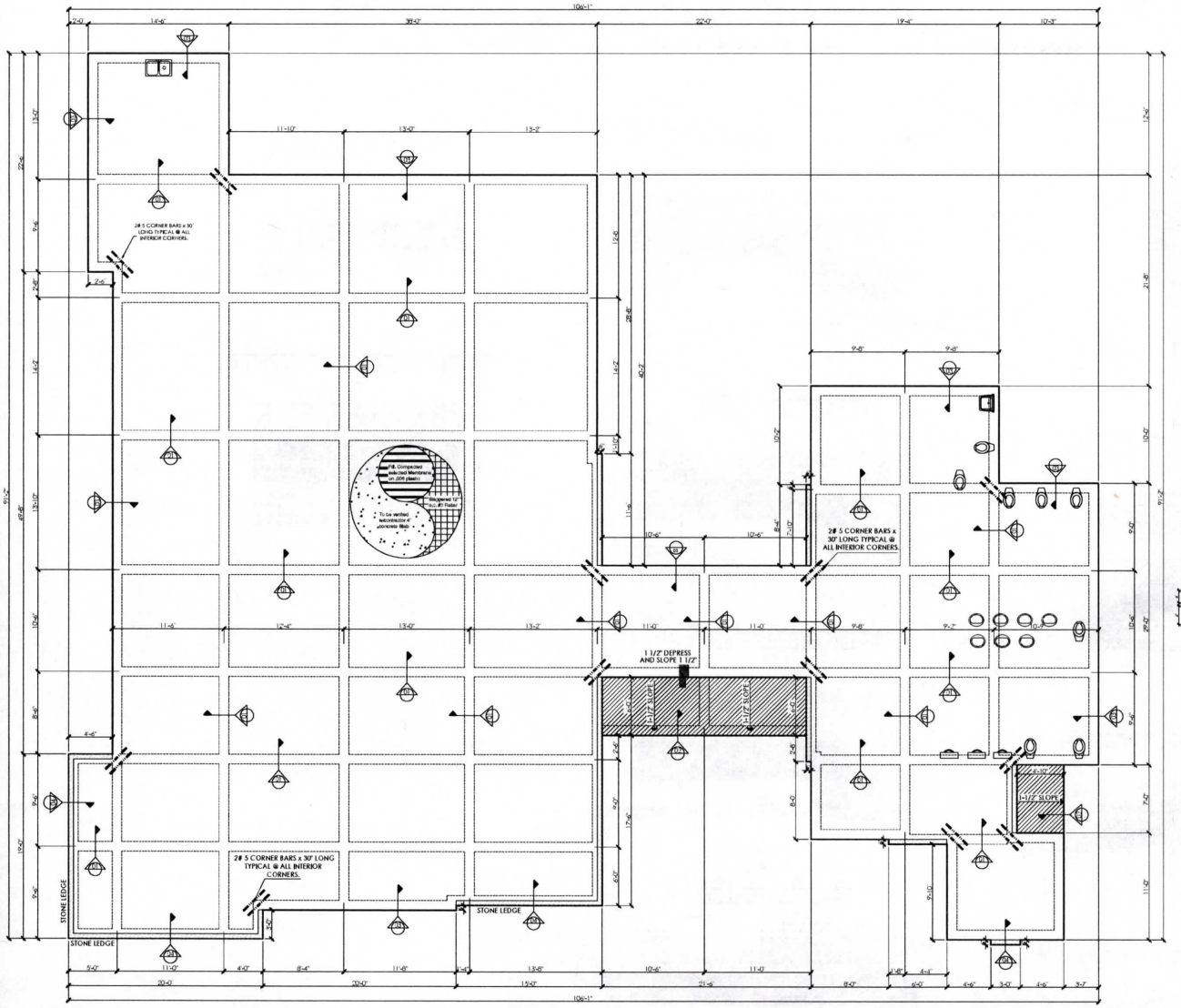
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Pike Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	SITE PLAN DETAILS
PROJECT #	DT24-096

SHEET **A2.03**



CONCRETE NOTES

1. ALL CONCRETE WORK, DETAILING and ERECTION SHALL CONFORM to THE FOLLOWING:
   ACI #301: SPECIFICATIONS
   ACI #318: BUILDING CODE REQUIREMENTS
   ACI #315: MANUAL OF STANDARD PRACTICE
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
   SIDEWALKS and DRIVES: 3000 PSI
   SLABS and GRADE BEAMS: 3000 PSI
3. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:

REINFORCING:	Ast S, Grade 60, Deformed
WELDED WIRE MESH:	A185
AGGREGATE:	C33
READY MIXED CONCRETE:	C94
PORTLAND CEMENT:	C150
FIELD CYLINDERS:	C31
COMPRESSIVE TESTING:	C39

4. STANDARD PROTECTIVE COVER FOR REINFORCING, UNLESS OTHERWISE NOTED:

AGAINST DIRT or FILL:	2 inches
EXPOSED TO EARTH or WEATHER:	2 inches
SLABS and WALLS:	1 inch
OTHER:	1 1/2 inches

5. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI #315
6. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED IN SLABS OF BEAMS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER
7. MAINTAIN AT LEAST 1 INCH BETWEEN REINFORCING BARS WHEREVER POSSIBLE
8. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 40 BAR DIAMETERS OR 12 inches MIN.
9. PUMPED CONCRETE SHALL MEET THESE ADDITIONAL REQUIREMENTS:

MAXIMUM COARSE AGGREGATE SIZE:	3/4 inch
ADDITIONAL CEMENT:	1/2 Sack
MAXIMUM SLUMP:	5 Inches

DO NOT PUMP THRU AN ALUMINUM TUBE

10. CURE CONCRETE BY FLOODING FOR MINIMUM 72 HOURS. ALTERNATE METHOD: APPLY SPRAY-ON CURING COMPOUND MEMBRANE AS FINAL CONCRETE FINISHING PROCESSES. USE COMPOUND THAT WILL NOT AFFECT BOND IN AREAS THAT REQUIRE ADHESION.
11. PROVIDE SHOP DRAWINGS OF REINFORCING AND ACCESSORIES FOR REVIEW BY ARCHITECT

NOTE:
GENERAL CONTRACTOR SHALL HAVE THE FOUNDATION PLAN DESIGNED BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

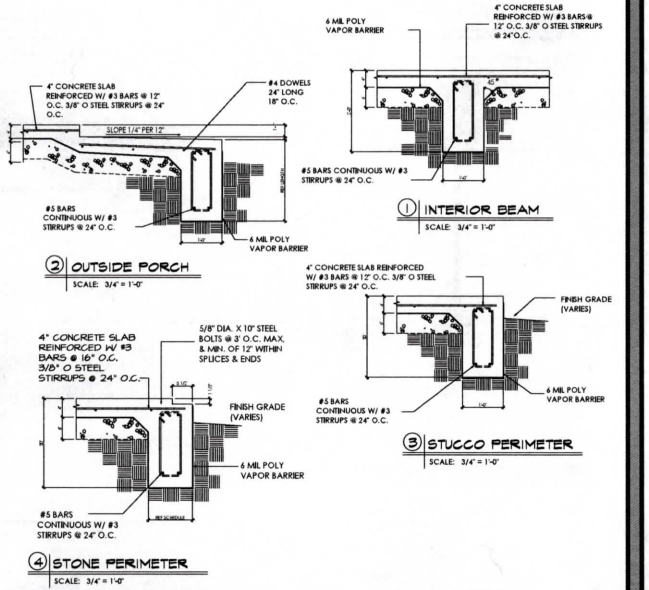
1-BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2-BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

3- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

REINFORCEMENT NOTES

1. GRADE BEAMS:
   4 - #6 BARS CONTINUOUS (2-TOP/2-BOTTOM)
   #3 STIRRUPS AT 24" ON CENTER
   GRADE 60 STEEL
2. SLAB:
   #3 BARS AT 12" ON CENTER
   2- #6 CORNER BARS AT ALL CORNERS
3. MINIMUM 6 MIL WATERPROOFING MEMBRAIN IS UNDER BUILDING SLAB AND ALL AREAS WHERE CONCRETE SLAB IS COVERED BY CERAMIC TILE OR OTHER DECORATIVE APPLIED SURFACING.
4. PROVIDE DOWELS TO ADJACENT CONCRETE SLAB CONSTRUCTION
   #4 DOWELS AT 18" ON CENTER
5. CONCRETE STRENGTH: 3000 PSI MINIMUM AT 28 DAYS
6. MINIMUM 40 DIAMETER LAP AT BAR SPLICE



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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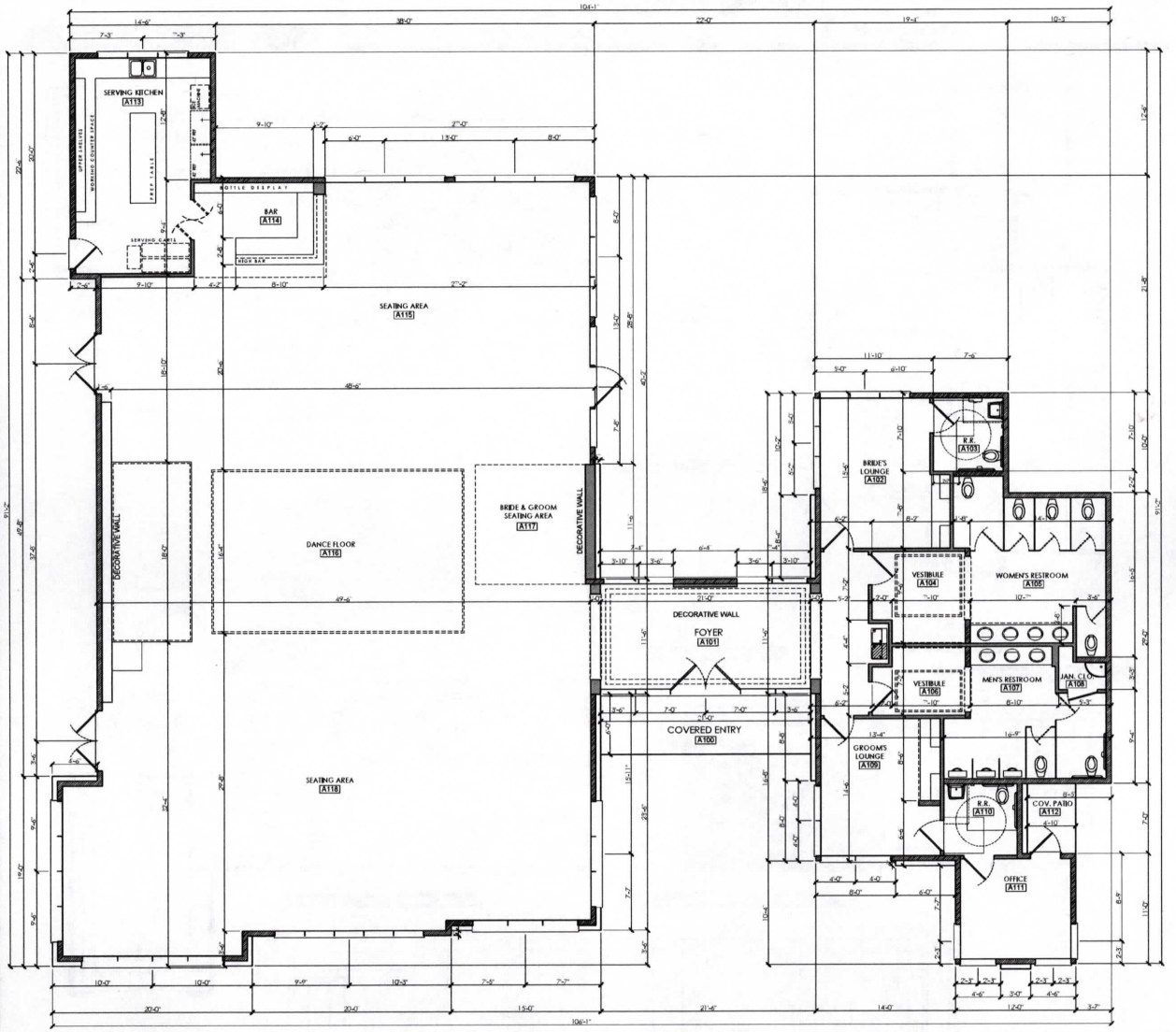
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-096

SHEET
S1.01



OCCUPANCY CHART

DESCRIPTION	SQ. FT. / CAPACITY
RECEPTION AREA D.J/TABLES & CHAIRS/BRIDE GROOM	2,850 SQ. FT. / 15 190
DANCE FLOOR	680 SQ. FT. / 5 135
FOYER	220 SQ. FT. / 5 44
BRIDE'S LOUNGE	163 SQ. FT. / 15 11
GROOM'S LOUNGE	150 SQ. FT. / 15 10
SERVING KITCHEN	70 SQ. FT. / 15 15
OFFICE	70 SQ. FT. / 15 5
TOTAL BUILDING CAPACITY	410 OCCUPANTS

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER, OR THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

1- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

3- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

WALL LEGEND

2" x 4" FRAMED WALL

2" x 6" FRAMED WALL

SQUARE FOOTAGE

BUILDING AREA	5,739 SQ. FT.
COVERED ENTRY	126 SQ. FT.
TOTAL LIVING AREA	5,865 SQ. FT.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	BASE	FLR	WALLS N	WALLS E	WALLS S	WALLS W	CLG.	CLG. HEIGHTS	REMARKS
A100	COV. ENTRY		CONC.		P.C.P.					
A101	FOYER	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A102	BRIDE'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A103	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A104	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	
A105	WOMEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A106	VESTIBULE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A107	MEN'S R.R.	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	6'-0" HIGH C.T. WAINSCOT
A108	JANITORS	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A109	GROOM'S LOUNGE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A110	RESTROOM	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A111	OFFICE	RUBBER	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A112	COV. PATIO		CONC.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A113	SERVING KITCHEN	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A114	BAR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A115	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	10'-0"	6'-0" HIGH C.T. WAINSCOT
A116	DANCE FLOOR	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY
A117	B & G SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	
A118	SEATING AREA	C.T.	C.T.	GYP/PTD	GYP/PTD	GYP/PTD	GYP/PTD	S.A.C. 1	12'-0"	POURED EPOXY

DIMENSIONAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

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EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

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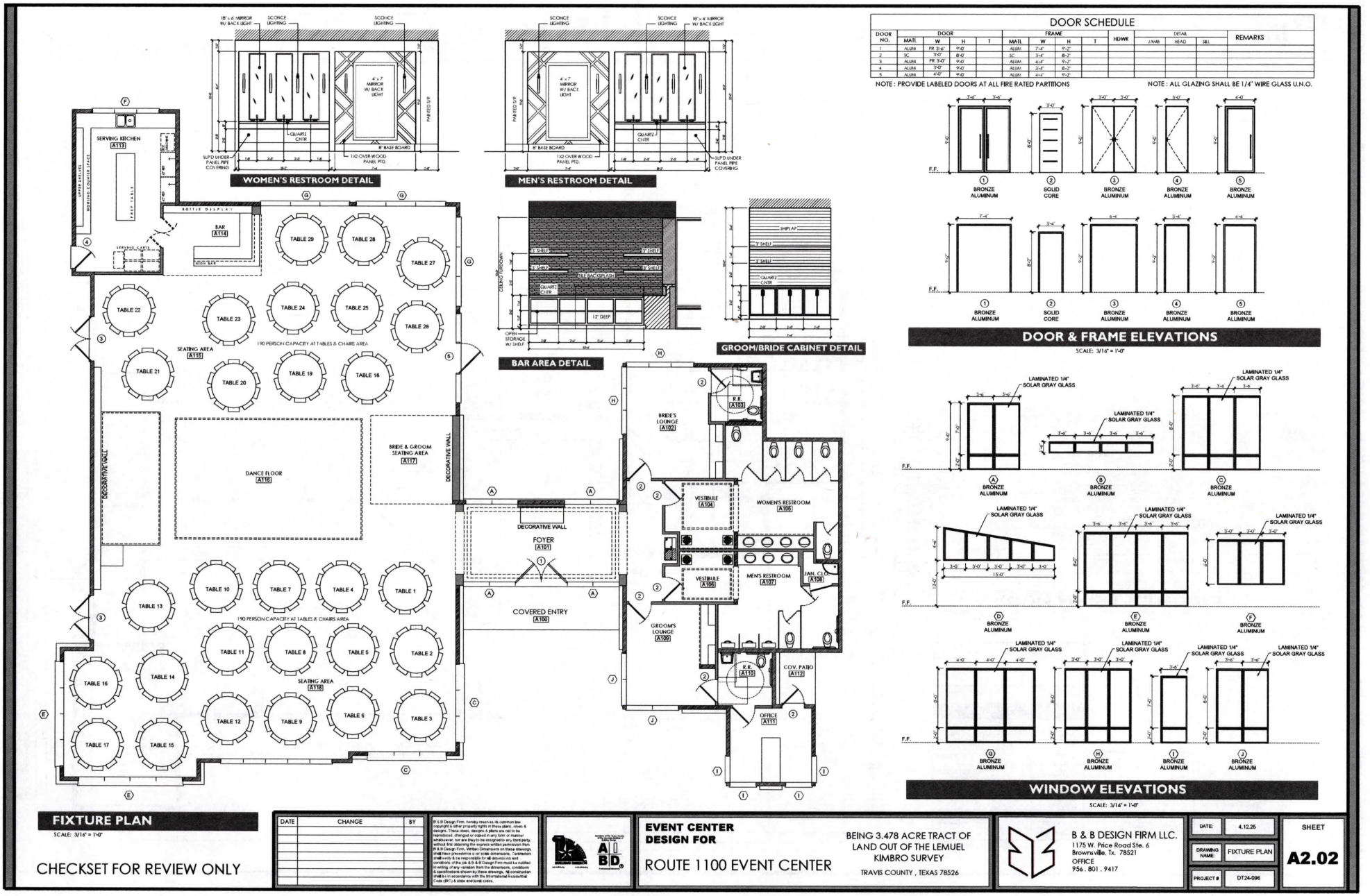
TRAVIS COUNTY, TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FLOOR PLAN
PROJECT #	DT24-096

SHEET **A2.01**



DOOR SCHEDULE

DOOR NO.	DOOR MATL	DOOR W	DOOR H	DOOR T	FRAME MATL	FRAME W	FRAME H	FRAME T	HDWR	DETAIL JAMB	DETAIL HEAD	DETAIL SILL	REMARKS
1	ALUM	PR 3'-6"	9'-0"		ALUM	7'-4"	9'-2"						
2	SC	3'-0"	8'-0"		SC	3'-4"	8'-7"						
3	ALUM	PR 3'-0"	9'-0"		ALUM	6'-4"	9'-2"						
4	ALUM	3'-0"	9'-0"		ALUM	3'-4"	8'-7"						
5	ALUM	4'-0"	9'-0"		ALUM	4'-4"	9'-2"						

NOTE : PROVIDE LABELED DOORS AT ALL FIRE RATED PARTITIONS

NOTE : ALL GLAZING SHALL BE 1/4" WIRE GLASS U.N.O.

DOOR & FRAME ELEVATIONS

SCALE: 3/16" = 1'-0"

WINDOW ELEVATIONS

SCALE: 3/16" = 1'-0"

FIXTURE PLAN

SCALE: 3/16" = 1'-0"

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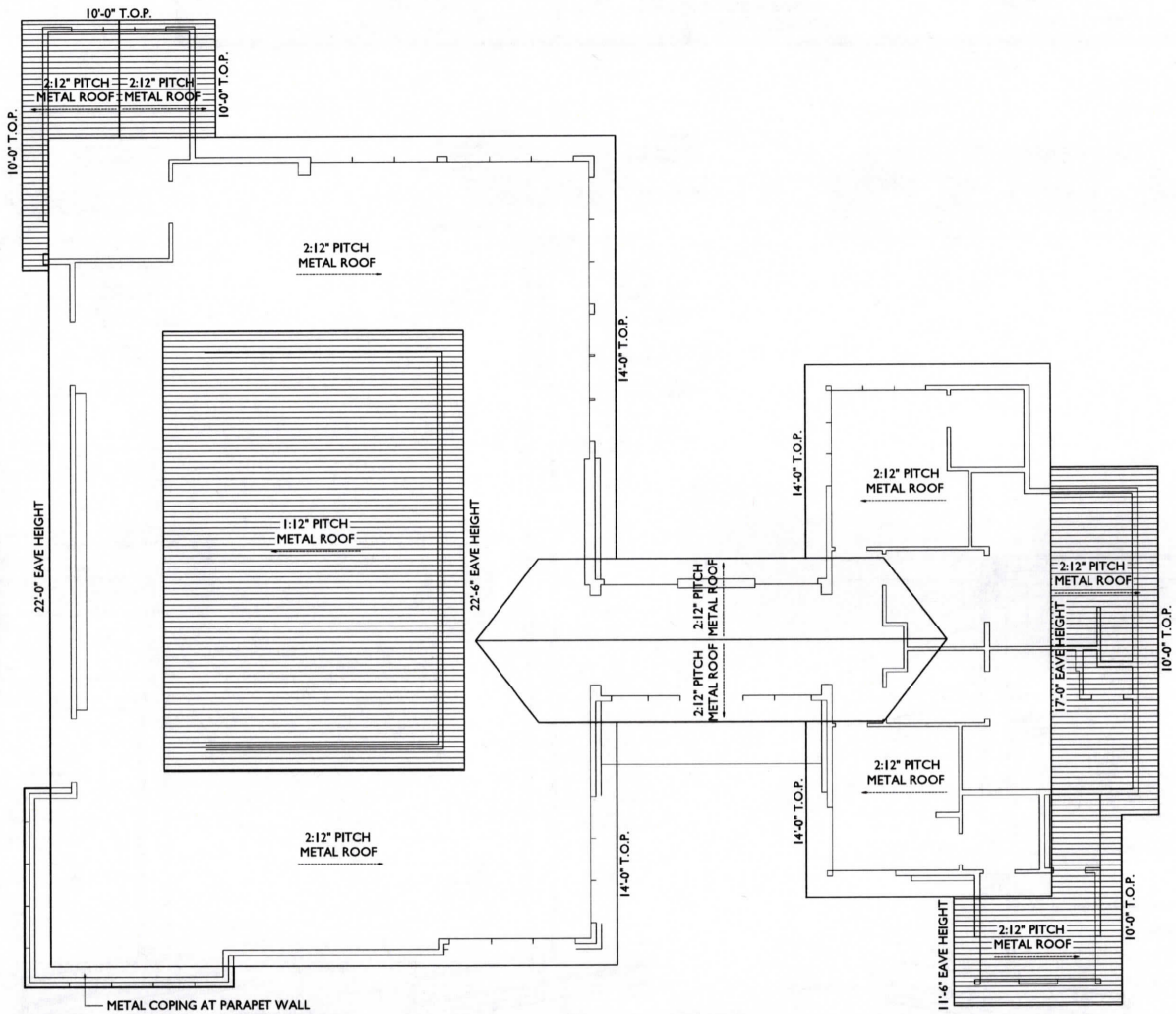
SHEET **A2.02**



ROOF PLAN

SCALE: 3/16" = 1'-0"

GENERAL ROOF NOTES

NOTE: ALL PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUBCONTRACTOR AND SHALL BE PERFORMED BY THE ROOFING CONTRACTOR

PROVIDE WALKWAY SYSTEM AT ALL ROOF TOP AIR HANDLER UNITS AND ALL OTHER ROOF TOP EQUIPMENT

PROVIDE POSITIVE DRAINAGE IN AND AROUND ALL ROOF TOP EQUIPMENT SO AS TO DRAIN INTO AREA ROOF DRAINS

REFERENCE MECHANICAL DRAWINGS FOR ALL ROOF PENETRATIONS

PROVIDE PREMANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DRAIN LINE NOZZLE

PROVIDE POSITIVE DRAINAGE TOWARDS ALL ROOF DRAINS BY USE OF CRICKETS

COORDINATE ALL ROOF EXPANSION JOINTS WITH STRUCTURAL ENGINEER'S ROOF FRAMING PLANS

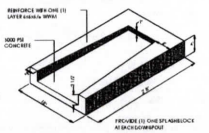
1 NOTE: ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH MECHANICAL SUB-CONTRACTOR AND THEIR REQUIREMENTS AND SHALL BE PERFORMED BY THE METAL BUILDING ROOFING SUB-CONTRACTOR

2 REFERENCE MECHANICAL DRAWINGS FOR ALL REQUIRED ROOF PENETRATION LOCATIONS NOT SHOWN ON THIS PLAN

3 PROVIDE PREMANUFACTURED CONCRETE SPLASH BLOCKS AT EACH ROOF DOWN SPOUT LOCATION AND CAP AT EACH ROOF DRAIN NOZZLE OUTLET. SECURE SPLASH BLOCKS TO EITHER GROUND OR BUILDING

4 REFER TO WALL SECTIONS SHEET A4.01 - A4.06 FOR ADDITIONAL ROOF NOTES

5 METAL BUILDING SUPPLIER TO COORDINATE ALL DOWNSPOUT LOCATIONS SO AS TO ASSURE THAT NO DOWNSPOUTS ARE LOCATED OVER DOOR OPENINGS OR OTHER KEY BUILDING ELEMENTS



02 SPLASHBLOCK DETAIL

SCALE: NONE

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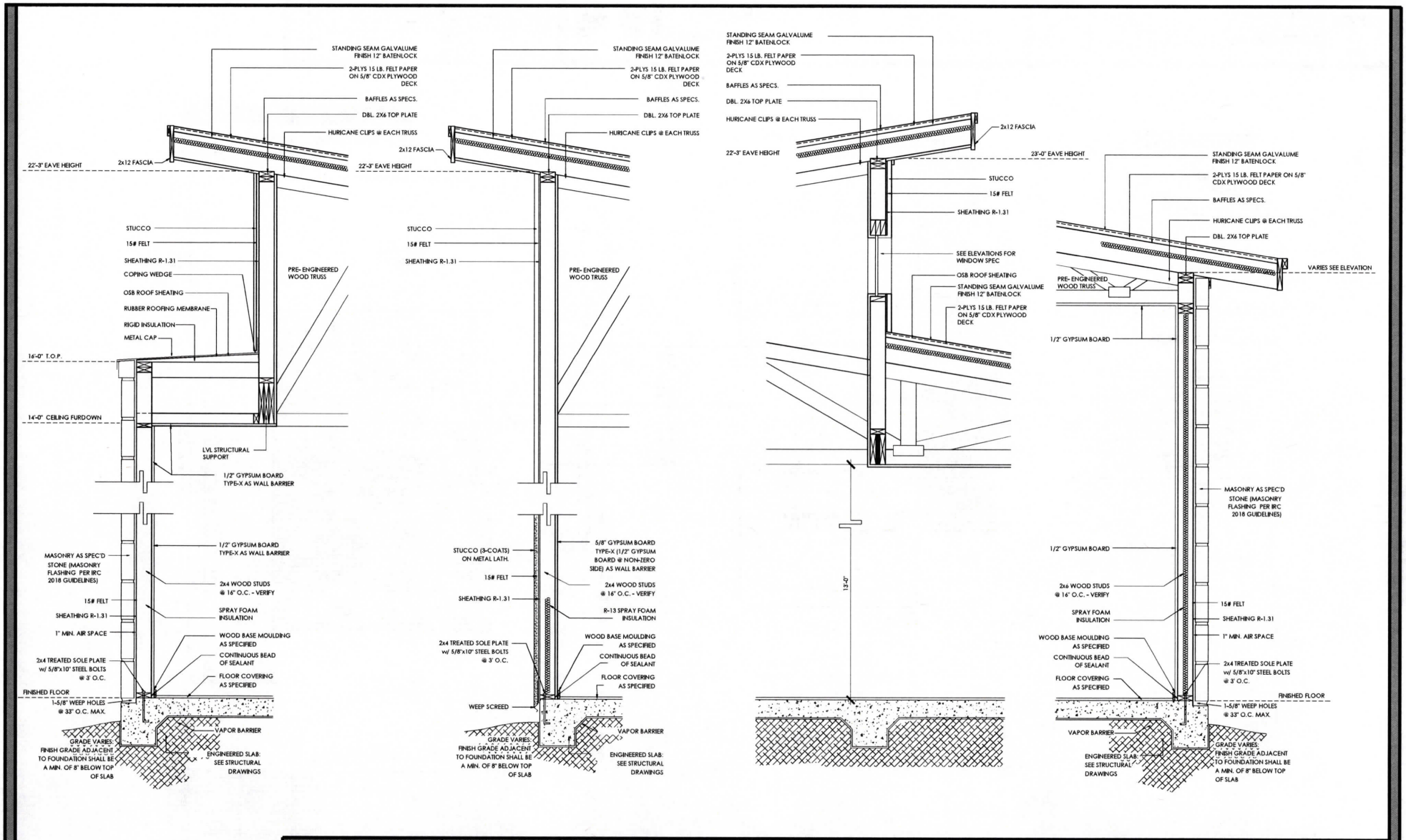
PROJECT #	DT24-096

