



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

Planning & Zoning Commission Regular Meeting

Wednesday, March 12, 2025 at 6:30 PM

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

AGENDA

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

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

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

PUBLIC HEARING

- 1. Conduct a public hearing on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

- 2. Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.**

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

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.

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

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

- 5. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.**

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

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

Applicant: Southwest Engineers

Owner: BuildBlock

- 7. Consideration, discussion, and possible action on a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.**

Applicant: Rafiq Kareediya

Owner: truenorthbuilders llc

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 07, 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: March 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

BACKGROUND/SUMMARY: This rezoning is occurring after the completion of annexation of the property into Manor's full purpose city limits as of March 5th, 2025. This property is and has been planned for industrial use.

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

- Letter of intent
- Zoning map
- Annexation ordinance

- Aerial image
- Public notice
- Mailing labels

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial

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

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653
Aug 6th, 2024

Letter of Intent for Rezoning

Dear City of Manor, Planning and Zoning

Project Address: 12522 and 12542 Old Kimbro Rd, Manor, TX 78653
Property ID: 236879 and 236885
Legal Description: Lot 5 Kimbro Road Estates and Lot 4 Kimbro Road Estates

The property owner seeks to rezone the 13.789-acre of lot 5 and 10.020-acre of lot 4, located at 12522 and 12542 Old Kimbro Rd, Manor, TX 78653 from Manor ETJ (Extra-Territorial Jurisdiction) to IN-2 (Heavy Industrial). As the subject properties are designated as an Employment Center, which includes industrial uses on the City of Manor's Future Land Use Map, the owner seeks an opportunity to respond to the growth of the City. The subject property engages in the storage of, or manufacturing processes using flammable, or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. The subject property will be engaging in hazardous materials storage, testing, and delivery of them.

Rezoning this tract will provide an opportunity to support the City's expansion and economic diversity objectives. The properties are situated along Old Kimbro Road, and the proposed rezoning will not adversely impact adjacent properties or the broader vision for the City of Manor as it aligns with the City of Manor's Future Use.

I appreciate your careful consideration of the proposed rezoning and please feel free to contact me at asset@buildblock.io if you require any additional information or have questions regarding this matter.

Sincerely,

Owner

Wonik Materials North America LLC
N115 W 19392 Edison Dr,
Germantown, WI 53022

Owner's Representative

Build Block Development Inc.
527 Molino St, #101
Los Angeles, CA 90013

**Subject Property:
23.809 Acres on Kimbro Rd.**

KIMBRO RD.



1 inch = 300 feet

0 150 300 450 600 Feet



**Proposed Zoning:
IN-2 Heavy Industrial**

*Current Zoning:
Agricultural (A)*

Zoning Legend

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

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 23.809 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council of the City (the “City Council”) heard and has decided to grant the owners’ request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit “B”.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 23.809 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds in instrument recorded in Volume 79, Page 12 of the Plat Records of Travis County, Texas, said (7.054 acre) tract, being a portion of the certain (11.05 acre) tract of land as conveyed to Natalino Camilleri by deed recorded in Volume 10123, Page 582, Real Property Records of Travis County, Texas, being more particularly described in Exhibit "A."

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this 5th day of March 2025.

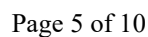
THE CITY OF MANOR, TEXAS

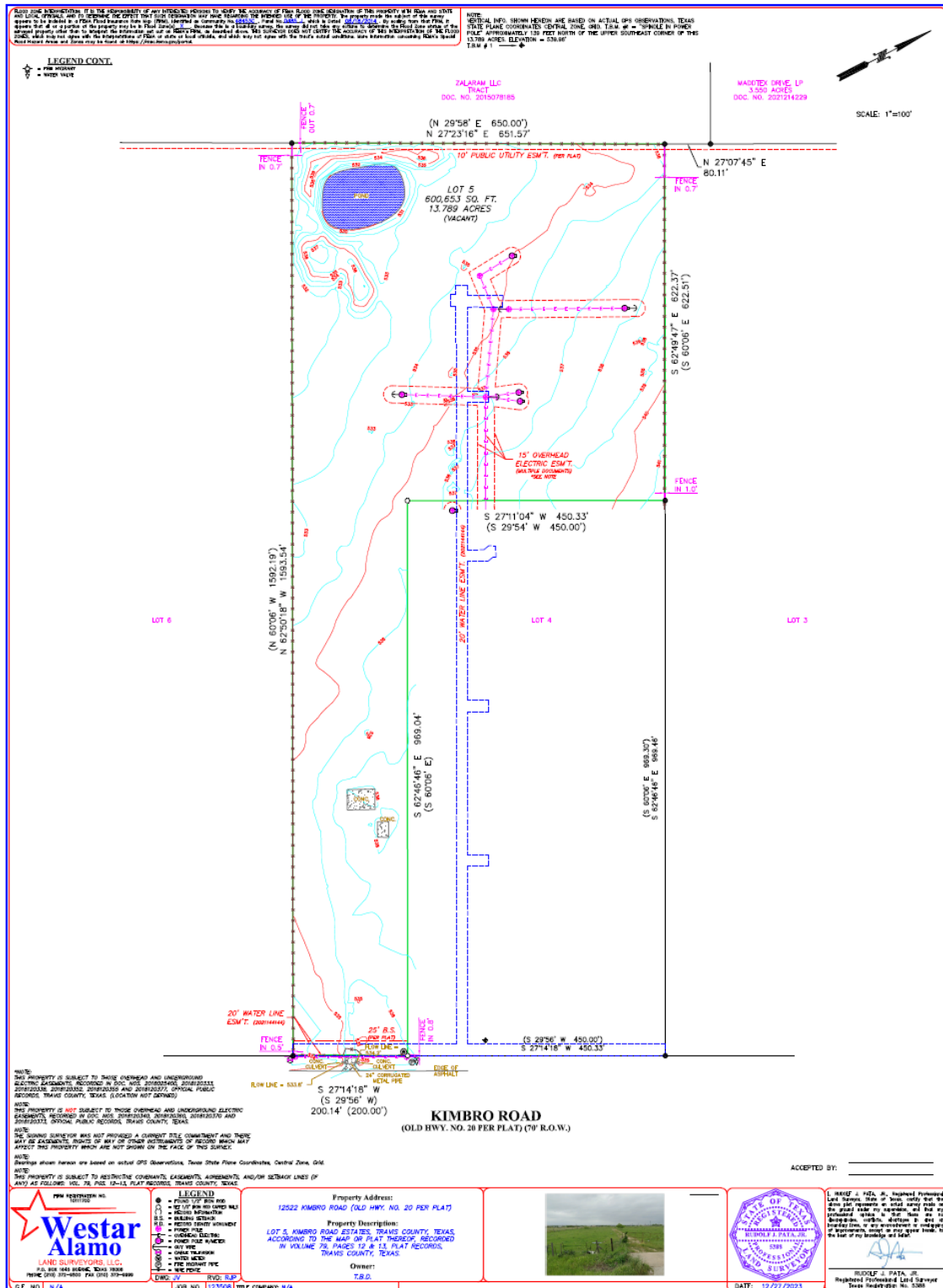
Dr. Christopher Harvey,
Mayor

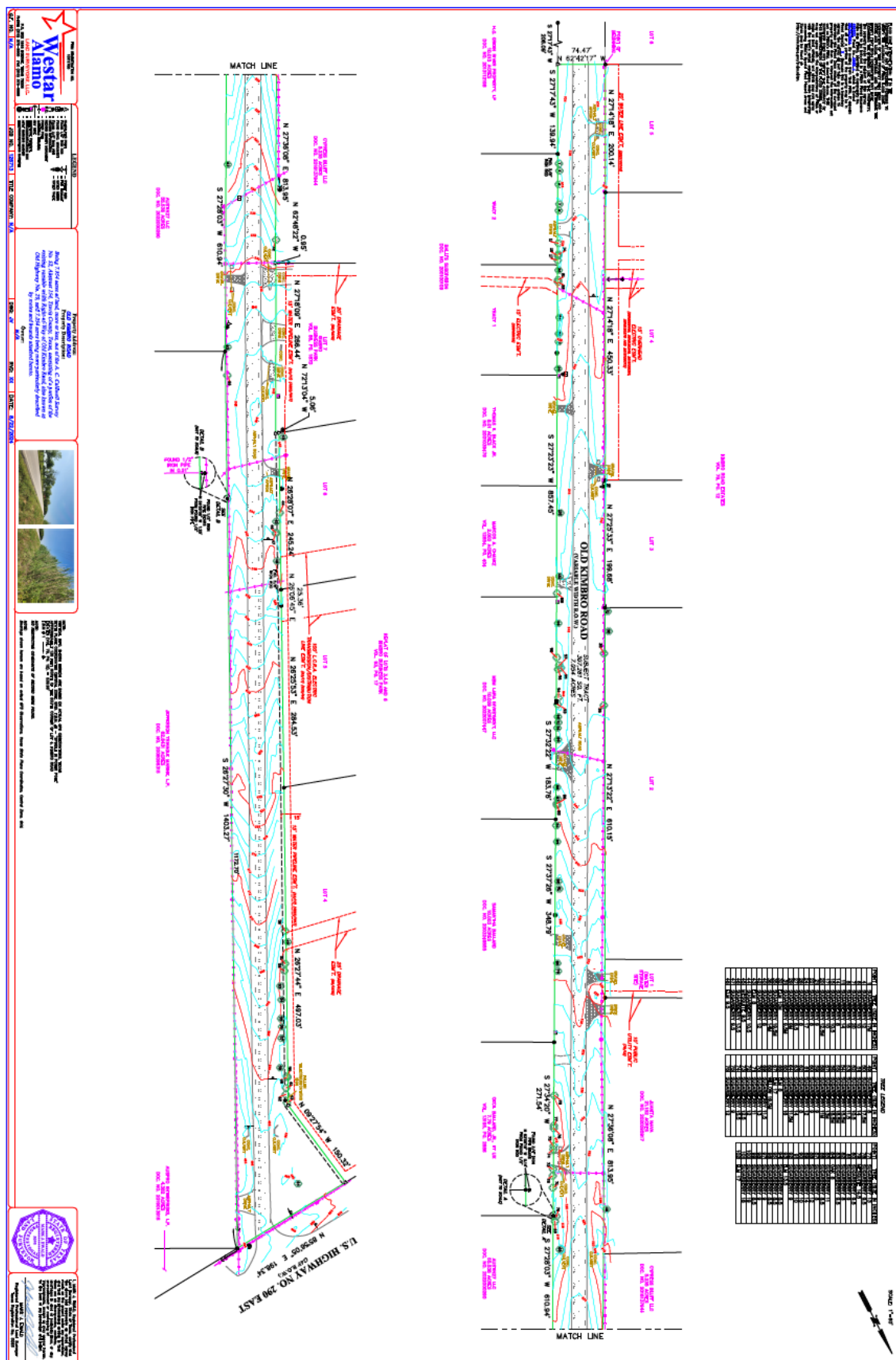
ATTEST:

Lluvia T. Almaraz
City Secretary

**Exhibit “A”
Subject Property Description
+/- 23.809 Acres**







METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

THENCE along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this

7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

THENCE along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);

South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

THENCE crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 22, 2024



**Exhibit “B”
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**





2/26/2025

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12522 & 12524 Old Kimbro Road Rezoning from (A) Agricultural to (IN-2) Heavy Industrial
 Case Number: 2024-P-1681-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 12522 & 12524 Old Kimbro Road, Manor, TX from (A) Agriculture to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12552 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

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

The City Council will meet at 7:00PM on March 19, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

CAMILLERI NATALINO
10812 WILKINSON AVE
CUPERTINO, CA 95014-4732

MBM LARA INVESTMENT LLC
721 Stansted Manor Dr
Pflugerville, TX 78660-8090

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR, TX 78653

PACE GLENN T
12545 KIMBRO RD
MANOR, TX 78653

COONS STEVEN
9603 BROWN LN
AUSTIN, TX 78754-4046

GCH BLUE RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

H G GREEN RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

TECHTOWN INDUSTRIAL M1 LLC
11408 Hollister Dr
Austin, TX 78739-1913

HARPER DARREL R VLB
107 VISTA AVE
ROUND ROCK, TX 78664-4357

DONOHUE BRENNER NORTON
12512 KIMBRO RD
MANOR, TX 78653

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

MADDTEX DRIVE LP
6903 W SAM HOUSTON PKWY
NORTH HOUSTON TX 77315



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

BACKGROUND/SUMMARY:

This preliminary Plat is for the northeast portion of the Manor Commons Commercial subdivision. It currently has a DA and 380 agreement pertaining to its development. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission.

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

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter
- Mail Public notice
- Mailing labels

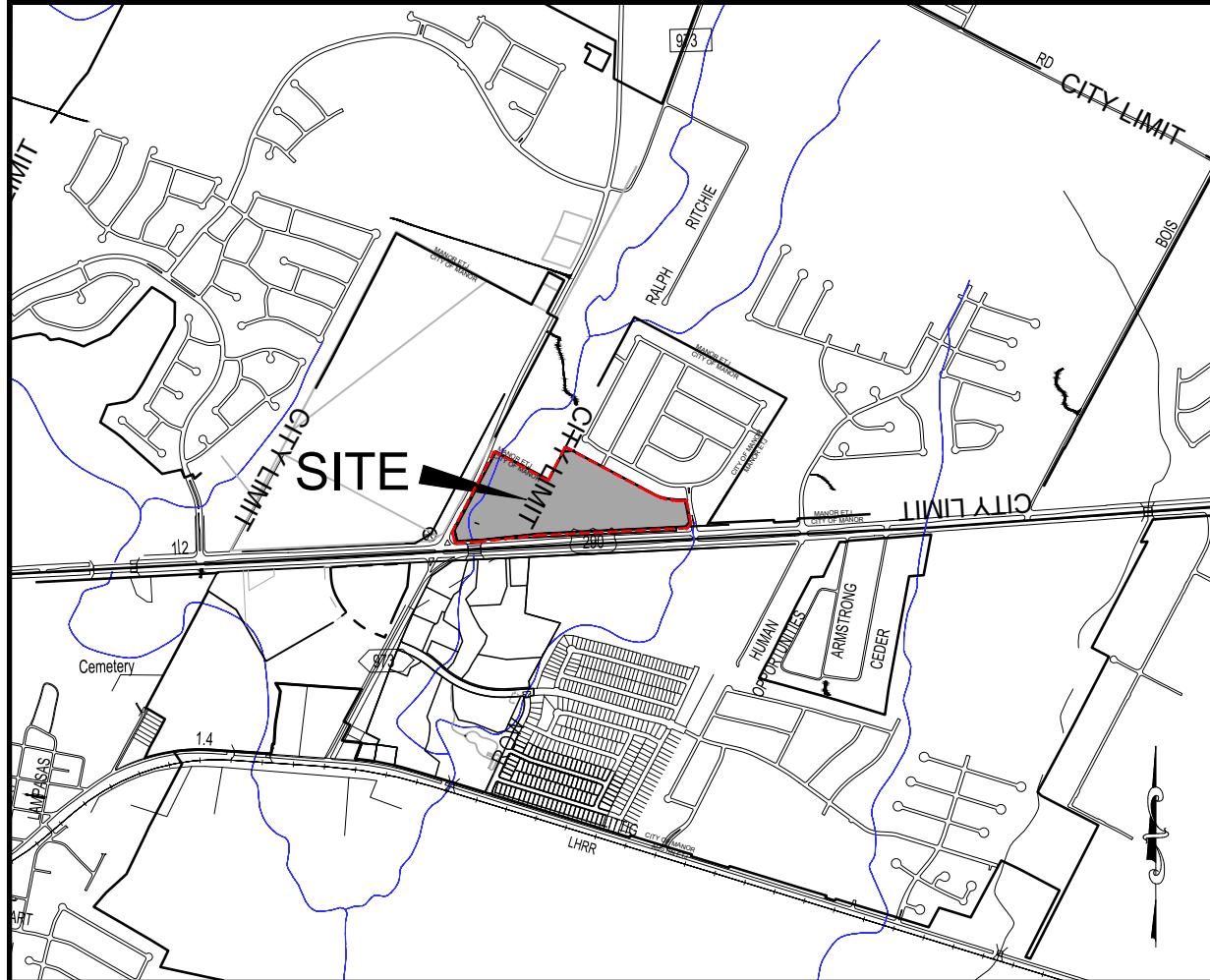
ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

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



LOCATION MAP

Owner 31.889 ACRES, TIMMERMANN COMMERCIAL INVESTMENTS, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020230923
0.98 Acres, TIMMERMANN COMMERCIAL INVESTMENTS, LP Volume 7335, Page 448.
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net
Surveyor: Holt Carson, RPLS No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
(512) 442-0990

Total Number of Blocks: 3
Total Number of Lots: 20
Total Number of Phases: 18
Total Acreage: 33.929 AC

A portion of this property lies within Zone AE (areas determined to be within the 100 year flood plain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0485J, dated August 18, 2014.
A CLOMR has been approved for modification of the floodplain contained within this study under Case #16-06-1566R. A LOMR will be submitted following completion of the Flood Plain Modifications.

LINEAR FEET OF NEW STREETS: Water and Wastewater Provider : CITY OF MANOR
POMERANIAN PLAZA- 823 LF 105 E Eggleston St,
MARIE LANE- 1,268 LF Manor, TX 786531
UN-NAMED- 3,665 LF Phone: 512-272-5555

Electrical Supply BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
Giddings, TX 78942

Gas Supply Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

ESTIMATED PHASE DATES
PHASE 1 - AUGUST 2024
PHASE 2-18 - AUGUST 2024-2026
PHASES 2-18 WILL BE INDIVIDUAL LOTS
OR GROUPS OF LOTS DEPENDING ON
THE TENANT DEMAND. TIME LINES
WILL DEPEND ON USER INTEREST.

GENERAL NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owners or assigns shall maintain all drainage easements on private property.
- 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
- 9.) This subdivision is located within the City of Manor Corporated City Limits as of this date December 2023.

TREE MITIGATION NOTE:

THE PROTECTED TREES THAT WILL BE REMOVED WITH THE SUBDIVISION CONSTRUCTION ARE:

#625 - 10' Cedar Elm
#634 - 10' Mesquite
#635 - 11' Mesquite

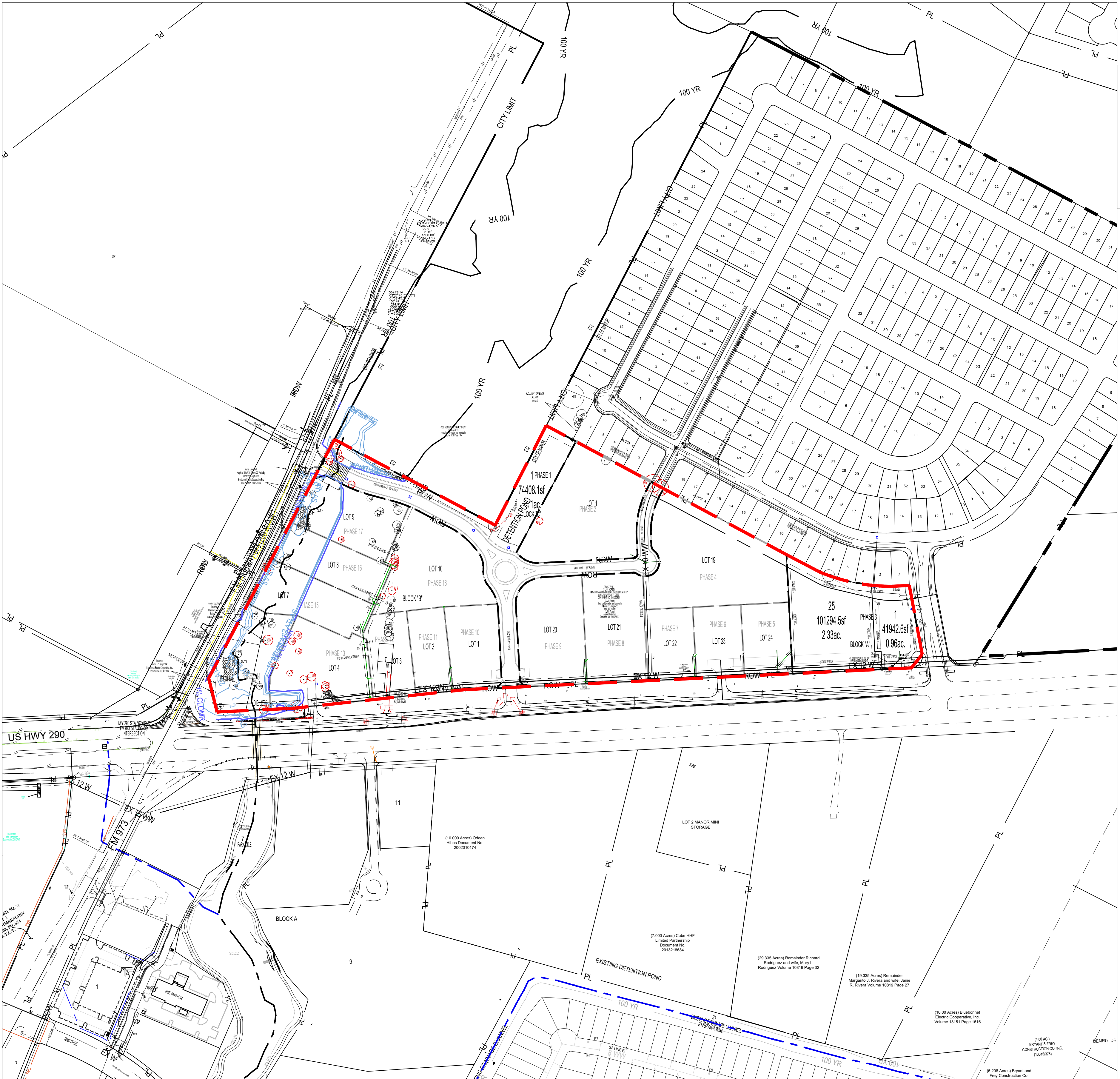
THE 31 CALIPER INCHES REMOVED WILL BE REPLACED USING ELEVEN 3 INCH TREES COMPLYING WITH THE CITY OF MANOR'S APPROVED LIST. TREES WILL BE PLANTED IN LOT ON LOTS 384, BLOCK A, IN THE 25' SETBACK BETWEEN GREENBURY SUBDIVISION AND THE PROPOSED DEVELOPMENT