SHEET **A2.02**



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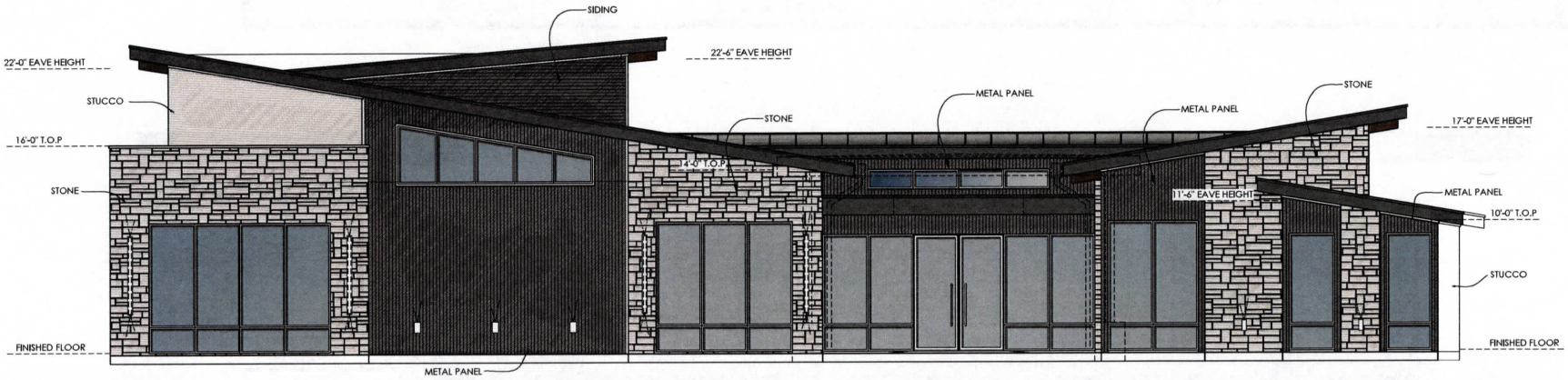
PROJECT #	DT24-096

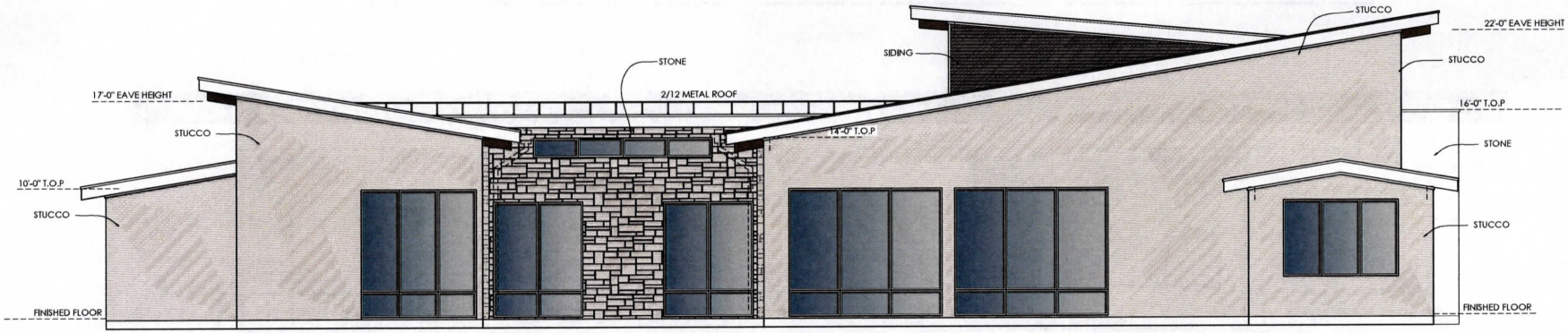
SHEET

A2.03



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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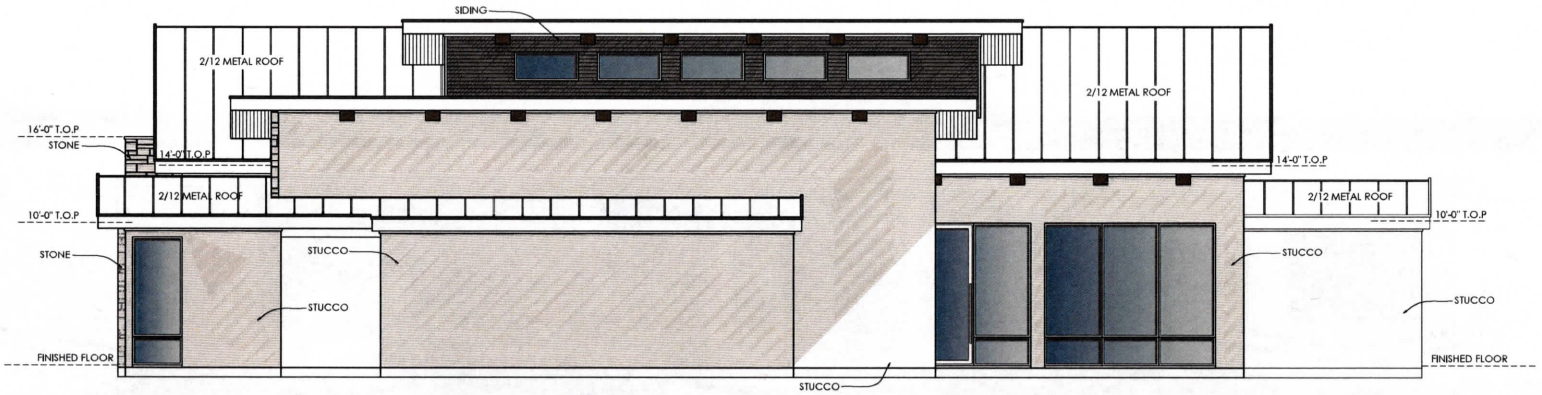
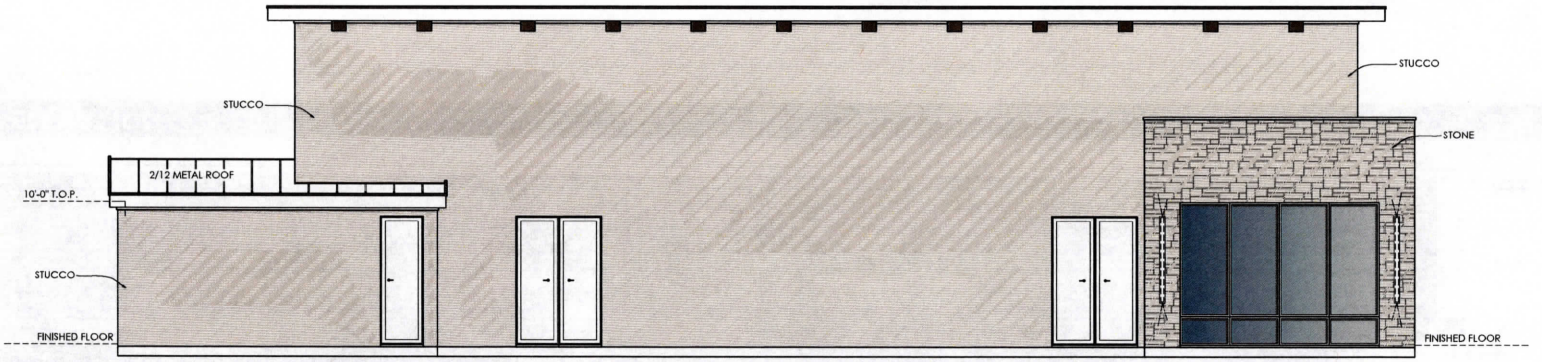


RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

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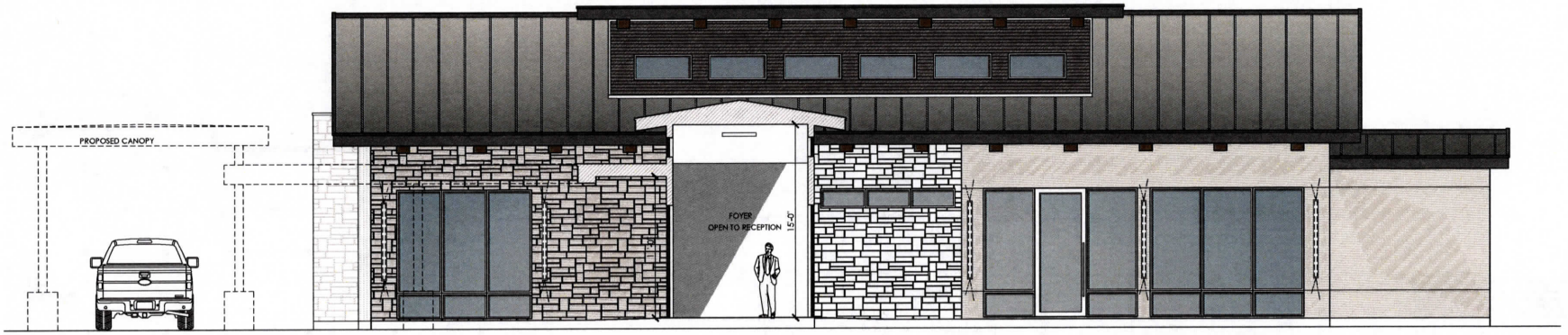
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

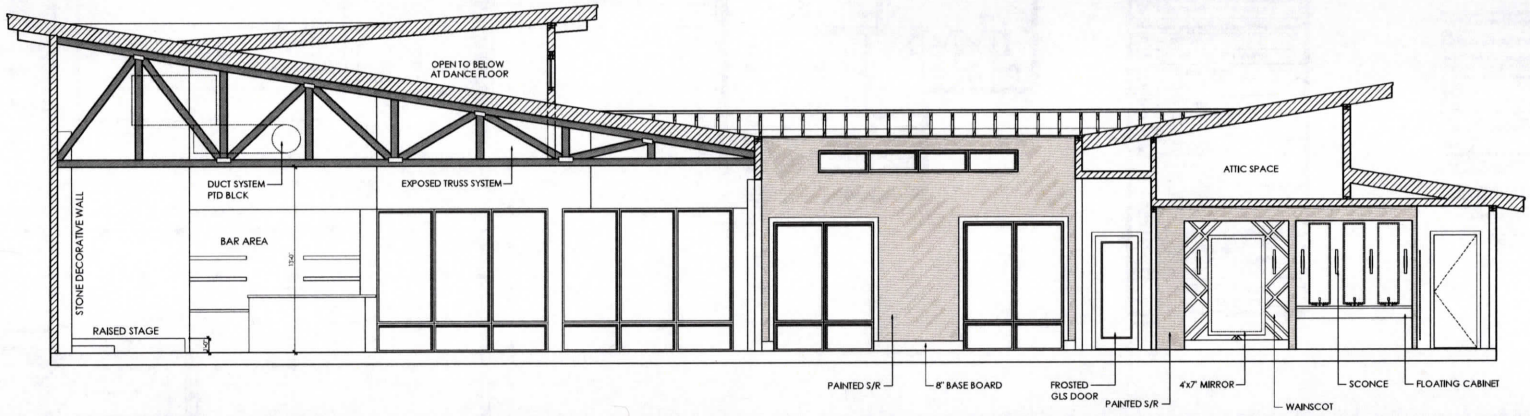
DATE:	4.12.25
DRAWING NAME:	EXTERIOR ELEVATIONS
PROJECT #	DT24-096

SHEET

A2.04



CROSS SECTION 1-1



CROSS SECTION 2-2

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DATE	CHANGE	BY

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EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

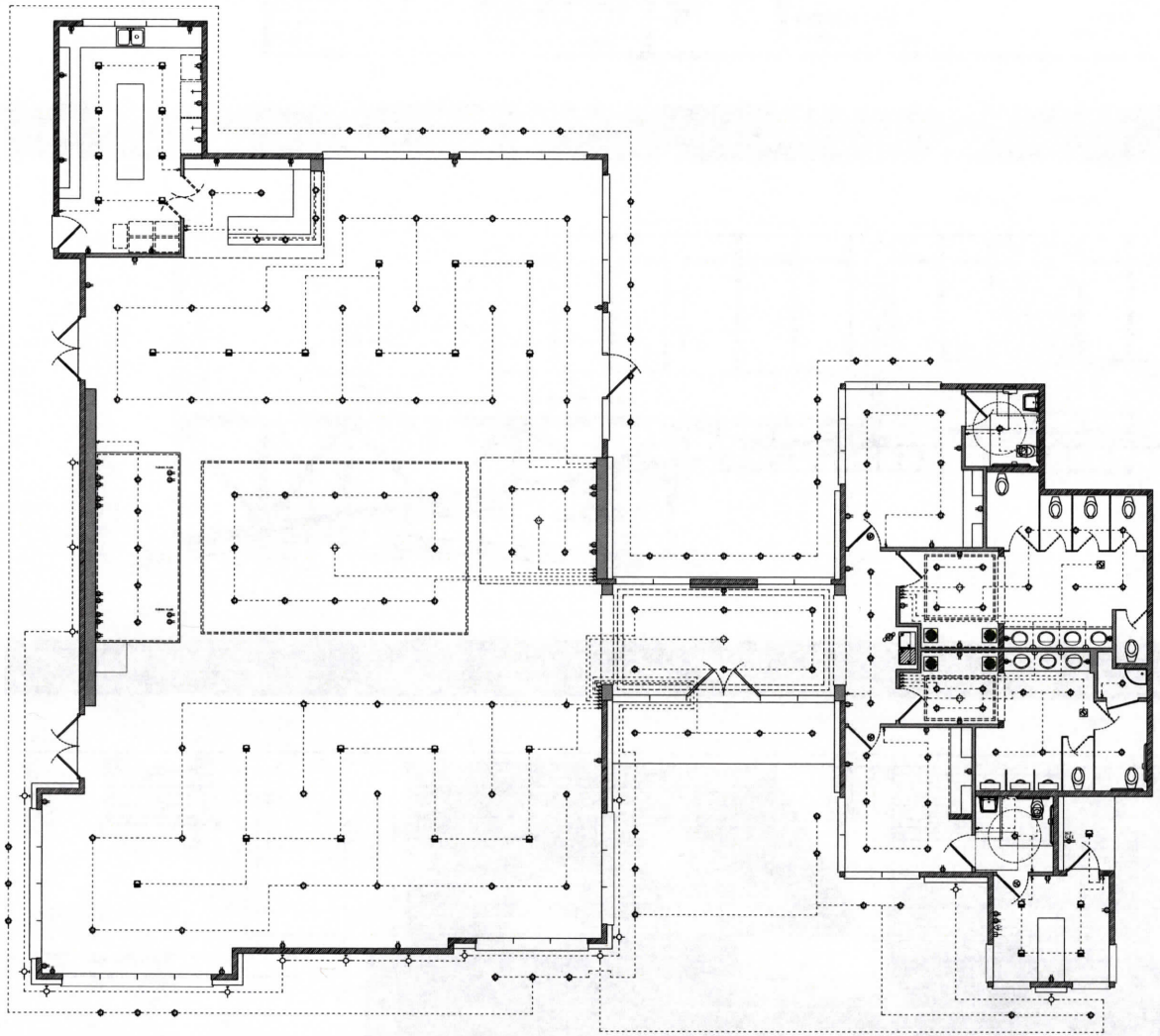
BEING 3.478 ACRE TRACT OF LAND OUT OF THE LEMUEL KIMBRO SURVEY

TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	CROSS SECTIONS
PROJECT #	DT24-096

SHEET
A2.05



ELECTRICAL / MECHANICAL SYMBOLS LEGEND	
SYMB.	DESCRIPTION
	DUPLEX RECEPTACLE, 18" A.F.F., U.N.O. 3 WIRE GROUNDING
	DUPLEX RECEPTACLE, 42" A.F.F. GROUND FAULT CIRCUIT INTERRUPTER
	RECEPTACLE OUTLET, 42" A.F.F. 220 VOLT
WP	DUPLEX RECEPTACLE WATER PROOF
F	DUPLEX RECEPTACLE FLOOR MOUNTED
C	DUPLEX RECEPTACLE CEILING MOUNTED
	SINGLE OUTLET
TV	CABLE TELEVISION OUTLET 18" A.F.F. OR AS NOTED
	DOOR BELL
	CHIMES
PNL	POWER PANEL
	CHANDELIER
	ELECTRICAL WIRING
	FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHTS
	WALL MOUNTED VANITY LIGHT FIXTURE
	FAN EXHAUST UNIT W/ LIGHT

ELECTRICAL / MECHANICAL SYMBOLS LEGEND	
	SMOKE DETECTOR
CO	SMOKE DETECTOR / CARBON MONOXIDE
	LOW VOLTAGE TASK LIGHT
	RECESSED POWER PANEL
	WALL MOUNTED SCONCE LIGHT FIXTURE
	A.C. TOGGLE SWITCH, SINGLE POLE 120-277 VAC, 48" A.F.F.
D	INCANDESCENT DIMMER SWITCH 150W, 48" A.F.F.
GFI	DUPLEX OUTLET, WEATHERPROOF W/GROUND FAULT INDICATOR
	FAN W/ LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE CEILING SURFACE MOUNT
	INCANDESCENT LIGHT FIXTURE WALL MOUNT
	INCANDESCENT "CAN" LIGHT FIXTURE RECESSED
	JUNCTION BOX
D	DISCONNECT SWITCH
HB	HOSE BIBB

ELECT. SERVICE NOTES

1. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'0" FROM AN OUTLET, AND OVER ANY COUNTER SPACE WIDER THAN 12"

2. RECEPTACLES IN BATHROOMS., GARAGES OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM. (G.F.I. W.P.)

3. SMOKE DETECTORS SHALL BE PLACE NO MORE THAN 12 FROM DUCT OPENINGS SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECTING ALL SLEEPING AREAS

4. OUTLET BOXES IN WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.

5. SWITCH PLATES AT 42" A.F.F. TO CENTER TYPICAL

6. ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED MINIMUM 18" FROM ALL SHELVES

7. TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERE THE KITCHEN, BREAKFAST, AND OUTLETS. NEC, ART 220-3 (C)

ELECT. GROUNDING NOTES

1. CONSULT LOCAL UTILITY AND LOCAL CODE FOR PROPER SYSTEM GROUNDING.

2. ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS A BOND BARE COPPER WIRE #4) SHALL BE MADE BETWEEN THE BONDED PIPING SYSTEM AND THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE DISCONNECTING MEANS.

3. THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED THE THE SERVICE EQUIPMENT ENCLOSURE . THE GROUNDING CONDUCTOR AT THE SERVE, THE GROUNDING ELECTRODE. OR TO ONE OR MORE GROUNDING ELECTRODES USED.

ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

DATE	CHANGE	BY

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EVENT CENTER DESIGN FOR

ROUTE 1100 EVENT CENTER

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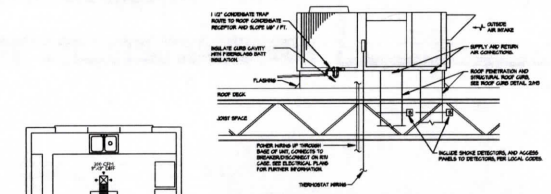
TRAVIS COUNTY , TEXAS 78526

B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

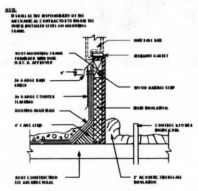
DATE:	4.12.25
DRAWING NAME	ELECTRICAL
PROJECT #	DT24-095

SHEET **E1.01**



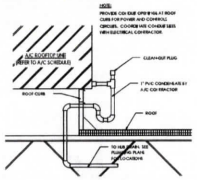
ROOF TOP UNIT DETAILS

SCALE: N.T.S.



MOUNTING FRAM E DETAIL

SCALE: N.T.S.



ROOF TOP UNIT CONDENSATE DETAIL

SCALE: N.T.S.

TYP. HEAT LOAD SUMMARY FOR AC FOR UNIT A 301-306

ROOM NAME	SQUARE FT.	HEATING LOSS BTUH	HYDRONIX HEAT LINEAR FT.	LATENT / SENSIBLE GAIN BTUH	COOLING GAIN BTUH	COOLING TONS	COOLING CFM
RECEPTION							
FOYER							
SERVING KITCHEN							
BRIDES LOUNGE							
GROOMS LOUNGE							
WOMEN'S RR							
MEN'S RR							
OFFICE							
TOTALS							

SYMBOL LEGEND

MK.	SYMBOL	SPECIFICATIONS	MOUNTING HT.	NOTES
N/A		LAY-IN HVAC SUPPLY REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A-4
N/A		LAY-IN HVAC RETURN REGISTER PROVIDED BY HVAC CONTRACTOR	MOUNT TO SCHEDULED ACOUSTICAL CEILING	PAINTED REFER TO PAINT SCHEDULE SHEET A-4
EF		RESTROOM EXHAUST FAN- BROAN #90 80 CFM SUPPLIER: HALSTED ELECTRICAL SUPPLY	MOUNT TO SCHEDULED ACOUSTICAL CEILING	STANDARD WHITE COVER

1. DUCTWORK:

A. SUPPLY AND RETURN AIR DUCTWORK UNDER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" RECTANGULAR FIBERGLASS DUCTBOARD
REINFORCED ROUND FLEX DUCT MAY BE USED FOR RUN-OUTS TO DIFFUSERS 5' OR LESS IN LENGTH

B. SUPPLY AND RETURN AIR DUCTWORK OVER 36" DIMENSION IN EITHER DIRECTION SHALL BE 1" INSULATED GI METAL DUCTWORK

C. EXHAUST DUCTWORK SHALL BE GI METAL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

D. OUTSIDE AIR SUPPLY DUCTWORK SHALL BE GI METAL. PROVIDE POSSIBLE 10% OUTSIDE AIR DUCTED TO AIR-HANDLING UNITS FROM FILTERED GRILLES IN EXTERIOR WALL. TIE ALL DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

NOTES:

1. SUPPLY SIDE SMOKE DETECTORS SHALL BE ADDED FOR SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM TO ENCLOSED SPACES WITHIN BUILDINGS
2. NO FLEX DUCT SHALL BE USED IN THIS INSTALLATION
3. EXISTING ROOF ACCESS ALREADY INSTALLED AT BUILDING LOCATION

2. EXHAUST FANS:

A. ALL EXHAUST FANS IN OCCUPIED AREAS SHALL BE INDIVIDUAL FANS LOCATED AT CEILINGS AND SWITCHED WITH LIGHTS.

B. PROVIDE 22" UP-TURNED LEADERS AT ALL GUEST BATH AND RESTROOM EXHAUSTS AND JOIN TO COMMON EXHAUST RISERS PER CODE. COMBINE AND/OR TIE DUCTS TOGETHER TO MINIMIZE PENETRATIONS IN WALLS AND ROOFS.

HVAC SHEDULE

BRAND	UNIT#	MODEL	BTU	TON	CFM	ELECTRIC HEAT
RHEEM	2		180,000	6	3600	20 KW
RHEEM	1		150,000	5	3000	15 KW

Or approved equal

3. AIR DEVICES:

A. SUPPLY GRILLES LOCATED IN LAY-IN ACOUSTICAL CEILINGS SHALL BE 24" X 24" LAY-IN TYPED PAINTED WHITE GRILLES WITH AIR FLOW ADJUSTMENT AT THROAT TYPICAL. PROVIDE 12" X 12" GRILLES IN RESTROOMS AND STORAGE ROOMS AS INDICATED

B. ALL SUPPLY AIR GRILLES LOCATED IN GYPSUM BOARD CEILINGS SHALL BE SQUARE PAINTED WHITE GRILLES WITH ADJUSTABLE AIR FLOW. GRILLES SHALL BE CONFIGURED AS 1-WAY, 2-WAY, 3-WAY, OR 4-WAY THROW PATTERN(S) AS APPROPRIATE FOR THE LOCATION OF THE GRILLE AND THE AREA(S) TO BE SERVED

C. ALL SUPPLY AIR GRILLES LOCATED IN WALLS SHALL BE WHITE PAINTED ALUMINUM GRILLES WITH ADJUSTABLE AIR FLOW AND 3-WAY ADJUSTABLE FACE LOUVERS. NO STAMPED GRILLES SHALL BE ACCEPTABLE

D. ALL RETURN AIR GRILLES SHALL BE ANODIZED ALUMINUM SWING-DOWN/OUT TYPE FILTER GRILLES CONFIGURED TO ACCEPT 1" DISPOSABLE FILTERS

E. ALL TRANSFER GRILLES OR CEILING PLENUM GRILLES SHALL BE ANODIZED ALUMINUM GRILLES

4. CONTROLS:

A. SPLIT SYSTEM SHALL HAVE WALL-MOUNTED PROGRAMMABLE THERMOSTATS WITH ON/OFF, TEMPERATURE, HEAT/COOL, FAN ONLY SELECTIONS
PROVIDE LOCKING COVERS AT ALL THERMOSTATS

B. INSTALL REMOTE TEMPERATURE SENSORS WHERE INDICATED AND/OR REQUIRED

5. GENERAL

A. PROVIDE MINIMUM 24" X 24" PAINTED ACCESS PANELS FOR ALL UNITS MOUNTED ABOVE CEILINGS WHICH ARE NOT ACCESSIBLE

B. DRAIN ALL UNITS TO THE BUILDING SANITARY SEWER SYSTEM.

C. PROVIDE TRAPS AT ALL DRAIN LINES

D. PROVIDE SECONDARY DRAIN PANS UNDER FAN/COIL UNITS AS PER CODE. PIPE SECONDARY DRAINS TO "TELL TALE" DRAINS THRU CEILING ABOVE NEAREST SINK. CUT FLUSH AND TRIM WITH ESCUTCHEON. PROVIDE FLOAT SWITCHES TO SHUT TO SHUT DOWN UNIT IF DRAIN PAN BECOMES FULL AND "TELL TALE" RED LIGHT AT CEILING UNDER FAN/COIL (AIR-HANDLING) UNIT TO INDICATE THAT FLOAT SWITCH HAS SHUT DOWN UNIT.