REVISIONS/CORRECTIONS				
Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE

MANOR NE COMMERCIAL

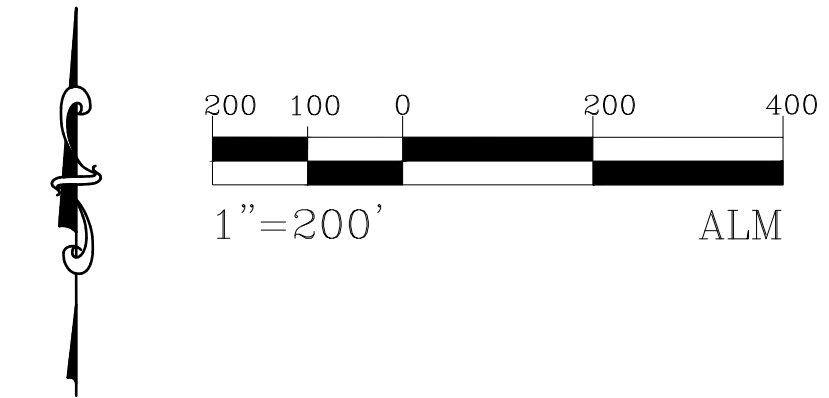
PRELIMINARY PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: 7/29/2024



SHEET	DESCRIPTION
1	PRELIMINARY PLAN SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY PLAN SHEET
4	WATER UTILITY SHEET
5	WASTEWATER UTILITY SHEET
6	STORM SEWER LAYOUT
7	POND CROSS SECTIONS
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	HEC-HMS CALCULATION

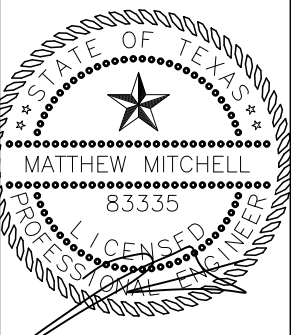
LEGEND	
EX WW	EX WASTEWATER
WV	PROPOSED WASTEWATER
EX W	EX WATER
W	PROPOSED WATER
SS	STORM SEWER
ROW	ROAD CENTERLINE
PL	PROPOSED LOT LINES
	PROPOSED SETBACKS
	TO OR 10 FT SIDE YARD SETBACK IS ALLOWED ON ALL C.T.L.N.



DATE	REVISION	#
9/9/2024		

SCALE: 1"=200'
DATE: 9/9/2024
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
PO BOX 536
Dripping Springs, TX 78620
(512)431-9600 * matt@almengr.com



CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY 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 COUNCIL ON THIS THE ____ OF ____, 20__ A.D.

APPROVED: JEFFREY STENSLAND, CHAIRPERSON
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

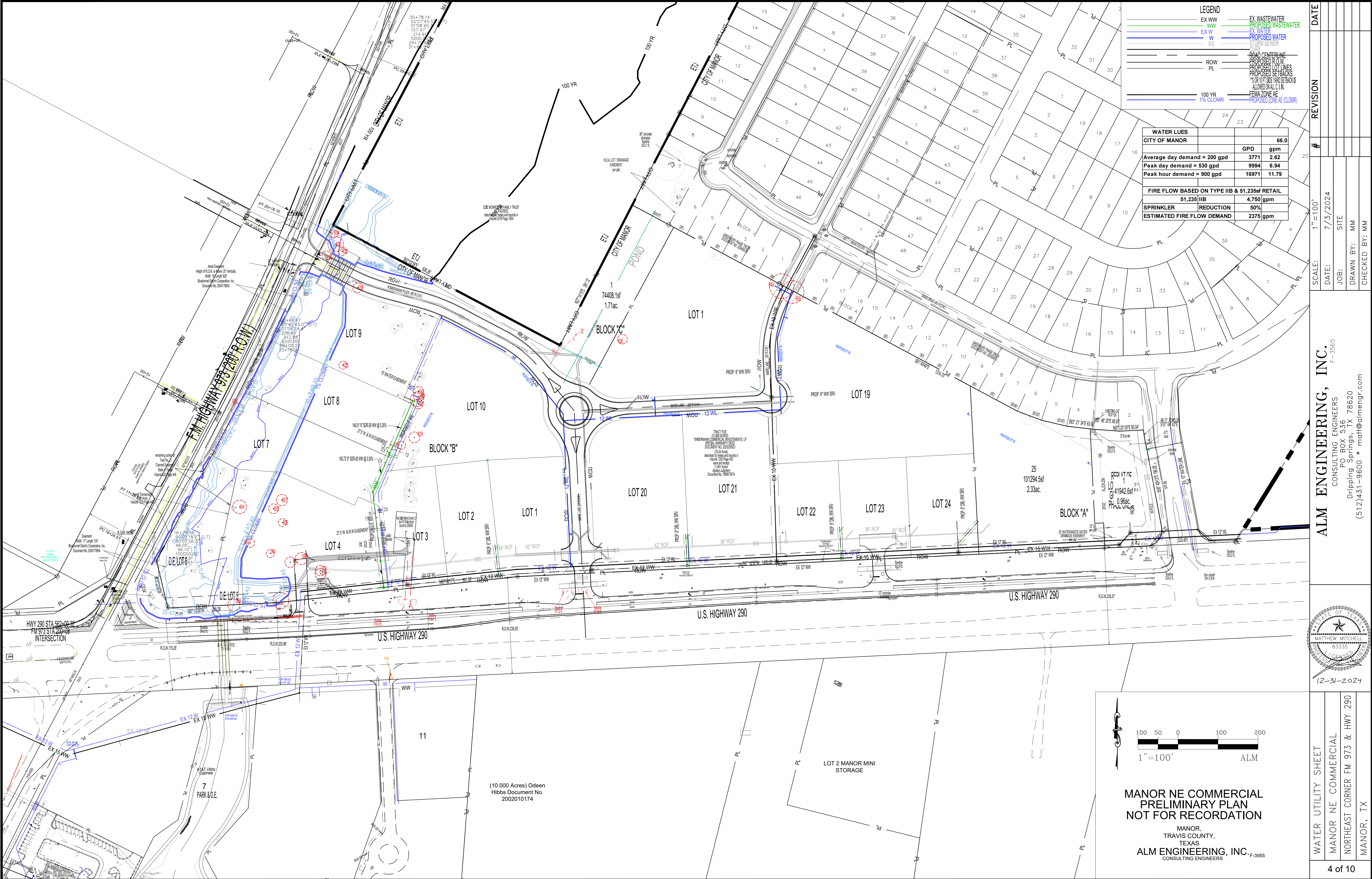
MANOR NE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3565

PRELIMINARY PLAN
MANOR NE COMMERCIAL
FM 973
MANOR, TX







WATER LUES		
CITY OF MANOR		
	gpd	gpm
Average day demand = 200 gpd	3771	2.62
Peak day demand = 530 gpd	9994	6.94
Peak hour demand = 900 gpd	16971	11.79
FIRE FLOW BASED ON TYPE IIB & 51,235sf RETAIL		
51,235 IIB	4,750	gpm
SPRINKLER	REDUCTION	50%
ESTIMATED FIRE FLOW DEMAND	2375	gpm

DATE

7/3/2024

REVISION

#

SCALE:

1" = 100'

DATE:

7/3/2024

JOB:

SITE

DRAWN BY:

MM

CHECKED BY:

MM

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO BOX 536

Dripping Springs, TX 78620

(512)431-9600 * mail@almengr.com

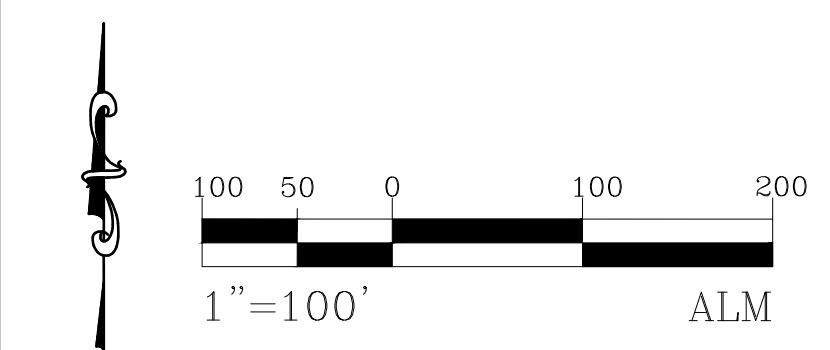
WATER UTILITY SHEET

MANOR NE COMMERCIAL

NORTHEAST CORNER FM 973 & HWY 290

MANOR, TX

4 of 10

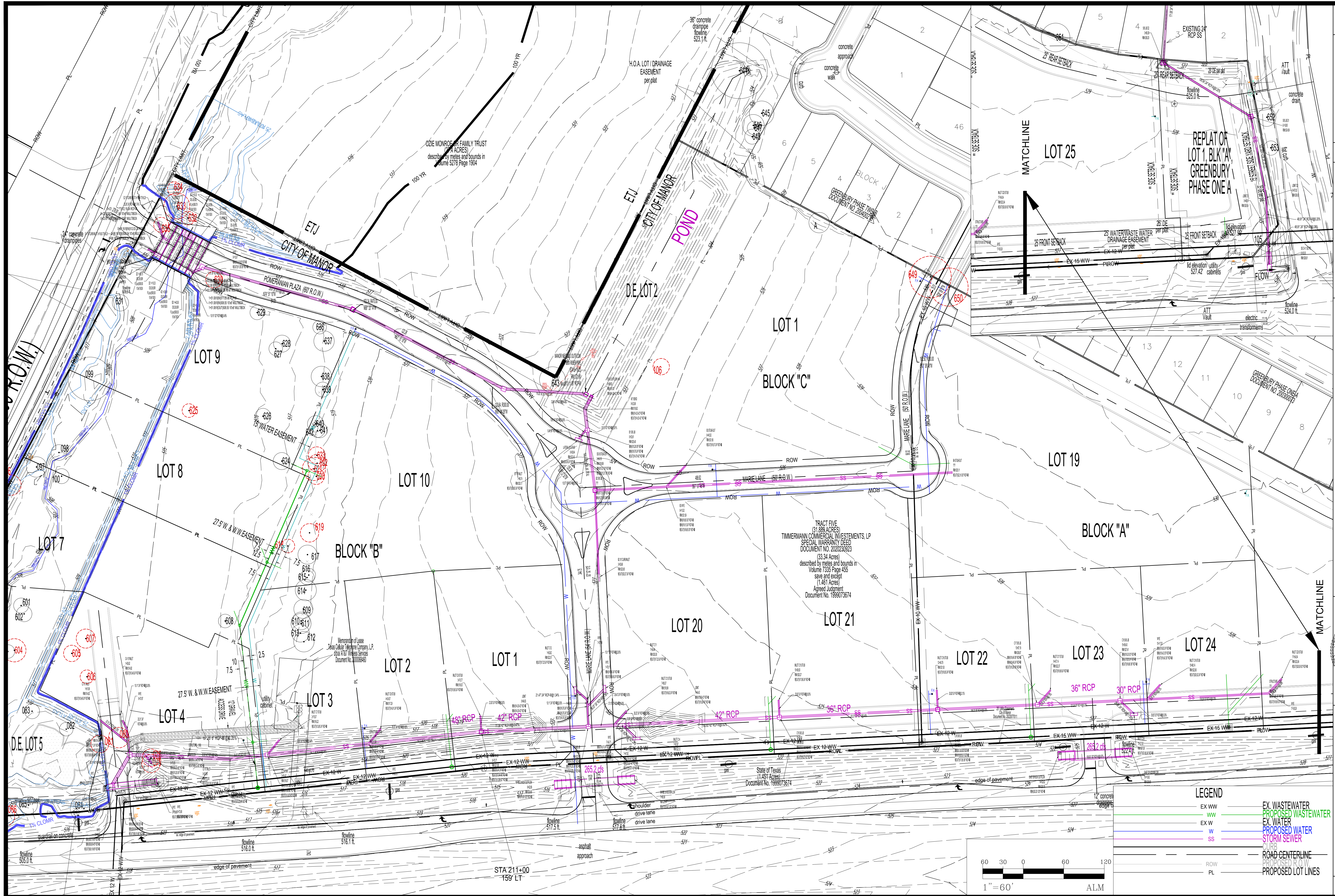


MANOR NE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS





REVISION		DATE
#		
1		7/8/2024

SCALE: 1"=60'

DATE: 7/8/2024

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
Dripping Springs, TX 78620
(512)431-9600 * matt@almengr.com

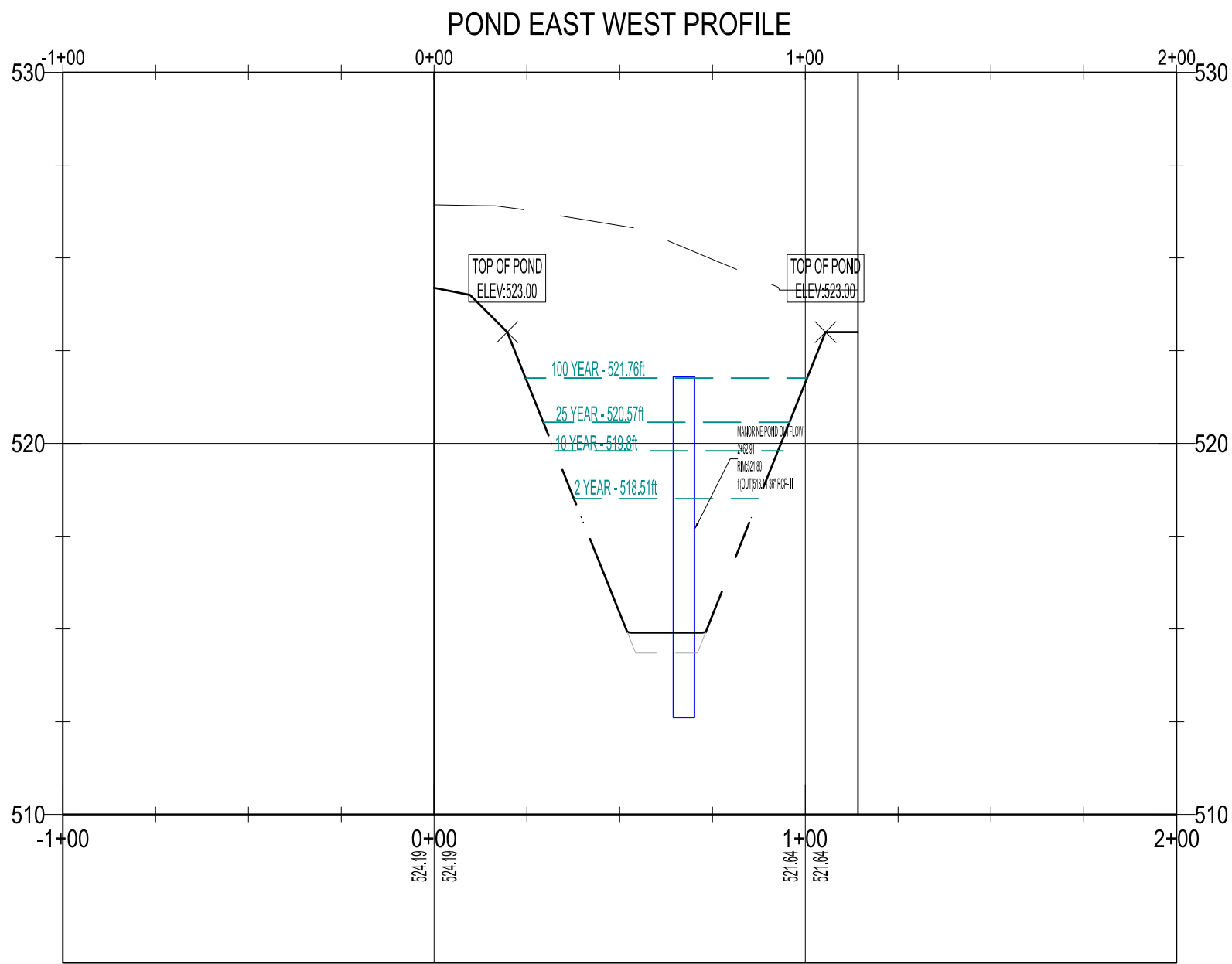
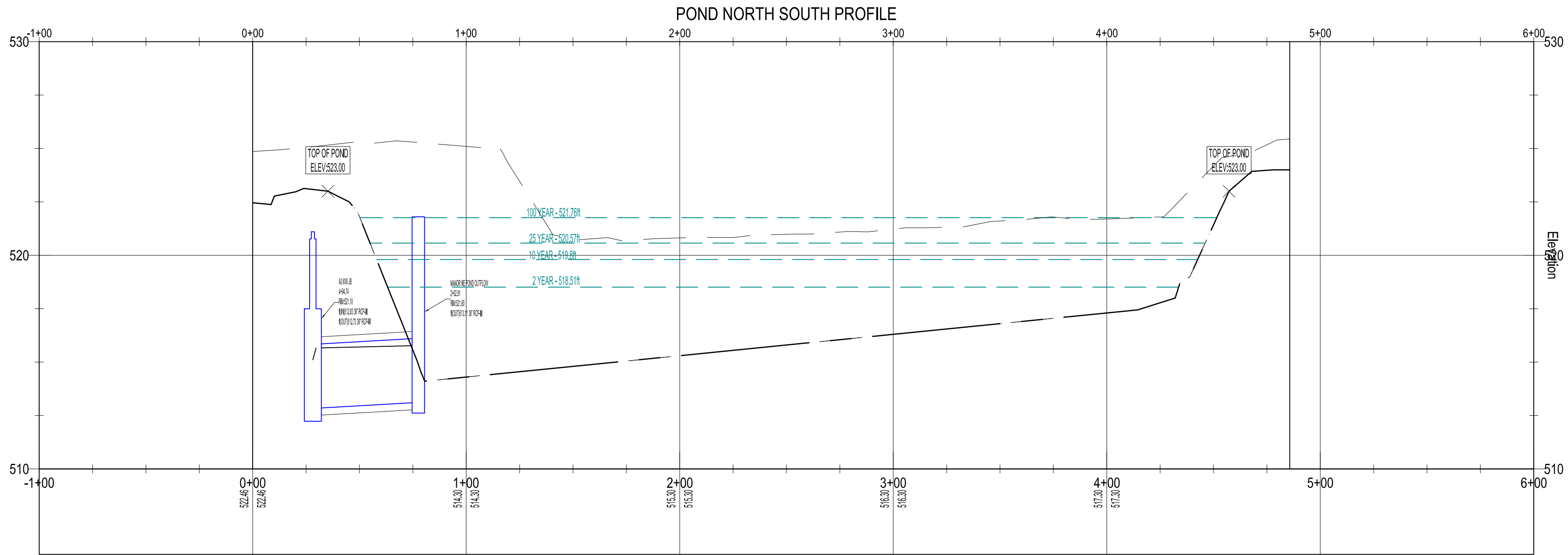
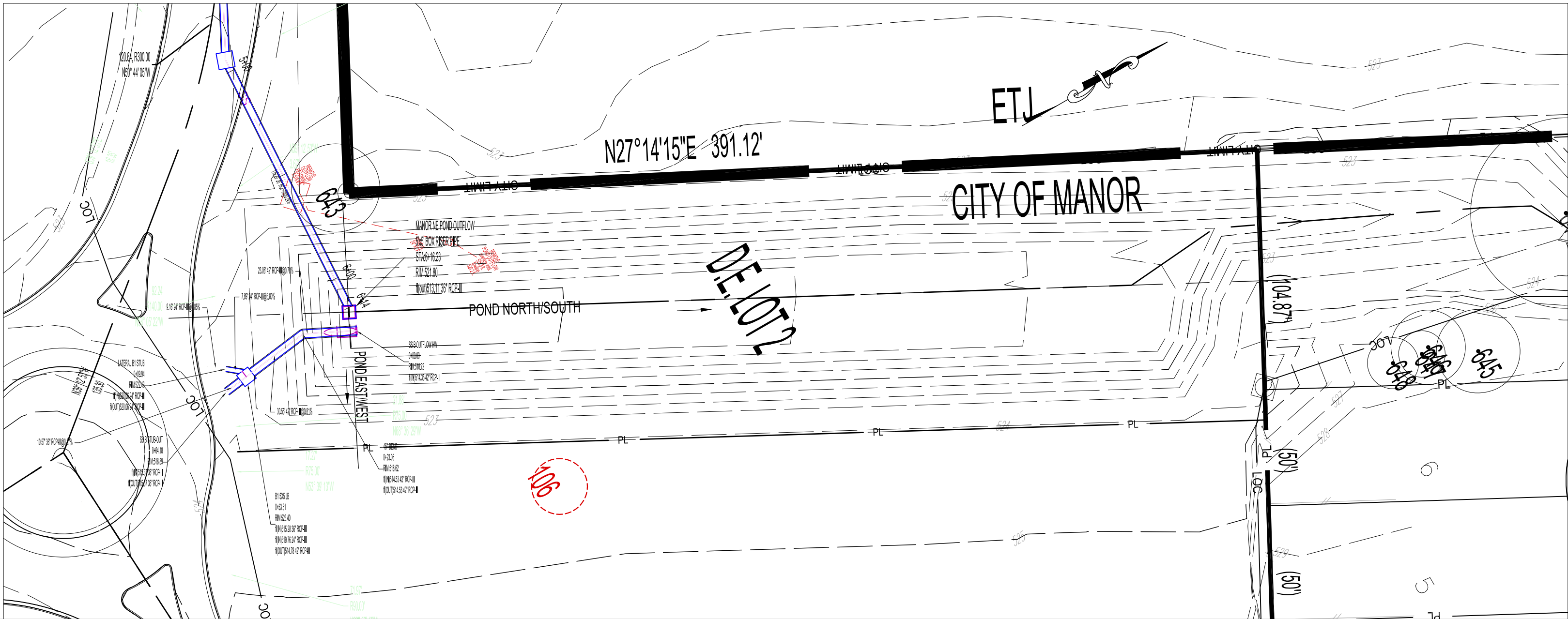
STATE OF TEXAS
MATTHEW MITCHELL
Professional Engineer
No. 83335
9-10-2024