E. COMPLY WITH ALL LOCAL CODES & ORDINANCES

pending ENGINEER SEAL

MECHANICAL PLAN

SCALE: 3/16" = 1'-0"

DATE	CHANGE	BY

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EVENT CENTER
DESIGN FOR
ROUTE 1100 EVENT CENTER

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TRAVIS COUNTY , TEXAS 78526

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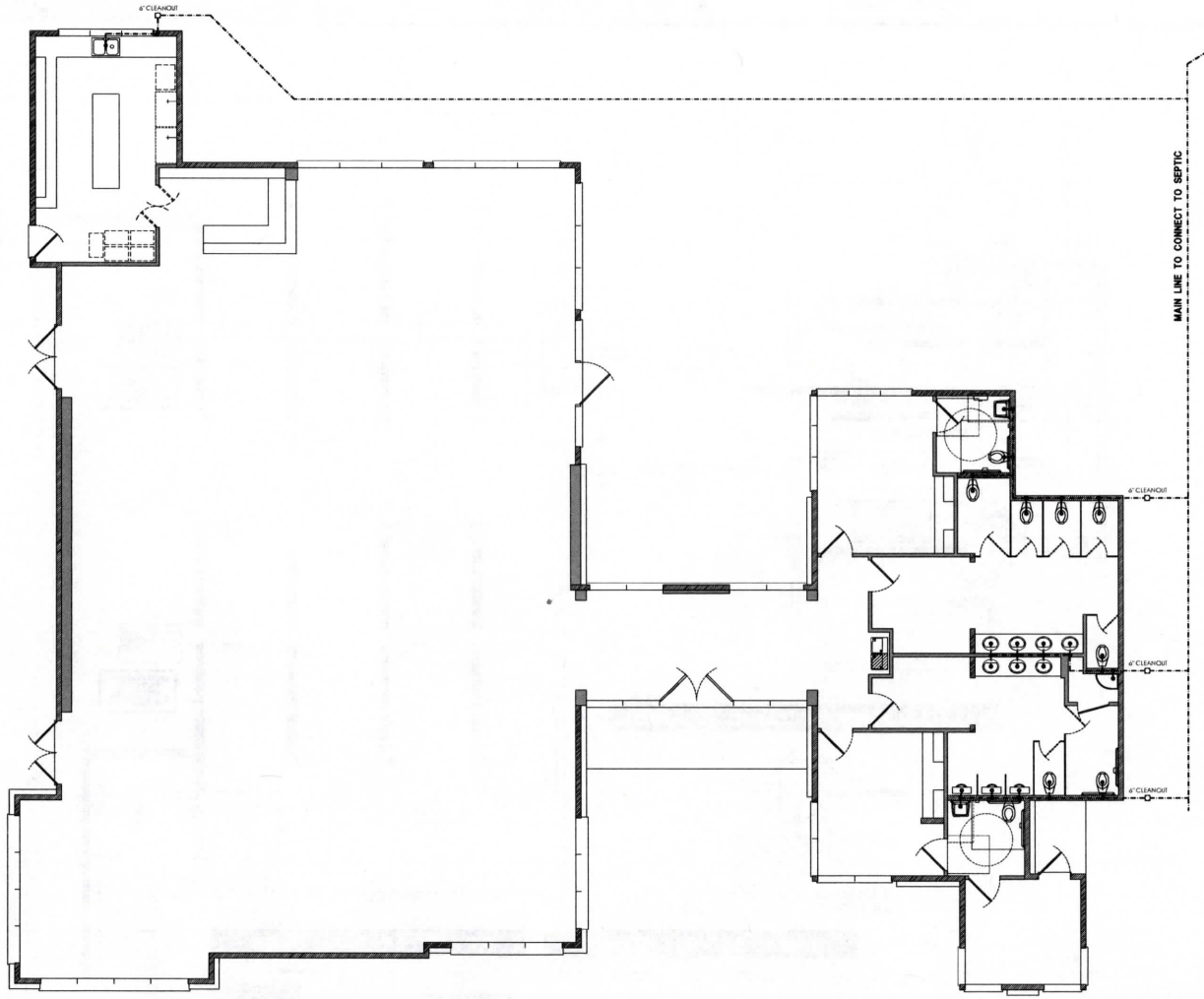
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	MECHANICAL
PROJECT #	DT24-096

SHEET
M1.01



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER OR EQUAL
WC-1	WATER CLOSET - TANK TYPE "WELLWORTH", VITREOUS CHINA, CLOSE COUPLED DESIGN, ELONGATED BOWL, SIPHON JET FLUSHING, LEFT HAND TRIP LEVER, SOLT CAPS, BRASS FLOOR FLANGE, BOL-WAX SEAL, AND PLASTIC OPEN FRONT SEAT WITH COVER.	KOHLER #K-3420-0B KOHLER #21-4650
LAV-1	ACCESSIBLE WALL MOUNTED LAVATORY "KUMRAH", VITREOUS CHINA, 8" FAUCET CENTERS, CONCEALED CHAIR CARRIER, ADA COMPLIANT TWO BLADE FAUCET FOR HOT AND COLD WATER, AERATOR, ANGLE STOPS, FLEXIBLE RISERS AND OFFSET LAVATORY DRAIN WITH PERFORATED STRAINER. NOTE: P-TRAP AND ANGLE VALVES SHALL BE COVERED WITH ADA APPROVED PROTECTIVE PIPE COVERS SECURED WITH SNAP-CLIP PUSH RE-USABLE FASTENERS AND ANGLE STOPS SHALL HAVE LOCKED LOCKING ACCESS COVERS.	KOHLER #K-2006 KOHLER #K-0000 GRECIANO 140-4A-3T1-S12-CP 2.000 H2B-C25 TREATED PIPING INSULATION AT ALL EXPOSED PIPING
WM-1	HEAVY DUTY COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
DR-1	COMMERCIAL DRYER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER
SK-1	CORNER FLOOR SINK "WHITBY", 26" X 26" X 5", ACID RESISTANT, COATED WIRE RIM ABOVE 3" PERFORATED STRAINER, WALL MOUNTED TWO CO LEVER CHROME PLATED FAUCET WITH VACUUM BREAKER, HOSE FITTING CONNECTION, AND SWIVEL HOSE ATTACHMENT.	KOHLER #K-5787 KOHLER #K-5940 KOHLER #K-1946 KOHLER #K-8928
WH-1	ELECTRIC WATER HEATER 40 GALLON TANK CAPACITY, 4500 WATT ELEMENT, 240 VOLT, SINGLE PHASE, LOW BOY MODEL. FURNISH WITH DRAIN PAN AND TEMPERATURE + PRESSURE RELIEF VALVE WITH RELIEF PIPING STUBBED TO BUILDING EXTERIOR. HEATER SHALL MEET ASHRAE STANDARD 90A-FOR ENERGY EFFICIENCIES AND THE MINIMUM ENERGY FACTOR REQUIRED BY THE FEDERAL NATIONAL APPLIANCE ENERGY CONSERVATION ACT AND LISTED BY UNDERWRITERS LABORATORIES.	GE #40SMA16B1-6T2
WM-2	COMMERCIAL WASHER REFER TO CLIENT FOR SPECS AND INFORMATION REGARDING ALL WASHERS USED IN THIS BUILDING	REFER TO OWNER

Plumbing Notes:

1. ALL SOIL,WASTE, AND VENT PIPES FITTING BENEATH THE BUILDING AND WITH IN THE BUILDING SHALL BE SCHEDULED 40 DWC PVC PIPE OF SOLVENT WELDED FITTINGS.
2. EXTERIOR UNDERGROUND DOMESTIC WATER PIPING SHALL BE PVC PRESSURE PIPE CLASS 160 - C900 W RUBBERIZING TYPE JOINTS.
3. DOMESTICS WATER LINES WITHN THE BUILDING SHALL BE CPVC WITH A TRU DESIGN PRESSURE OF 100 PSI. @ 80°F OR AS PER CITY CODE.
4. ALL HOT + COLD WATER SHALL HAVE WATER HAMMER ARRESTERS OR 24" AIR CHAMBERS, LOCATED ON FIXTURES ON KITCHEN SINK, WASHERS, WATER CLOSET AND LAVATORY.
5. WATER SUPPLY "T" TO UNIT SHALL BE MIN. 3/4" TO WATER HEATER.
6. 3/4" FROM WATER HEATER TO WASHER, BOTH HOT AND COLD.
7. ALL OTHERS SHALL BE A MIN. OF 1/2".
8. ALL FLOOR DRAINS SHALL BE PIPED FROM NEAREST LAV.
9. PROVIDE COMMERCIAL GRADE FIXTURES, LAV, WC, MIR, ETC.

PLUMBING PLAN

SCALE: 3/16" = 1'-0"

CHECKSET FOR REVIEW ONLY

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B & B DESIGN FIRM LLC.
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

DATE:	4.12.25
DRAWING NAME:	FOUNDATION
PROJECT #	DT24-095

SHEET **A2.02**

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 11, 2025

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

DRAFT

PRESENT:
COMMISSIONERS:
Felix Paiz, Chair, Place 4 (Absent)
Prince Chavis, Vice Chair, Place 2 (Absent)
Julie Leonard, Place 1 (Absent)
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)
CITY STAFF:
Michael Burrell, Development Services Director
Veronica Rivera, Assistant City Attorney
Pauline Gray, City Engineer
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With no quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was cancelled by Commissioner Stensland at 6:48 p.m. on Wednesday, June 11, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

The following Agenda Items were conditionally approved as per the Texas Local Government Code § 212.0095 (d)(2):

REGULAR AGENDA

6. **Consideration, discussion, and possible action on a Preliminary Plat Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.**
   Applicant: Jamison Civil Engineering LLC
   Owner: Blackburn Communities LLC

7. **Consideration discussion and possible action on a Preliminary Plat Amendment for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and being and being generally located to the east of Fuchs Grove Rd., to the north of Rector Loop, to the west of Misty Grove Blvd., and to the south of Arnhman Ln., Manor, TX.**
   Applicant: KTCivil
   Owner: Meritage Homes of Texas LLC

The Planning and Zoning Commission approved these minutes on July 9, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

DRAFT

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.
BACKGROUND/SUMMARY:

This amendment is in sequence with the previous update to the Manor Heights PUD. It updates the concept plan to include phases 7 and 8 of the subdivision.

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

- Concept Plan
- Engineer Comments
- Conformance letter
- Mail Public Notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.

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

Plotted By: Cuplin, Warren Date: February 17, 2025 09:29:44am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONCEPT PLAN
FOR
MANOR HEIGHTS PHASES 2, 3, 4, 5, 6, 7, 8
2023-P-1594-CP
CITY OF MANOR, TRAVIS COUNTY, TEXAS
FEBRUARY 2025

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.485 AC) LOT 1, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

(36.092 AC) LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS

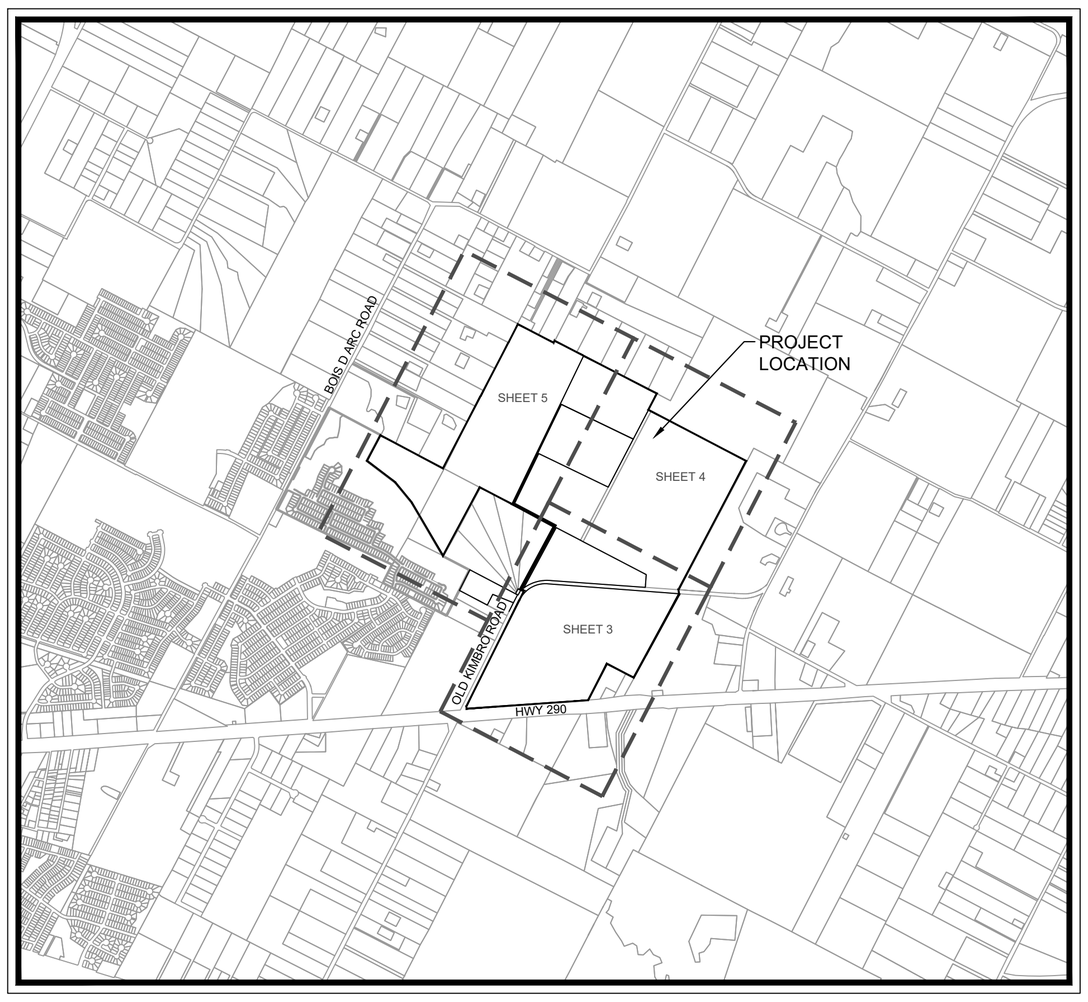
157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BENCHMARK NOTE:

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN.
ELEV.=543.45'



VICINITY MAP
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR
Kimley»Horn
501 SOUTH AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TX 78626
PH. (512) 966-2391
CONTACT: ALEX GRANADOS, P.E.
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER
FORESTAR REAL ESTATE GROUP, INC.
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

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

Kimley»Horn

Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation — *Project Name* — MANOR HEIGHTS
Trips Based on Average Rates/Equations — *Project Number*

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units	Avg Rate or Eq	Rates: Daily Rate	Rates: AM Rate	Rates: PM Rate	Total Trips: Daily Trips	Total Trips: AM Trips	Total Trips: PM Trips	Total Trips: AM Trips In	Total Trips: AM Trips Out	Total Trips: PM Trips In	Total Trips: PM Trips Out	Net Trips after Internal Capture: Daily Trips	Net Trips after Internal Capture: AM Trips	Net Trips after Internal Capture: PM Trips	Net Trips after Internal Capture: AM Trips In	Net Trips after Internal Capture: AM Trips Out	Net Trips after Internal Capture: PM Trips In	Net Trips after Internal Capture: PM Trips Out	Net Trips after Internal Capture & Pass-By: Daily Trips	Net Trips after Internal Capture & Pass-By: AM Trips	Net Trips after Internal Capture & Pass-By: PM Trips	Net Trips after Internal Capture & Pass-By: AM Trips In	Net Trips after Internal Capture & Pass-By: AM Trips Out	Net Trips after Internal Capture & Pass-By: PM Trips In	Net Trips after Internal Capture & Pass-By: PM Trips Out
820	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	54	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	9.94	9.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	56	45	27	13
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,826	241	196	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27
Subtotal before Internal Capture		Total Office	1,000 Sq Ft							674	80	79	69	11	13	66	475	57	55	56	1	5	50							
		Total Retail	1,000 Sq Ft		233					5,702	142	575	88	54	276	299	4,701	122	454	78	44	208	246							
		Total Restaurant	1,000 Sq Ft		20.7					4,084	352	305	184	168	170	135	3,161	321	194	170	151	118	76							
		Total Cinema/Entertainment	Screen(s)																										
		Total Residential	Dwelling Unit(s)																										
		Total Hotel	Room(s)																										
		Total Other																											
						Grand Total				10,460	574	959	341	233	459	500	8,340	500	703	304	196	331	372	8,340	392	457	248	144	205	252

Notes:
(1) AM and/or PM rates correspond to peak hour of generator
(2) Land use was removed in *Trip Generation, 10 Edition,* trip generation data from the ITE *Trip Generation, 9th Edition*

A Trip Generation data from ITE *Trip Generation, 10th Edition*
B AM/PM rates correspond to peak of adjacent street traffic (if data available)
C Includes weekday rates only
D Total trips include pass-by trips w/ no internal capture
E Pass-by rates from ITE *Trip Generation Handbook, 3rd Edition*
F Internal capture rates from ITE *Trip Generation Handbook, 3rd Edition*
G Worksheet is intended as a planning tool. Verify results w/ ITE *Trip Generation 9th Edition*
H Enter data in shaded cells of column A
I ITE Codes entered on first 8 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

SITE SUMMARY 548.9 ACRES			
LAND USE	**ACRES**	**NO. LOTS**	**LUE'S**
PUD SF-1	298.3	1194-1254	1194-1254
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	29.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	**548.9**		**1693-1795**

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

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

PARKLAND	
LAND USE	**AREA (AC)**
TOTAL AREA OF DEVELOPMENT	548.9
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	**29.9**
*EXCESS OF REQUIRED PARKLAND	2.5

TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses			
Land Use Type	**Square Feet or Units**	**% of Category**	**FAR**
PUD SF-1	1194-1254	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

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

SUBDIVISION NOTES

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
25. THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290,
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

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

DATED THIS ___ DAY OF _____, 20__

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
FELIZ PAIZ, CHAIRPERSON

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN

Kimley»Horn

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501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
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TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Cuplin, Warren Date: February 17, 2025 09:29:46am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg

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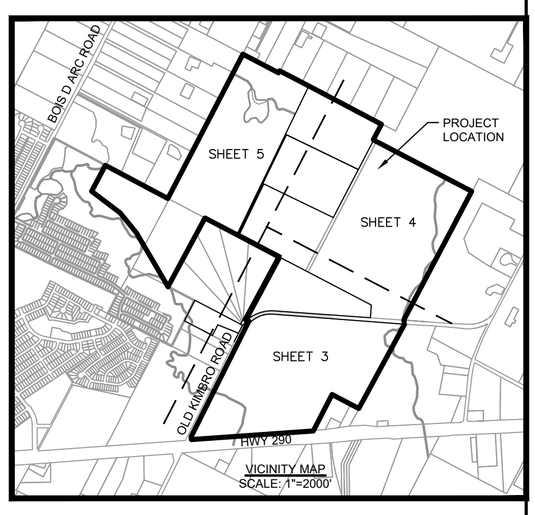
N E S W

0 300' 600'
GRAPHIC SCALE 300'

LEGEND

- PUD BOUNDARY
- PHASE LINE
- PROPOSED RIGHT OF WAY



MANOR ETJ
MANOR CITY LIMITS

MANOR ETJ
MANOR CITY LIMITS

FUTURE MAD-4 ROADWAY EXPANSION

114' ROW MAD4

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PHASE 4

FUTURE PHASE 8
(ANTICIPATED DEVELOPMENT YEAR: 2025)

64' ROW PRIMARY COLLECTOR

PHASE 4
(ANTICIPATED DEVELOPMENT YEAR: 2023)

PHASE 3
(ANTICIPATED DEVELOPMENT YEAR: 2021)

FUTURE MAD-4 ROADWAY EXPANSION

MATCHLINE SHEET 5
MATCHLINE SHEET 4

FUTURE PHASE 7
(ANTICIPATED DEVELOPMENT YEAR: 2025)

114' ROW MAD4

MATCHLINE SHEET 4
MATCHLINE SHEET 3

PHASE 5
(ANTICIPATED DEVELOPMENT YEAR: 2024)

NOTE: 20' WIDE FLAG LOT NOT INCLUDED IN PHASE 2

EX OLD KIMBRO ROAD (80' ROW)
PROP 80' ROW PRIMARY COLLECTOR

MANOR CITY LIMITS
MANOR ETJ

FUTURE MAD-4 ROADWAY EXPANSION

HATCHED AREA OF OLD KIMBRO ROAD TO BE REALIGNED

PHASE 2
(ANTICIPATED DEVELOPMENT YEAR: 2021)

EXISTING MANOR HEIGHTS PHASE 1

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

EXISTING MANOR HEIGHTS PHASE 1

MANOR ETJ
MANOR CITY LIMITS

64' ROW COMMERCIAL COLLECTOR

FUTURE PHASE 6
(ANTICIPATED DEVELOPMENT YEAR: 2025)

PROP 114' ROW MAD4

EX OLD KIMBRO ROAD (80' ROW)

HWY 290 (ROW VARIES)

MANOR CITY LIMITS
MANOR ETJ

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

OVERALL PHASING PLAN

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

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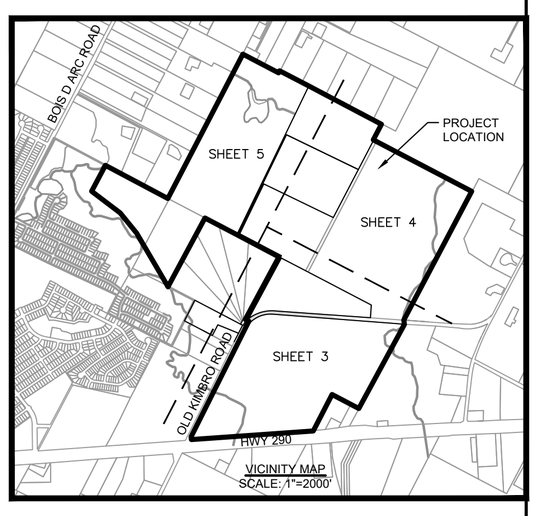
N E S W

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



MATCH LINE SHEET 4

FUTURE PHASE 7 (ANTICIPATED DEVELOPMENT YEAR: 2025)

PHASE 3 (ANTICIPATED DEVELOPMENT YEAR: 2020)

OPEN SPACE/ FLOODPLAIN (73.05 AC)

HOA AMENITY (1.73 AC)

EX OLD KIMBRO ROAD (80' ROW)
PROP 80' ROW PRIMARY COLLECTOR

(10.078 ACRES) RANDALL JAMES MOE DOC.2003230676

PUD MEDIUM DENSITY (12.35 AC)

OPEN SPACE/FLOODPLAIN (20.94 AC)

CREEK CENTERLINE

MANOR CITY LIMITS
MANOR ETJ

NB (1.82 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)

(51.533 ACRES) CHAU DINH & KIM PHAM DOC. 2014139510

FEMA 100-YR FLOODPLAIN

HATCHED AREA OF OLD KIMBRO ROAD TO BE REALIGNED

PUD SF-1 (63.78 AC)

(10.047 ACRES) DANIEL PEREZ DOC.211149114

(10.643 ACRES) DANIEL PEREZ DOC.211149114

(9.98 ACRES) BRIAN S. SCHNEIDER DOC.2009198632

(10.16 ACRES) TONY PARENT ENTERPRISES INC. DOC.2007163554

HATCHED AREA OF MAD-4 TO BE CONSTRUCTED IN WHEN DESIGN CAPACITY IS EXCEEDED

ZOILA PORTILLO DOC.2014111607

CITY PARKLAND (1.33 AC)

MATCH LINE SHEET 5

(2.317 ACRES) JOHN GEBAUER VOL.13391, PG.3186

PHASE 2 (ANTICIPATED DEVELOPMENT YEAR: 2021)

(4.00 ACRES) KIRK J. JONSE & RITA G. JONSE VOL.13207, PG.97

(8.00 ACRES) JOHN JONSE VOL.4176, PG.2117

C2 (9.30 AC)

64' ROW
COMMERCIAL COLLECTOR

C2 (5.51 AC)

(4.891 ACRES) DAVID & MELINDA FIEBIG DOC.2009028812

(1.503 ACRES) ERSKINE E. FIEBIG, et ux VOL.5017, PG. 556

(0.803 ACRES) DAVID & MELINDA FIEBIG DOC.2009028812

FUTURE PHASE 6 (ANTICIPATED DEVELOPMENT YEAR: 2025)

C2 (11.97 AC)

FLOODPLAIN OPEN SPACE (17.89 AC)

FUTURE HWY 290 ROW RESERVATION (2.71 AC)

C2 (2.42 ACRES)

PROP 114' ROW MAD4

EX OLD KIMBRO ROAD (80' ROW)

(52.715 ACRES) TIMMERMANN TERRELL DOC.2011144639

FUTURE HWY 290 ROW RESERVATION (0.63 AC)

HOWARD MARTIN HESTER JR DOC.2011011510TR

MATHEN ANNAMMA DOC.2012006009TR

KLATT PROPERTIES LP DOC.2008204941TR

HWY 290 (ROW VARIES)

DAVID RICE DOC.2013207877TR

REAL PEOPLE HOMES INC DOC.2003038912TR

MANOR CITY LIMITS
MANOR ETJ

JEFFERSON TRIANGLE MARINE DOC.2008096315TR

FEMA 100-YR FLOODPLAIN

FEMA 100-YR FLOODPLAIN

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
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MANOR HEIGHTS

CONCEPT PLAN (SHEET 1 OF 3)

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Cuplin, Warren Date: February 17, 2025 09:29:56am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

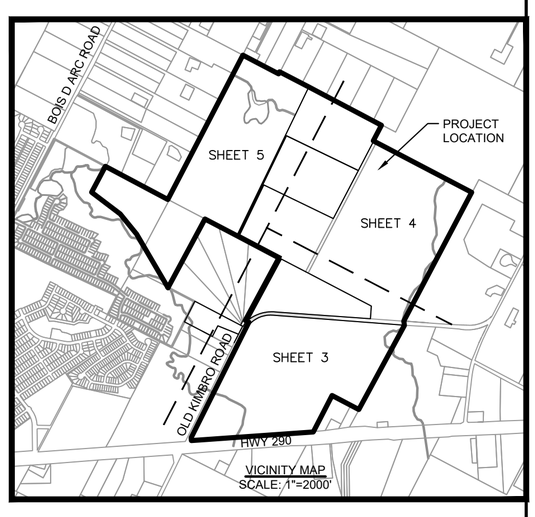
N E S W

0 200' 400'

GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



(10.00 ACRES)
BELINDA G. ROGERS & MICHELLE L. PAYNE
DOC.2008078480

(10.00 ACRES)
DENNIS DEAN SCHAFER (VLB)
DOC.2008052820

(10.00 ACRES)
DENNIS DEAN SCJAFER (VLB)
VOL.8564, PG.473

(114.836 ACRES)
TIFFANY BRICK CO LP
DOC.2003150661

MANOR ETJ

MANOR CITY LIMITS

CITY PARKLAND (4.04 AC)

FUTURE PHASE 8
(ANTICIPATED DEVELOPMENT YEAR: 2025)

114' ROW MAD4

PUD SF-1 (2.39 AC)

PUD SF-1 (24.86 AC)

NB (2.01 AC)

PUD MEDIUM DENSITY (13.92 AC)

CITY PARKLAND (2.77 AC)

HATCHED AREA OF MAD-4 TO BE CONSTRUCTED IN WHEN DESIGN CAPACITY IS EXCEEDED

JURISDICTIONAL WATERS

CREEK CENTERLINE

MINISTRY OF CHALLENGE
DOC.2016190621

MATCH LINE SHEET 5

CITY PARKLAND (3.27 AC)

PHASE 4
(ANTICIPATED DEVELOPMENT YEAR: 2021)

PUD SF-1 (82.81 AC)

PHASE 3
(ANTICIPATED DEVELOPMENT YEAR: 2021)

FUTURE PHASE 7
(ANTICIPATED DEVELOPMENT YEAR: 2025)

PUD SF-1 (38.25 AC)

114' ROW MAD4

PUD SF-1 (63.27 AC)

FEMA 100-YR FLOODPLAIN

OPEN SPACE/ FLOODPLAIN (73.05 AC)

PROPOSED ADJUSTED 100-YR FLOODPLAIN (PENDING APPROVED CLOMR)

(75.163 ACRES)
SWENSON DON RAY
DOC.2016191634

MATCH LINE SHEET 3

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN
(SHEET 2 OF 3)

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Cuplin, Warren Date: February 17, 2025 09:30:01am File Path: K:\AUS_Civil\069255700 Sky Village South\Cad\Phase 7 & 8 Concept Plan\Manor Heights CONCEPT PLAN – Phase 7 & 8.dwg

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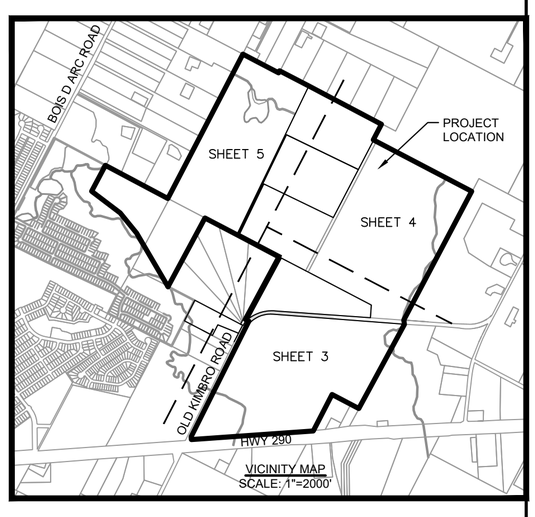
N E S W

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



JOSE & ESPARZA RUIZ DOC.2017204320

JOSHUA DAVID PATRICK DOC.2008098035

(6.015 ACRES) DAVID LEE PATRICK DOC.2014125104

(10.00 ACRES) ERNEST RODRIGUEZ LEE VOL.7231, PG. 1044

(8.445 ACRES) ANNETTE WHITE DOC.2011007895

(10.082 ACRES) MELESIO JAIMES DOC.2011022474

MANOR ETJ

MANOR CITY LIMITS

PUD SF-1 (15.78 AC)

(13.190 ACRES) JOSHUA & MARISA SMITH DOC.2010077679

CREEK CENTERLINE

FUTURE PHASE 8 (ANTICIPATED DEVELOPMENT YEAR: 2025)

CITY PARKLAND (13.01 AC)

(13.584 ACRES) PHILIP A. & LILLIAN T. WHEAT DOC.2011152762

PUD SF-1 (8.34 AC)

JURISDICTIONAL WATERS

(12.867 ACRES) KENT R. JONES & JAY A. CUSKER DOC.2010195413

PUD MEDIUM DENSITY (13.92 AC)

64' ROW PRIMARY COLLECTOR

PHASE 4 (ANTICIPATED DEVELOPMENT YEAR: 2023)

(10.305 ACRES) JOE & LETTI LANDEROS DOC.2006045390

PUD-MEDIUM DENSITY (19.78 AC)

LEMUEL KIMBRO SURVEY, ABSTRACT NO. 456

(10.187 ACRES) ERNESTO SUAREZ DOC.2007081841

FUTURE PHASE 7 (ANTICIPATED DEVELOPMENT YEAR: 2025)

MATCH LINE SHEET 4

(11.919 ACRES) MARIA RIOJAS VOL.13372, PG1733

PUD SF-1 (82.81 AC)

(13.502 ACRES) TUAN V. NGUYEN & NHIEU T. & QUYN DOC.2003234510

CRAIG & TAMMY JOHNSON DOC. 2000050056

PHASE 5 (ANTICIPATED DEVELOPMENT YEAR: 2024)

(10.047 ACRES) DANIEL PEREZ DOC.211149114

CITY PARKLAND (5.50 AC)

(10.643 ACRES) DANIEL PEREZ DOC.211149114

CREEK CENTERLINE

OPEN SPACE/FLOODPLAIN (5.03 AC)

FEMA 100-YR FLOODPLAIN

(9.98 ACRES) BRIAN S. SCHNEIDER DOC.2009198632

JURISDICTIONAL WATERS

(10.16 ACRES) TONY PARENT ENTERPRISES INC. DOC.2007163554

FEMA 100-YR FLOODPLAIN

ZOILA PORTILLO DOC.2014111607

(4.00 ACRES) KIRK J. JONSE & RITA G. JONSE VOL.13207, PG.97

(8.00 ACRES) JOHN JONSE VOL.4176, PG.2117

A.C. CALDWELL SURVEY NO.52, ABSTRACT NO. 154

	DESCRIPTION	DATE	BY
1	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS
2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT THE ADDITION OF PHASES 7 AND 8.	02/17/25	AEG

MANOR HEIGHTS

CONCEPT PLAN (SHEET 3 OF 3)

Kimley»Horn

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501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
PHONE: 512-520-0768
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

5

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, June 5, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd., Suite 150
Austin TX 78750
alex.granados@kimley-horn.com

Permit Number 2025-P-1710-CP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos,

The first submittal of the Manor Heights concept plan amendment phase 7 & 8 addition *(Concept Plan*) submitted by Forestar (USA) Real Estate Group, Inc. and received on May 09, 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. Provide topographic contours at ten (10) foot intervals, or less.
ii. How much of the proposed city parkland is within the floodplain? Dedicated City Parkland is not to be within the floodplain.

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, June 17, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd., Suite 150
Austin TX 78750
alex.granados@kimley-horn.com

Permit Number 2025-P-1710-CP
Job Address: Old Kimbro Road, Manor 78653

Dear Elliot Condos,

We have conducted a review of the concept plan for the above-referenced project, submitted by Elliot Condos and received by our office on May 09, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

Tyler Shows
Staff Engineer
GBA

6/25/2025

City of Manor Development Services

Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights Concept Plan Amendment Phase 7 & 8 Addition
Case Number: 2025-P-1710-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Concept Plan Amendment for Manor Heights. Subdivision Concept Plans Amendments 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 concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor Tx.

Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.

The Planning and Zoning Commission will meet at 6:30PM on July 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Concept Plan Amendment 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.

ESPARZA JOSE RUIZ
14793 BOIS D ARC LANE
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LANE
MANOR, TX 78653

PATRICK DAVID LEE
14805 BOIS D ARC LANE
MANOR, TX 78653

RODRIGUEZ ERNEST LEE
238 BEVERLY DRIVE
SAN ANTONIO, TX 78228

UGARTE JOSE V AND EVA BENETEZ
14831 BOIS D ARC LANE
MANOR, TX 78653

FRANCISCO DOMINGUEZ JAIMES
11606 AUS TEX ACRES LANE
MANOR, TX 78653

SALAS ISIDORO RODRIGUEZ & OSCAR
GERARDO MACEDO
11900 BRIARCREEK LOOP
MANOR, TX 78653

SCHAFER DENNIS D
2616 BUTLER WAY
ROUND ROCK, TX 78665

FAY WALTER F
7405 CHISOS PASS
AUSTIN, TX 78724

MANOR1100 HOLDING LLC
1029 HYANNIS STREET
PLANO, TX 75094

PICKERRILL LAURIE
1120 W LOVERS LANE
ARLINGTON, TX 76013

LY DWIGHT CHUAN ETAL
1006 E YAGER LANE STE 111
AUSTIN, TX 78753

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

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

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

GRACE COVENANT CHRISTIAN
PO BOX 1068
MANOR, TX 78653

AUSTIN 21 LLC
117 FORT HOOD LANE
GEORGETOWN, TX 78628

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK, TX 78664

TANI INVESTMENTS LLC ETAL
608 PETERSON LANE
LAKEWAY, TX 78734

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON, TX 77024

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE STREET
AUSTIN, TX 78746

JOHNSE JOHN & RITA
PO BOX 21
MANOR, TX 78653

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

GEBAUR JOHN JR
13330 OLD KIMBRO ROAD
MANOR, TX 78653

PORTILLO ZOILA
13342 OLD KIMBRO ROAD
MANOR, TX 78653

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

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

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

DUQUE STATES LLC
4868 E YAGER LANE
MANOR, TX 78653

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578

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

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

DE LA LUZ EDUVIGES
14211 BOIS D ARC LANE
MANOR, TX 78653

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

RIOJAS MARIA
1305 PRIVATE ROAD 3023
ELGIN, TX 78621

SUAREZ ERNESTO
14121 BOIS D ARC LANE
MANOR, TX 78653

LANDEROS LETICIA & JOSE J REVOCABEL TRUST
14315 BOIS D ARC LANE
MANOR, TX 78653

TELLO TIMOTHY & JESSICA ANDERSON
900 BRISTOL CREEK BEND
LAKEWAY, TX 78738

WHEAT PHILIP & LILLIAN T
14425 BOIS D ARC LANE
MANOR, TX 7853

PHILIPS TAMMIE C
14515 BOIS D ARC LANE
MANOR, TX 78653

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.
Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC
BACKGROUND/SUMMARY:

The applicant is requesting a specific use permit for 10,000 square feet of medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share access with a city lift station. It has been discussed with the developer that the 290 corridor is intended for retail commercial usage by City Council direction.

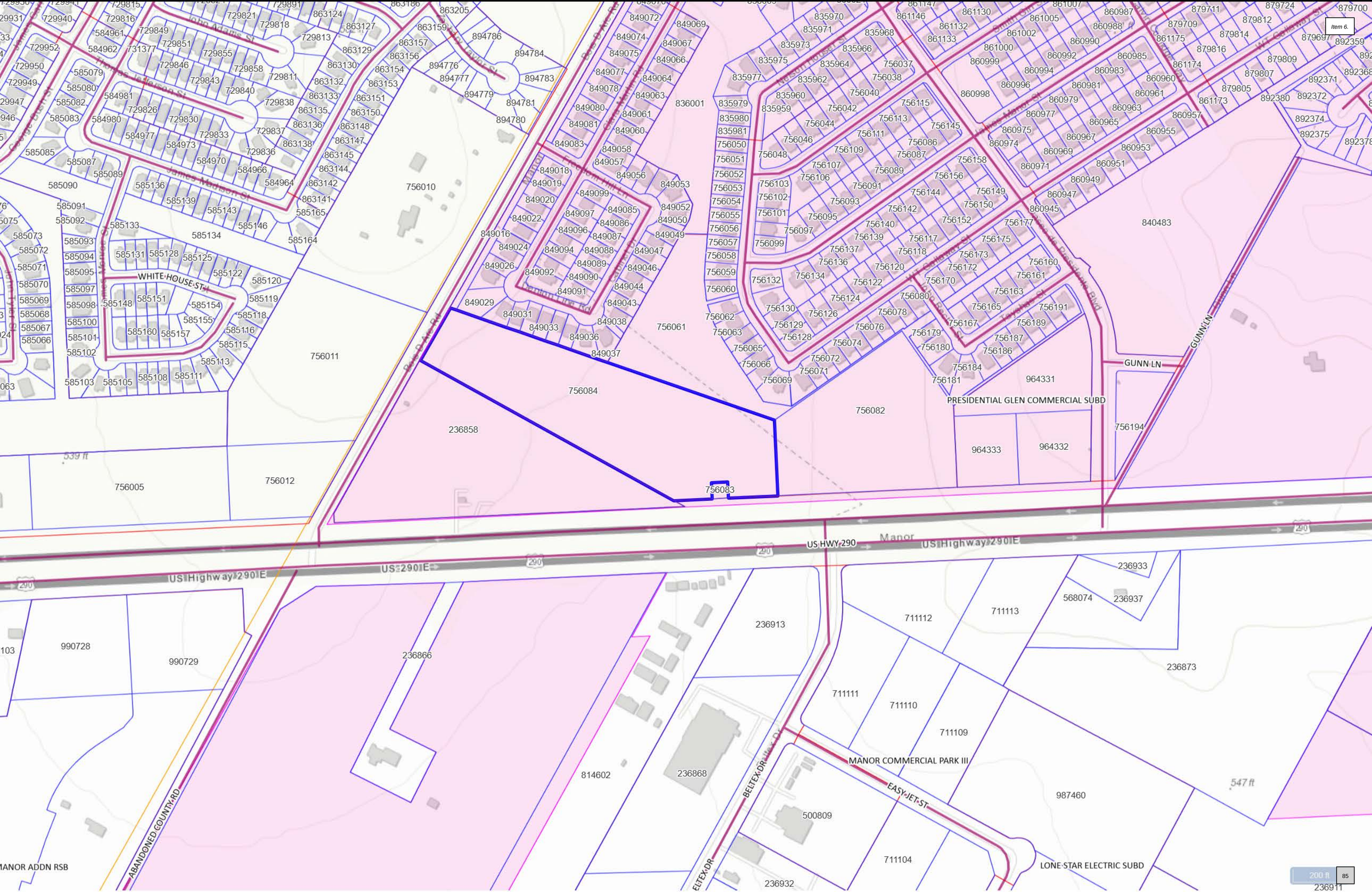
LEGAL REVIEW: *No*
FISCAL IMPACT: *No*
PRESENTATION: *No*
ATTACHMENTS: *Yes*