STORM SEWER LAYOUT
MANOR NE COMMERCIAL
NORTHEAST CORNER FM 973 & HWY 290
MANOR, TX

6 of 10

SS B - 100 YEAR			
Struct. ID	Q	V	depth
	(cu. ft/sec)	(ft/s)	(ft)
45%gd BEND	54.78	10.679	1.84
B1 5x5 JB	54.78	5.694	1.84
SS B STUB-OUT	47.41	6.707	1.87
B2 5x5 JB	47.41	6.707	1.56
B3 WYE	42.4	8.638	2.5
B4 STUB-OUT	24.44	4.979	2.5
B3 STUB-OUT	17.96	5.717	2

SS B - 25 YEAR			
Struct. ID	Q	V	depth
	(cu. ft/s)	(ft/s)	(ft)
45%gd BEND	40.97	9.921	1.56
B1 5x5 JB	40.97	9.921	1.56
SS B STUB-OUT	35.45	9.58	1.56
B2 5x5 JB	35.45	11.837	1.32
B3 WYE	31.7	9.529	1.6
B4 STUB-OUT	18.26	7.596	1.23
B3 STUB-OUT	13.44	4.278	2



LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED ATLAS 14 1% AC (CLOMR) CURB

WW

EXISTING WASTEWATER

W

EXISTING WATER

PROPOSED STORM SEWER

D.E.

DRAINAGE EASEMENT

LOC

LIMITS OF CONSTRUCTION (12.12 AC)

50

25

0

50

100

1"=50'

ALM

DATE

REVISION

#

SEE PLAN

SCALE:

DATE:

JOB:

DRAWN BY:

CHECKED BY:

Item 2

7/9/2024

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO Box 536

Dripping Springs, Texas, 78620

(512) 431-9600 * mat@almengr.com

STATE OF TEXAS

MATTHEW MITCHELL

83335

9-10-2024

POND CROSS SECTIONS

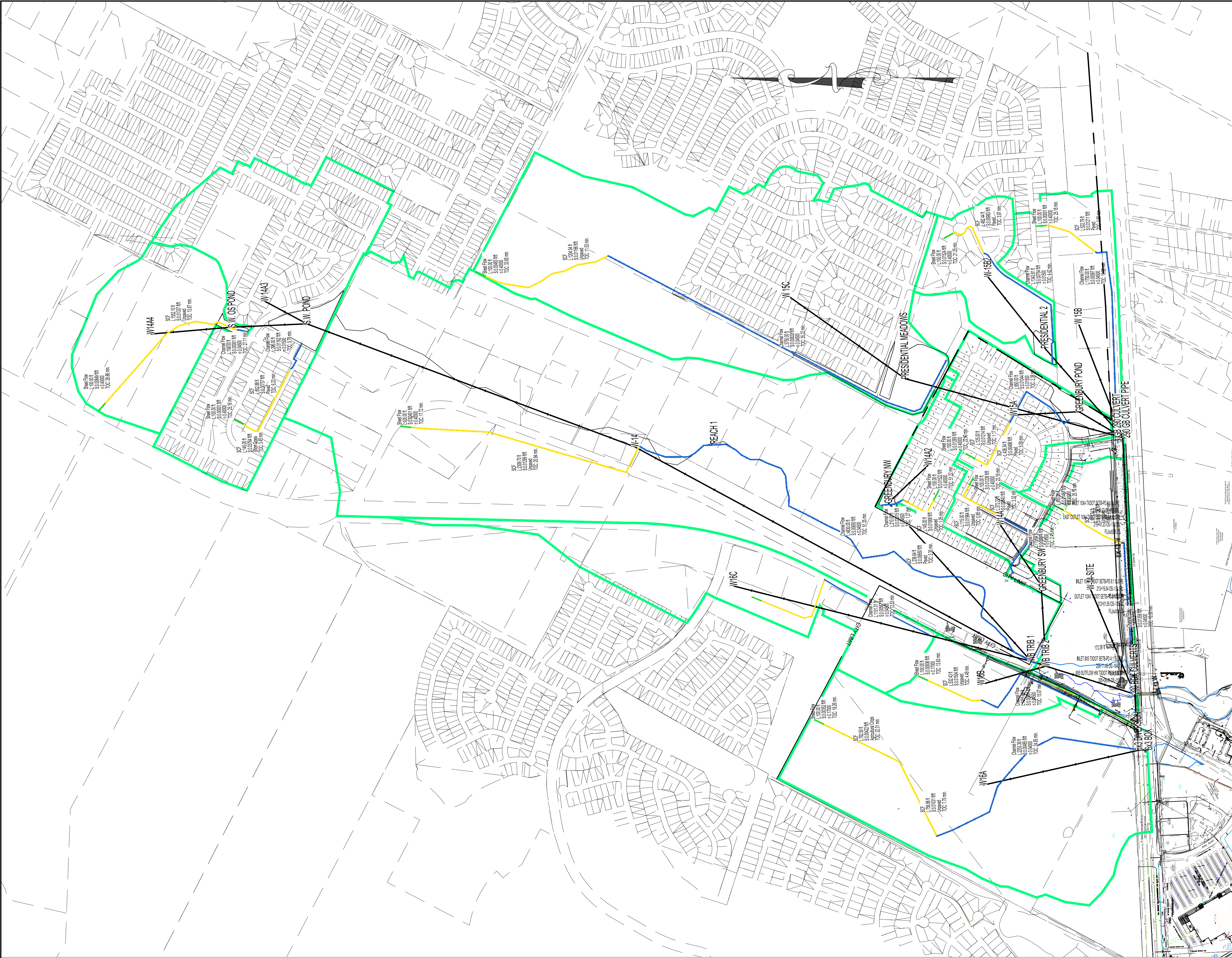
MANOR NE CLOMR

MANOR COMMONS NE

MANOR TEXAS

7 of 10

27



2 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W1444	38.874	N/A	80.00	3.25	40.70	43.41
W14A2	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	31.32
W15A	28.009	N/A	80.00	50.00	18.92	62.63
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W14A3	81.708	N/A	80.00	50.00	21.37	173.39
W15B	47.398	N/A	80.00	31.66	29.38	76.69
W15C	142.674	N/A	80.00	24.57	48.24	164.13
W14	263.050	N/A	80.00	9.28	54.01	255.17
W14-SITE	39.420	N/A	80.00	21.98	25.19	65.85
W15B2	22.881	N/A	80.00	42.75	17.78	51.12

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	536.18	536.18	
290 GB CULVERT PIPE	Junction	225.30	225.30	
GB 290 CULVERT	Diversion	226.19	225.30	0.89
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 2	Junction	469.25	469.25	
WB TRIB 3	Junction	478.56	478.56	

10 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W1444	38.874	N/A	80.00	3.25	40.70	83.68
W14A2	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	52.02
W15A	28.009	N/A	80.00	50.00	18.92	104.23
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W14A3	81.708	N/A	80.00	50.00	21.37	287.85
W15B	47.398	N/A	80.00	31.66	29.38	133.66
W15C	142.674	N/A	80.00	24.57	48.24	295.59
W14	263.050	N/A	80.00	9.28	54.01	485.25
W14-SITE	39.420	N/A	80.00	21.98	25.19	117.79
W15B2	22.881	N/A	80.00	42.75	17.78	86.45

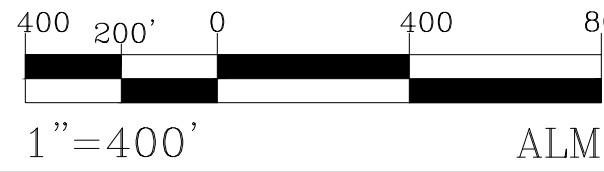
Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	1007.92	1007.92	
290 GB CULVERT PIPE	Junction	307.43	307.43	
GB 290 CULVERT	Diversion	365.17	307.43	57.75
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 2	Junction	844.81	844.81	
WB TRIB 3	Junction	863.19	863.19	

25 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W1444	38.874	N/A	80.00	3.25	40.70	132.23
W14A2	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	66.25
W15A	28.009	N/A	80.00	50.00	18.92	132.87
W16A	104.675	N/A	80.00	2.55	44.35	286.79
W16B	16.517	N/A	80.00	2.33	19.91	69.62
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W14A3	81.708	N/A	80.00	50.00	21.37	366.78
W15B	47.398	N/A	80.00	31.66	29.38	173.35
W15C	142.674	N/A	80.00	24.57	48.24	389.06
W14	263.050	N/A	80.00	9.28	54.01	650.23
W14-SITE	39.420	N/A	80.00	21.98	25.19	153.89
W15B2	22.881	N/A	80.00	42.75	17.78	110.74

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1436.96	1436.96	
290 GB CULVERT PIPE	Junction	338.67	338.67	
GB 290 CULVERT	Diversion	456.77	338.67	118.09
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 2	Junction	1134.98	1134.98	
WB TRIB 3	Junction	1159.94	1159.94	

100 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W1444	38.874	N/A	80.00	3.25	40.70	160.85
W14A2	12.278	N/A	80.00	50.00	33.50	59.63
W14A	13.546	N/A	80.00	50.00	17.89	90.17
W15A	28.009	N/A	80.00	50.00	18.92	181.07
W16A	104.675	N/A	80.00	2.55	44.35	412.16
W16B	16.517	N/A	80.00	2.33	19.91	98.34
W16C	51.539	N/A	80.00	36.82	30.68	258.24
W14A3	81.708	N/A	80.00	50.00	21.37	499.51
W15B	47.398	N/A	80.00	31.66	29.38	240.96
W15C	142.674	N/A	80.00	24.57	48.24	550.16
W14	263.050	N/A	80.00	9.28	54.01	935.47
W14-SITE	39.420	N/A	80.00	21.98	25.19	214.55
W15B2	22.881	N/A	80.00	42.75	17.78	151.56

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	187.69	187.69	
6x3 DIVERSION	Diversion	412.16	187.69	224.46
290 BOX CULVERTS	Junction	2225.83	2225.83	
290 GB CULVERT PIPE	Junction	377.94	377.94	
GB 290 CULVERT	Diversion	619.52	377.94	241.58
WB TRIB 1	Junction	1598.78	1598.78	
WB TRIB 2	Junction	1635.62	1635.62	
WB TRIB 3	Junction	1675.78	1675.78	



Item 2.

DATE: 10/3/2023

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.

CONSULTING ENGINEERS

F-3565

PO Box 536

Dripping Springs, Texas, 78620

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SEAL OF THE STATE OF TEXAS

83335

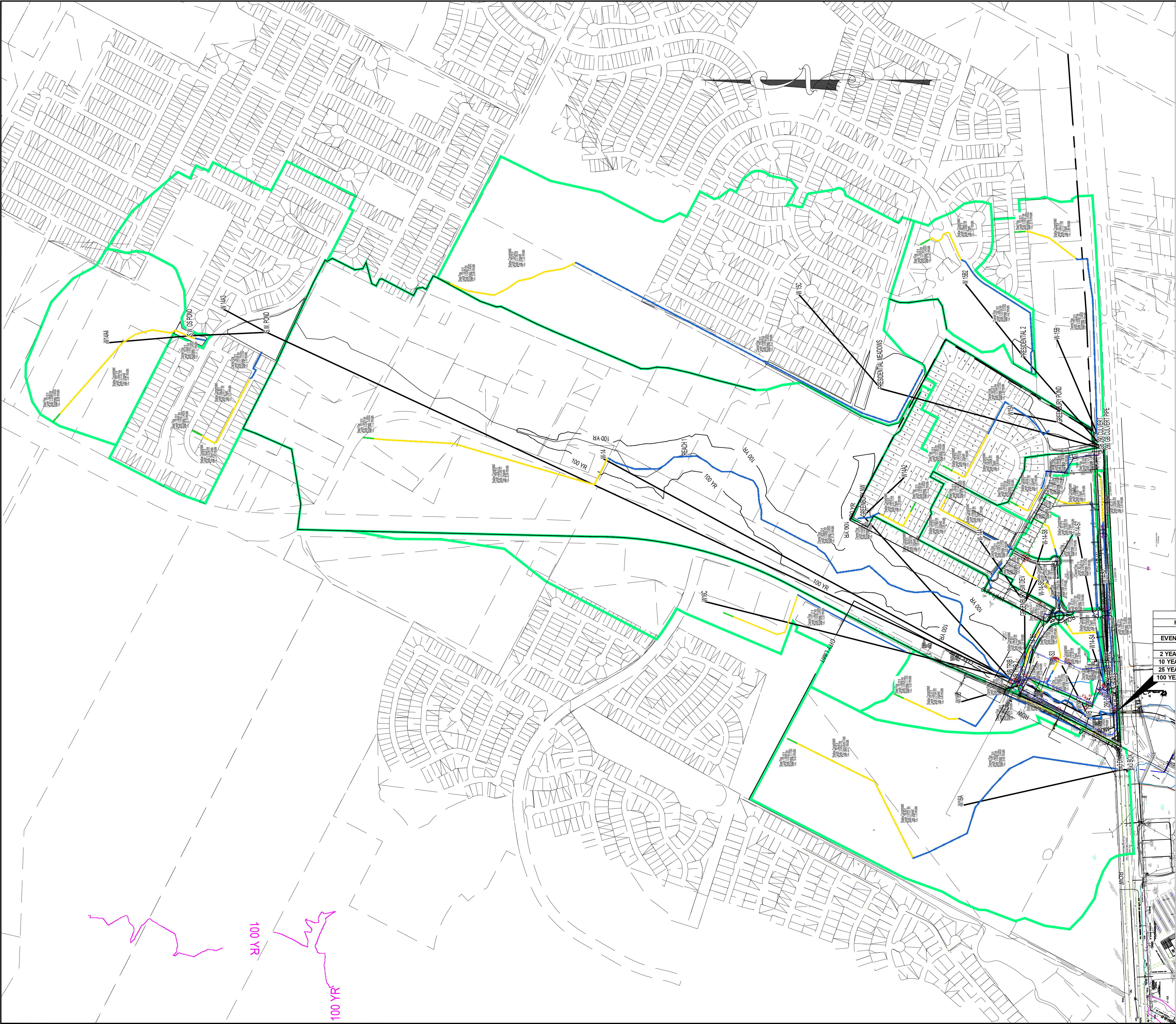
12-14-2024

MANOR NE CLOMIR

EXISTING DRAINAGE AREA MAP

MANOR, TX

8 of 10



POINT OF ANALYSIS HWY 290 BOX CULVERTS PEAK DISCHARGE			
EVENT	EXISTING	DEVELOPED	
	cfs	cfs	
2 YEAR	536.18	529.13	
10 YEAR	1007.92	984.63	
25 YEAR	1436.96	1404.69	
100 YEAR	2225.83	2163.78	

2 YEAR DEVELOPED							
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)	
W14A4	38.874	N/A	80.00	3.25	40.70	43.41	
W14A2	12.278	N/A	80.00	50.00	33.50	10.37	
W14-S3	6.507	N/A	80.00	80.00	7.34	24.89	
W14-S4	3.395	N/A	80.00	80.00	10.04	11.24	
W14-S1	5.219	N/A	80.00	17.40	15.52	10.84	
W14-S2	4.978	N/A	80.00	26.20	24.59	8.62	
W15A	28.009	N/A	80.00	50.00	18.92	62.63	
W16A	104.675	N/A	80.00	2.55	44.35	110.39	
W16B	16.517	N/A	80.00	2.33	19.91	27.86	
W16C	51.539	N/A	80.00	36.82	30.68	83.87	
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39	
W 15B2	22.881	N/A	80.00	42.75	17.78	51.12	
W 15C	142.674	N/A	80.00	24.57	48.24	164.13	
W-14	263.050	N/A	80.00	9.28	54.01	255.17	
W-14-S5	1.215	N/A	80.00	80.00	11.96	3.88	
W-14-S6	4.449	N/A	80.00	74.90	17.99	11.56	
W-14-S8	3.466	N/A	80.00	71.00	16.53	9.23	
W-14-S7	10.182	N/A	80.00	77.90	19.05	25.96	
W-14A	13.898	N/A	80.00	50.00	17.89	32.13	
W-15B	47.055	N/A	80.00	31.78	29.38	76.19	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	529.13	529.13	
290 DRV S5	Junction	41.87	41.87	
290 GB CULVERT PIPE	Junction	224.87	224.87	
GB 290 CULVERT	Diversion	225.74	224.87	0.87
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 3	Junction	484.24	484.24	
WB TRIB 4	Junction	486.90	486.90	

10 YEAR DEVELOPED							
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)	
W14A4	38.874	N/A	80.00	3.25	40.70	83.68	
W14A2	12.278	N/A	80.00	50.00	33.50	33.91	
W14-S3	6.507	N/A	80.00	80.00	7.34	36.73	
W14-S4	3.395	N/A	80.00	80.00	10.04	17.50	
W14-S1	5.219	N/A	80.00	17.40	15.52	19.54	
W14-S2	4.978	N/A	80.00	26.20	24.59	15.20	
W15A	28.009	N/A	80.00	50.00	18.92	104.23	
W16A	104.675	N/A	80.00	2.55	44.35	213.49	
W16B	16.517	N/A	80.00	2.33	19.91	52.46	
W16C	51.539	N/A	80.00	36.82	30.68	144.50	
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85	
W 15B2	22.881	N/A	80.00	42.75	17.78	86.45	
W 15C	142.674	N/A	80.00	24.57	48.24	295.59	
W-14	263.050	N/A	80.00	9.28	54.01	485.25	
W-14-S5	1.215	N/A	80.00	80.00	11.96	6.03	
W-14-S6	4.449	N/A	80.00	74.90	17.99	18.18	
W-14-S8	3.466	N/A	80.00	71.00	16.53	14.59	
W-14-S7	10.182	N/A	80.00	77.90	19.05	40.61	
W-14A	13.898	N/A	80.00	50.00	17.89	53.38	
W-15B	47.055	N/A	80.00	31.78	29.38	132.73	

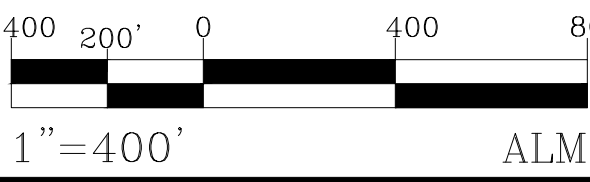
Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	984.63	984.63	
290 DRV S5	Junction	100.33	100.33	
290 GB CULVERT PIPE	Junction	307.04	307.04	
GB 290 CULVERT	Diversion	364.36	307.04	57.32
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 3	Junction	865.68	865.68	
WB TRIB 4	Junction	870.58	870.58	

25 YEAR DEVELOPED							
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)	
W14A4	38.874	N/A	80.00	3.25	40.70	112.23	
W14A2	12.278	N/A	80.00	50.00	33.50	43.45	
W14-S3	6.507	N/A	80.00	80.00	7.34	47.96	
W14-S4	3.395	N/A	80.00	80.00	10.04	21.73	
W14-S1	5.219	N/A	80.00	17.40	15.52	25.51	
W14-S2	4.978	N/A	80.00	26.20	24.59	19.77	
W15A	28.009	N/A	80.00	50.00	18.92	132.87	
W16A	104.675	N/A	80.00	2.55	44.35	286.79	
W16B	16.517	N/A	80.00	2.33	19.91	69.62	
W16C	51.539	N/A	80.00	36.82	30.68	186.79	
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78	
W 15B2	22.881	N/A	80.00	42.75	17.78	110.74	
W 15C	142.674	N/A	80.00	24.57	48.24	389.06	
W-14	263.050	N/A	80.00	9.28	54.01	650.23	
W-14-S5	1.215	N/A	80.00	80.00	11.96	7.48	
W-14-S6	4.449	N/A	80.00	74.90	17.99	22.71	
W-14-S8	3.466	N/A	80.00	71.00	16.53	18.26	
W-14-S7	10.182	N/A	80.00	77.90	19.05	50.66	
W-14A	13.898	N/A	80.00	50.00	17.89	67.97	
W-15B	47.055	N/A	80.00	31.78	29.38	172.13	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1404.69	1404.69	
290 DRV S5	Junction	170.09	170.09	
290 GB CULVERT PIPE	Junction	338.30	338.30	
GB 290 CULVERT	Diversion	455.61	338.30	117.30
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 3	Junction	1160.73	1160.73	
WB TRIB 4	Junction	1167.45	1167.45	