- Concept site plan
- Mailing labels
- Aerial image
- Public Notice

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

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


Item 6.
US HWY 290
US Highway 290 E
US 290 E
Manor
WHITE HOUSE ST
GUNN LN
PRESIDENTIAL GLEN COMMERCIAL SUBD
MANOR COMMERCIAL PARK III
EASY JET ST
BELTEX DR
LONE STAR ELECTRIC SUBD
ABANDONED COUNTY RD
MANOR ADDN RSB
756084
756082
756083
756010
756011
756005
756012
756061
236858
236866
236868
236913
236933
236937
236873
236932
236911
814602
990728
990729
711112
711113
711111
711110
711109
711104
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500809
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964332
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840483
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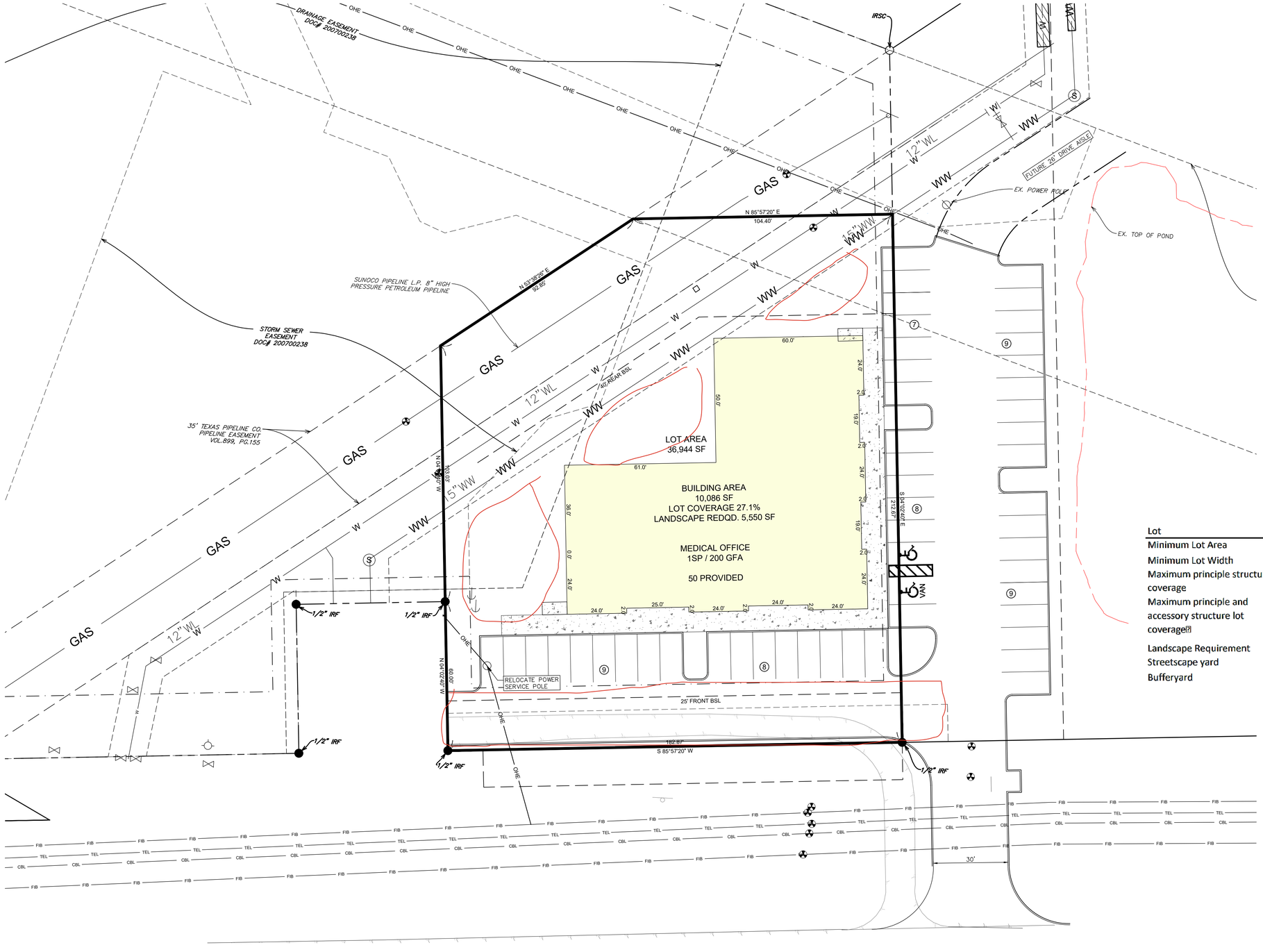
539 ft
547 ft
200 ft
85



Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage[7]	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	15%[3]		
Streetscape yard	15 ft[4]		
Bufferyard	25 ft[5]		

CONCEPT NOTES

1. THE PROPERTY LINES FOR THIS CONCEPT ARE BASED ON GIS INFORMATION AND THEREFORE THE PROPERTY LINES ARE APPROXIMATE.
2. THE CONTOUR INFORMATION WAS NOT READILY AVAILABLE FOR THIS CONCEPT AT THE TIME OF CREATION. SITE PLAN IS SUBJECT TO CHANGES ONCE CONTOURS ARE IMPORTED.
3. THIS CONCEPT IS USED SOLELY FOR THE PURPOSE OF A PROPOSAL. NO MEETINGS WITH REGULATORY AGENCIES WERE HELD PRIOR TO THIS CONCEPT BEING PUBLISHED. THEREFORE, ADDITIONAL INFORMATION PROVIDED BY ADDITIONAL PARTIES MAY MAKE THIS CONCEPT OBSOLETE. FOR USE IN FUTURE DESIGNS, CONTRACT NEGOTIATIONS, OR FINANCIAL ASSUMPTIONS.
4. THIS CONCEPT HAS NOT FACTORED IN ENVIRONMENTAL, MASTER PLANNING, OR FUTURE THOROUGHFARE RELATED ISSUES. MEETINGS WITH REGULATORY AGENCIES WILL BE REQUIRED TO FULLY UNDERSTAND THE OUTSIDE AFFECTS OF FUTURE IMPACTS.
5. THE PURPOSE OF THIS CONCEPT IS TO SHOW THE OVERALL PRELIMINARY LAYOUT FOR THE PROJECT. ADDITIONAL ENGINEERING IS REQUIRED TO ACCURATELY SHOWN THE LOCATION OF NECESSARY ITEMS NEED FOR CONSTRUCTION OF THIS PROJECT.
6. THIS CONCEPT WAS DEVELOPED UNDER THE ASSUMPTION THAT DETENTION WILL BE REQUIRED.
7. THIS CONCEPT ASSUMES THAT UTILITIES AND CAPACITY IS AVAILABLE TO SERVICE THE PROJECT.

LANDWORKS
ENGINEERING | SURVEYING | CONSTRUCTION

1" = 20'
20 0 10 20

N W E S

CONCEPT B.3

6/25/2025

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13400 US 290 Medical Office SUP
Case Number: 2025-P-1740-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Office being generally located near the northeastern corner of Bois D Arc and US HWY 290 Manor, TX also referred to as 13400 E US HWY 290. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC

The Planning and Zoning Commission will meet at 6:30PM on July 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this 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.

Manor 290 Oz Real Estates LP
76 Renfield Dr.
Princeton, NJ 08540-6263

NSJ Enterprises Inc
11700 Dessau Rd.
Austin, TX 78754-2172

Yarely M & Fermin Leyva
19201 Denton Line Dr.
Manor, TX 78653-4052

Nebula Texas LLC Series Denton Line
7873 Leong Ct.
Cupertino, CA 95014-4157

Jonathan B & Miriam E Alirez
13200 Clara Martin Rd.
Manor, TX 78653-4050

Ali M & Al Kheyyat
13204 Clara Martin Rd.
Manor, TX 78653-4050

Pablo Balderas Arrendono
13208 Clara Martin Rd.
Manor, TX 78653-4050

Jason & Joanne Jeske
13209 Clara Martin Rd.
Manor, TX 78653-4050

Kacey Andrea Russell
13205 Clara Martin Rd.
Manor, TX 78653-4050

Karl Quinn & Angelina Thirkill
13201 Clara Martin Rd.
Manor, TX 78653-4050

Karen L Martin
13208 Cabinet Dr.
Manor, TX 78653-4053

Afton Lovonna Grun Afton
13204 Cabinet Dr.
Manor, TX 78653-4053

Harvey & Sharon Nathanson
13200 Cabinet Dr.
Manor, TX 78653-4053

Dominique J Thornton
19209 Denton Line Dr.
Manor, TX 78653-4052

Lucila & Dinesh Ajwani
PO Box 298
Manor TX 78653-0298

Thomas M Kelley
19217 Denton Line Dr.
Manor, TX 78653-4052

Trunshedda T & Maurice L Marshall
19221 Denton Line Dr.
Manor, TX 78653-4052

Cedric Dwayne Voss
19225 Denton Line Dr.
Manor, TX 78653-4052

Christopher Motes
19229 Denton Line Dr.
Manor, TX 78653-4052

David L Howard
19233 Denton Line Dr.
Manor, TX 78653-4052

Timothy M & Daniella Gruwell
19237 Denton Line Dr.
Manor. TX 78653-4052

Alejandro & Sagrario Uriostegui Jaramillo
13204 Cabinet Dr.
Manor, TX 78653-4053

Pranay & Ritu Jaiswal
2428 Silent Brook Trl.
Round Rock,TX 78665-5641

Richard Rene Salazar
13209 Cabinet Dr.
Manor, TX 78653-4053

Jonathan Batista & Jocelyn Cruz
13213 Cabinet Dr.
Manor, TX 78653-4053

Miranda Rae Koubi & Ryan Morris Adair
13220 Nelson Houser St.
Manor, TX 78653-3989

Barbrea C Van Willis
13216 Nelson Houser St.
Manor ,TX 78653-3989

13212 Nelson Houser LLC
911 Josephine St.
Austin, TX 78704-1537

Rosalino Reynoso
13208 Nelson Houser St.
Manor, TX 78653-3989

Jorge Manuel Gonzalez & Mayra Fortuna Gonzalez
13204 Nelson Houser St.
Manor, TX 78653-3989

Ronald & Mary Wright
13200 Nelson Houser St.
Manor, TX 78653-3989

Ronney R & Jaunita J McGov
19301 W. T. Gallaway St
Manor, TX 78653-3991

Paul K Janetzke
19305 W. T. Gallaway St
Manor, TX 78653-3991

Southwest Property Assets LLC
109 Azimuth Dr.
Austin, TX 78717

Rodelio M Reyes
19313 W.T. Gallaway St
Manor, TX 78653-3991

Alejandra Medrano-Chapa & Sibone F Chapa
19317 W.T. Gallaway St
Manor, TX 78653-3991

Candido Sanchez Mendoze
19321 W.T. Gallaway St
Manor, TX 78653-3991

Miguel & Maria Medina
19201 Nelson Houser St.
Manor, TX 78653-3989

Huong Thi Thu Tran & Tuan Anh Kim
17425 Autumn Falls Dr.
Manor, TX 78653-2726

West Elgin Development Corp
9900 US Highway 290 E
Manor, TX 78653-9720

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for a Commercial Gas Station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.
Applicant: Sotol Ventures
Owner: Okra Land Inc.

BACKGROUND/SUMMARY:

This specific use permit request is for a gas station/convenience store to be built in the commercial lot of the Okra Subdivision. A presentation was given regarding this item at the May 14, 2025, P&Z Commission Regular meeting.

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

- Mail Notice
- Project Renderings
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission deny the Specific Use Permit request for a Commercial Gas Station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd. and FM 973, Manor, TX from the agenda until further notice.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**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City of Manor Development Services

Notification for a Specific Use Permit Request

Project Name: Okra Subdivision - Gas Station SUP
Case Number: 2025-P-1719-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for the Okra Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, Tx.

Applicant: Sotol Ventures
Owner: Okra Land Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit Request 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.

Gliberto & Maria Estrada
1411 FM 973 N
Manor, TX 78653

Stanley & Sandra Voelker
14401 FM 973 N
Manor, TX 78653

Mary Clark
14404 Pernella Rd
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL
14405 FM 973 N
Manor, TX 78653

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman
14412 Pernella Rd
Manor, TX 78653

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

Arthur Ray & Odette Vanessa Taylor
14416 Pernella Rd
Manor, TX 78653

14420 Pernella Rd Intervivos Revocable Trust
14420 Pernella Rd
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

Monarch Ranch at Manor LLC
310 Enterprise Dr.
Oxford, MS 38655

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

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Gregg Ln
Johnson Rd
Pernella Rd
Andesite Rd
Cambrian Rd
Carbrook Rd
Estuary Rd
Heartland Dr
Kira Ln
Caldera Way
Bryce Ln
Owl Tree Rd
Silent Falls Way
Fairbridge Ln
Castleford Dr
Allard Dr
Jackson Falls Way
Amber Stream Ln
Fallsprings Way
Old Manor Taylor Rd
Suncrest Rd
Tower Ln
Clairess Ln
Howdy Way
Tinsley Trl
Autumn Falls Dr
Pennington Ln
MC Arthur Dr
Tue Jan 14 2025
200 ft
Nearmap