100 YEAR DEVELOPED							
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)	
W14A4	38.874	N/A	80.00	3.25	40.70	160.85	
W14A2	12.278	N/A	80.00	50.00	33.50	59.63	
W14-S3	6.507	N/A	80.00	80.00	7.34	63.64	
W14-S4	3.395	N/A	80.00	80.00	10.04	28.88	
W14-S1	5.219	N/A	80.00	17.40	15.52	35.51	
W14-S2	4.978	N/A	80.00	26.20	24.59	27.51	
W15A	28.009	N/A	80.00	50.00	18.92	181.07	
W16A	104.675	N/A	80.00	2.55	44.35	412.16	
W16B	16.517	N/A	80.00	2.33	19.91	98.84	
W16C	51.539	N/A	80.00	36.82	30.68	258.24	
W 14A3	81.708	N/A	80.00	50.00	21.37	499.51	
W 15B2	22.881	N/A	80.00	42.75	17.78	151.56	
W 15C	142.674	N/A	80.00	24.57	48.24	550.16	
W-14	263.050	N/A	80.00	9.28	54.01	935.47	
W-14-S5	1.215	N/A	80.00	80.00	11.96	9.93	
W-14-S6	4.449	N/A	80.00	74.90	17.99	30.34	
W-14-S8	3.466	N/A	80.00	71.00	16.53	24.44	
W-14-S7	10.182	N/A	80.00	77.90	19.05	67.60	
W-14A	13.898	N/A	80.00	50.00	17.89	92.51	
W-15B	47.055	N/A	80.00	31.78	29.38	239.25	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	187.69	187.69	
6x3 DIVERSION	Diversion	412.16	187.69	224.46
290 BOX CULVERTS	Junction	2163.78	2163.78	
290 DRV S5	Junction	316.00	316.00	
290 GB CULVERT PIPE	Junction	377.58	377.58	
GB 290 CULVERT	Diversion	637.90	377.58	240.31
WB TRIB 1	Junction	1598.78	1598.78	
WB TRIB 3	Junction	1665.20	1665.20	
WB TRIB 4	Junction	1676.27	1676.27	



Item 2

#

REVISION

DATE

10/3/2023

DATE

10/3/2023

SCALE: 1"=400'

DATE

10/3/2023

JOB:

SITE

DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO Box 536

Dripping Springs, Texas, 78620

© matt@almengr.com mgr.com

MANOR NE CLOMIR

PROPOSED DRAINAGE AREA MAP

MANOR, TX

9 of 10

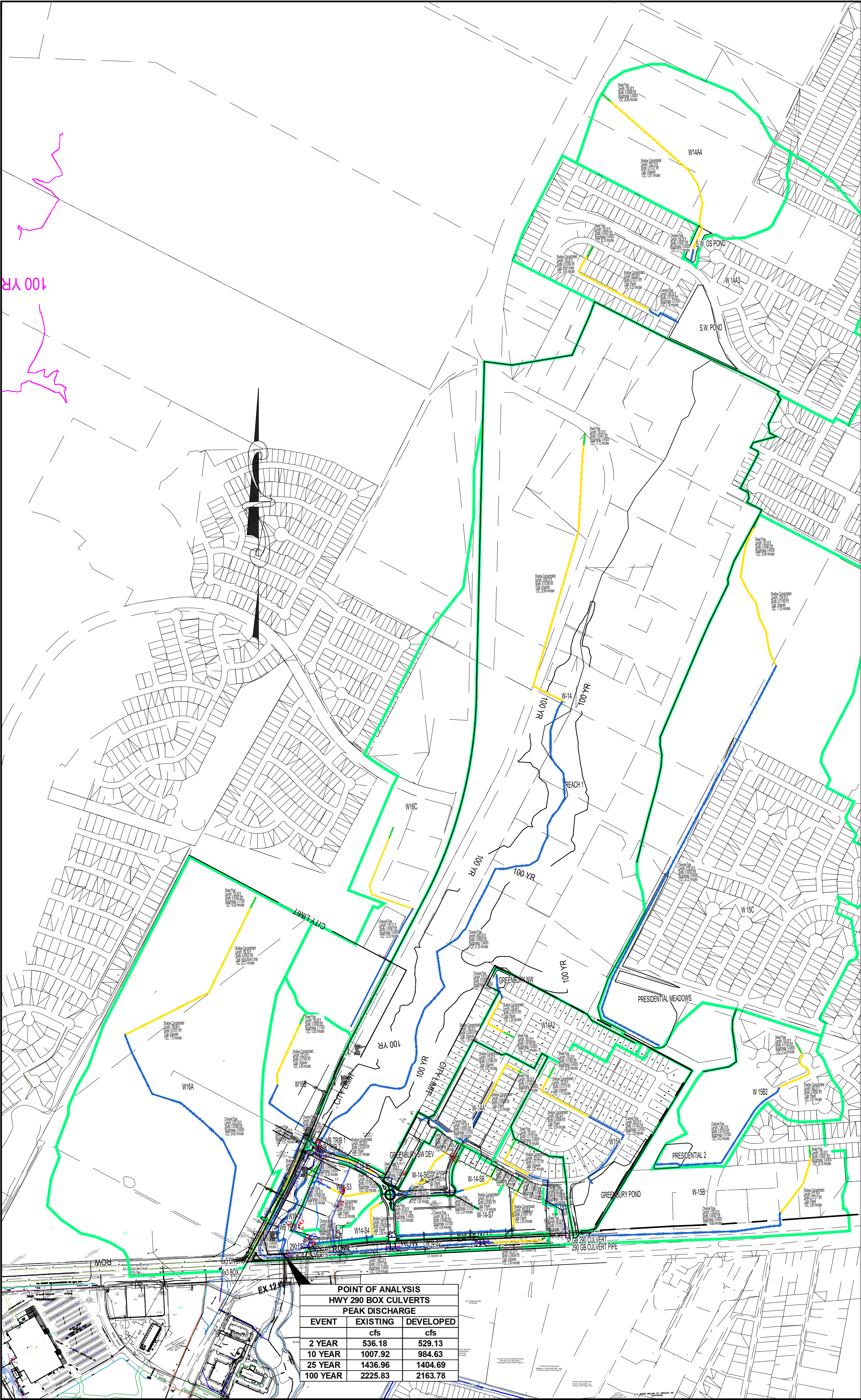
OF TEXAS

83335

2-14-2024

9 of 10

29



2 YEAR

10 YEAR

25 YEAR

100 YEAR

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	43.41
W14A2	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	31.32
W15A	28.009	N/A	80.00	50.00	18.92	62.63
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39
W 15B	47.398	N/A	80.00	31.66	29.38	76.69
W 15C	142.674	N/A	80.00	24.57	48.24	164.13
W-14	263.050	N/A	80.00	9.28	54.01	255.17
W-14-SITE	39.420	N/A	80.00	21.98	25.19	65.85
W-15B2	22.881	N/A	80.00	42.75	17.78	51.12

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	43.41
W14A2	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	24.98
W14-S4	3.395	N/A	80.00	80.00	10.04	11.24
W14-31	5.219	N/A	80.00	17.40	15.52	10.84
W14-S2	4.978	N/A	80.00	26.20	24.59	8.62
W15A	28.009	N/A	80.00	50.00	18.92	62.63
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39
W 15B2	22.881	N/A	80.00	42.75	17.78	51.12
W 15C	142.674	N/A	80.00	24.57	48.24	164.13
W-14	263.050	N/A	80.00	9.28	54.01	255.17
W-14-S5	1.215	N/A	80.00	80.00	11.96	3.88
W-14-S6	4.449	N/A	80.00	74.90	17.99	11.56
W-14-S8	3.466	N/A	80.00	71.00	16.53	9.22
W-14-S7	10.182	N/A	80.00	77.90	19.05	25.96
W-14A	13.898	N/A	80.00	50.00	17.89	32.13
W-15B	47.055	N/A	80.00	31.78	29.38	76.19

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	536.18	536.18	
290 GB CULVERT PIPE	Junction	225.30	225.30	
GB 290 CULVERT	Diversion	226.19	225.30	0.89
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 2	Junction	469.25	469.25	
WB TRIB 3	Junction	478.56	478.56	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	529.13	529.13	
290 DRV SS	Junction	41.87	41.87	
290 GB CULVERT PIPE	Junction	224.87	224.87	
GB 290 CULVERT	Diversion	225.74	224.87	0.87
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 3	Junction	484.24	484.24	
WB TRIB 4	Junction	486.90	486.90	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	83.68
W14A2	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	52.02
W15A	28.009	N/A	80.00	50.00	18.92	104.23
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85
W 15B	47.398	N/A	80.00	31.66	29.38	133.66
W 15C	142.674	N/A	80.00	24.57	48.24	295.50
W-14	263.050	N/A	80.00	9.28	54.01	485.25
W-14-SITE	39.420	N/A	80.00	21.98	25.19	117.79
W-15B2	22.881	N/A	80.00	42.75	17.78	86.45

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	83.68
W14A2	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	38.73
W14-S4	3.395	N/A	80.00	80.00	10.04	17.50
W14-31	5.219	N/A	80.00	17.40	15.52	19.54
W14-S2	4.978	N/A	80.00	26.20	24.59	15.20
W15A	28.009	N/A	80.00	50.00	18.92	104.23
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85
W 15B2	22.881	N/A	80.00	42.75	17.78	86.45
W 15C	142.674	N/A	80.00	24.57	48.24	295.59
W-14	263.050	N/A	80.00	9.28	54.01	485.25
W-14-S5	1.215	N/A	80.00	80.00	11.96	6.03
W-14-S6	4.449	N/A	80.00	74.90	17.99	18.18
W-14-S8	3.466	N/A	80.00	71.00	16.53	14.59
W-14-S7	10.182	N/A	80.00	77.90	19.05	40.61
W-14A	13.898	N/A	80.00	50.00	17.89	53.38
W-15B	47.055	N/A	80.00	31.78	29.38	132.73

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	1007.92	1007.92	
290 GB CULVERT PIPE	Junction	307.43	307.43	
GB 290 CULVERT	Diversion	365.17	307.43	57.75
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 2	Junction	844.81	844.81	
WB TRIB 3	Junction	863.19	863.19	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	984.63	984.63	
290 DRV SS	Junction	100.33	100.33	
290 GB CULVERT PIPE	Junction	307.04	307.04	
GB 290 CULVERT	Diversion	364.36	307.04	57.32
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 3	Junction	865.68	865.68	
WB TRIB 4	Junction	870.58	870.58	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	112.23
W14A2	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	66.25
W15A	28.009	N/A	80.00	50.00	18.92	132.87
W16A	104.675	N/A	80.00	2.55	44.35	286.79
W16B	16.517	N/A	80.00	2.33	19.91	69.62
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78
W 15B	47.398	N/A	80.00	31.66	29.38	173.35
W 15C	142.674	N/A	80.00	24.57	48.24	389.06
W-14	263.050	N/A	80.00	9.28	54.01	650.23
W-14-SITE	39.420	N/A	80.00	21.98	25.19	153.89
W-15B2	22.881	N/A	80.00	42.75	17.78	110.74

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	112.23
W14A2	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	7.34
W14-S4	3.395	N/A	80.00	80.00	10.04	21.73
W14-31	5.219	N/A	80.00	17.40	15.52	25.51
W14-S2	4.978	N/A	80.00	26.20	24.59	19.77
W15A	28.009	N/A	80.00	50.00	18.92	132.87
W16A	104.675	N/A	80.00	2.55	44.35	286.79
W16B	16.517	N/A	80.00	2.33	19.91	69.62
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78
W 15B2	22.881	N/A	80.00	42.75	17.78	110.74
W 15C	142.674	N/A	80.00	24.57	48.24	389.06
W-14	263.050	N/A	80.00	9.28	54.01	650.23
W-14-S5	1.215	N/A	80.00	80.00	11.96	7.48
W-14-S6	4.449	N/A	80.00	74.90	17.99	22.71
W-14-S8	3.466	N/A	80.00	71.00	16.53	18.26
W-14-S7	10.182	N/A	80.00	77.90	19.05	50.66
W-14A	13.898	N/A	80.00	50.00	17.89	67.97
W-15B	47.055	N/A	80.00	31.78	29.38	172.13

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1436.96	1436.96	
290 GB CULVERT PIPE	Junction	338.67	338.67	
GB 290 CULVERT	Diversion	456.77	338.67	118.09
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 2	Junction	1134.98	1134.98	
WB TRIB 3	Junction	1159.94	1159.94	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1404.69	1404.69	
290 DRV SS	Junction	170.09	170.09	
290 GB CULVERT PIPE	Junction	338.30	338.30	
GB 290 CULVERT	Diversion	455.61	338.30	117.30
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 3	Junction	1160.73	1160.73	
WB TRIB 4	Junction	1167.45	1167.45	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	160.85
W14A2	12.278	N/A	80.00	50.00	33.50	59.63
W14A	13.546	N/A	80.00	50.00	17.89	90.17
W15A	28.009	N/A	80.00	50.00	18.92	181.07
W16A	104.675	N/A	80.00	2.55	44.35	412.16
W16B	16.517	N/A	80.00	2.33	19.91	98.34
W16C	51.539	N/A	80.00	36.82	30.68	258.24
W 14A3	81.708	N/A	80.00	50.00	21.37	499.51
W 15B	47.398	N/A	80.00	31.66	29.38	240.96
W 15C	142.674	N/A	80.00	24.57	48.24	550.16
W-14	263.050	N/A	80.00	9.28	54.01	935.47
W-14-SITE	39.420	N/A	80.00	21.98	25.19	214.55
W-15B2	22.881	N/A	80.00	42.75	17.78	151.56



1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 26, 2024

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: , , LA.

Dear Matt Mitchell,

The first submittal of the Manor NE Commercial Preliminary Plat (*Preliminary Plan*) submitted by ALM Engineering, Inc. and received on January 22, 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. Update the city signature block to current personnel. On the Cover Page.
- ii. Update the Clerk of Travis County personnel. On the Cover Page.
- iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.
- iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?
- v. Property lines shall be drawn sufficiently wide to provide easy identification.
- vi. Provide contour lines for the existing conditions page.
 - a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.
 - a. Provide the size of each utility.
- viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.
- ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.
- x. Provide the location of building setback lines indicated by dashed lines on the plat.
- xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")
 - a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.
- xii. Wastewater plan set has "???" as a call out in the upper left side of the line.
- xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.
- xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.
 - a. Provide a summary difference between this particular site only and the overall site.
- xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.
 - a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document
- xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

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

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

Thank you,

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



February 29, 2024

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page.

RESPONSE: Updated.

ii. Update the Clerk of Travis County personnel. On the Cover Page.

RESPONSE: Deleted. Preliminary Plats are recorded.

iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.

RESPONSE: We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

Sec. 15.03.034 - General tree preservation requirements.

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(a) All trees are considered protected trees within classes 2—5 as described in [section 15.03.033](#) with the following exceptions: Chinaberry, Hackberry, Ashe juniper (Cedar), Chinese Tallow, Willow, Ligustrum, Mimosa, Cottonwood, Huisache, and any other tree that is determined to be in a hazardous condition so as to endanger the public health, safety, or welfare. The development services director or their designee shall make the determination as to whether a tree is damaged, diseased, or dying due to natural or other causes.

The list of exceptions has been updated in the Manor Code and now includes Willow trees.

Only three protected trees will be removed, #625 - 10" Cedar Elm ,#634 - 10" Mesquite, & #635 - 11" Mesquite.

We are proposing to plant eleven 3" replacement trees on Lots 3&4, Block A, in the 25' setback between Greenbury Subdivision and the proposed development. These trees will be planted in addition to the required landscape buffer requirements to add increased screening.

iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?

RESPONSE: All qualifying trees have been shown. The tree survey was completed on October 10, 2022.

We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

v. Property lines shall be drawn sufficiently wide to provide easy identification.

RESPONSE: The lines have been darkened to help identify them.

vi. Provide contour lines for the existing conditions page.

a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

RESPONSE: Additional offsite topo out to 200 feet from the property has been shown.

vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

a. Provide the size of each utility.

RESPONSE: Locations and sizes of existing utilities are shown and labeled.

viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.

RESPONSE: No ROW is being dedicated. There are dimensions along FM 973 and Hwy 290 showing the R.O.W. widths. We removed the "Varies" from the road labels.

ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.

RESPONSE: Added the City limit line along the north side of the tract. The 1 ac. Tract (formerly in the ETJ) at the NE corner of FM973 and Hwy. 290 was annexed into the City earlier this year.

x. Provide the location of building setback lines indicated by dashed lines on the plat.

RESPONSE: Building Setbacks have been shown.

xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")

a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

RESPONSE: A table has been added to the left side of the preliminary plan sheet and the cover.

#	Inches	Type	RATE	REPLACEMENT Inches
625	10	Cedar Elm	1:1	10
634	10	Mesquite	1:1	10
635	11	Mesquite	1:1	11
TOTAL REMOVED				31
REPLACEMENT 11 x 3" CALIPER - TOTAL 33 INCHES				

The proposed tree locations have been shown in the 25' setback between Lots 19 & 25, Block A and Greenbury Subdivision.

xii. Wastewater plan set has "???" as a call out in the upper left side of the line.

RESPONSE: Alignment has been linked to show stationing.

xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.

RESPONSE: Labels have been added to the cross section views of the pond to indicate the top of the pond wall. The 100-year event is fully contained in the pond.

xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.

a. Provide a summary difference between this particular site only and the overall site.

RESPONSE: We have added a table to the Proposed Drainage Area Map showing the critical point of analysis. This project drains to four existing 7'x8' box culverts that drain under Hwy 290. We have designed the system to decrease the peak discharge for the 2, 10, 25 and 100 year events at this location.

POINT OF ANALYSIS		
HWY 290 BOX CULVERTS		
PEAK DISCHARGE		
EVENT	EXISTING	DEVELOPED
	cfs	cfs
2 YEAR	536.18	528.66
10 YEAR	1007.92	982.08
25 YEAR	1436.96	1400.24
100 YEAR	2225.83	2456.17

xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.

a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document

RESPONSE: The City already approved the TIA and TxDOT approved it on 8/23/2024.

xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

RESPONSE: The Engineers summary letter has been updated to reflect the comments.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





September 10, 2024

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page.

RESPONSE: Updated.

ii. Update the Clerk of Travis County personnel. On the Cover Page.

RESPONSE: Deleted. Preliminary Plats are recorded.

iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.

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Share Link to sectionPrint sectionDownload (Docx) of sectionsEmail sectionCompare versions

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We are proposing to plant eleven 3" replacement trees on Lots 3&4, Block A, in the 25' setback between Greenbury Subdivision and the proposed development. These trees will be planted in addition to the required landscape buffer requirements to add increased screening.

iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?

RESPONSE: All qualifying trees have been shown. The tree survey was completed on October 10, 2022.

We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

v. Property lines shall be drawn sufficiently wide to provide easy identification.

RESPONSE: The lines have been darkened to help identify them.

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RESPONSE: Additional offsite topo out to 200 feet from the property has been shown.

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a. Provide the size of each utility.

RESPONSE: Locations and sizes of existing utilities are shown and labeled.

viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.

RESPONSE: No ROW is being dedicated. There are dimensions along FM 973 and Hwy 290 showing the R.O.W. widths. We removed the "Varies" from the road labels.

ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.

RESPONSE: Added the City limit line along the north side of the tract. The 1 ac. Tract (formerly in the ETJ) at the NE corner of FM973 and Hwy. 290 was annexed into the City earlier this year.

x. Provide the location of building setback lines indicated by dashed lines on the plat.

RESPONSE: Building Setbacks have been shown.

xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")

a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

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RESPONSE: A table has been added to the left side of the preliminary plan sheet and the cover.

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The proposed tree locations have been shown in the 25' setback between Lots 19 & 25, Block A and Greenbury Subdivision.

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RESPONSE: Alignment has been linked to show stationing.

xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.

RESPONSE: Labels have been added to the cross section views of the pond to indicate the top of the pond wall. The 100-year event is fully contained in the pond.

xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.

a. Provide a summary difference between this particular site only and the overall site.

RESPONSE: We have added a table to the Proposed Drainage Area Map showing the critical point of analysis. This project drains to four existing 7'x8' box culverts that drain under Hwy 290. We have designed the system to decrease the peak discharge for the 2, 10, 25 and 100 year events at this location.

POINT OF ANALYSIS		
HWY 290 BOX CULVERTS		
PEAK DISCHARGE		
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2 YEAR	536.18	528.66
10 YEAR	1007.92	982.08
25 YEAR	1436.96	1400.24
100 YEAR	2225.83	2456.17

xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.

a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document

RESPONSE: The City already approved the TIA and TxDOT approved it on 8/23/2024.

xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

RESPONSE: The Engineers summary letter has been updated to reflect the comments.

Please note that we have added a drainage easement lot for the detention pond to separate it from the adjacent commercial lot. This lot will be known as Lot 1, Block A.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,


Matt Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, October 8, 2024

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: ,

Dear Matt Mitchell,

The subsequent submittal of the Manor NE Commercial Preliminary Plat submitted by ALM Engineering, Inc. and received on January 22, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. **Update the city signature block to current personnel. On the Cover Page. The P&Z Chairperson is Jeffrey Stensland.**
- ii. Update the Clerk of Travis County personnel. On the Cover Page.
- iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in-lieu cost from the city.
- iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?
- v. Property lines shall be drawn sufficiently wide to provide easy identification.
- vi. Provide contour lines for the existing conditions page:
 - a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto:
 - a. Provide the size of each utility.
- viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.
- ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.
- x. **Provide the location of building setback lines indicated by dashed lines on the plat. What sheet is this shown on?**
- xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")
 - a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.
- xii. Wastewater plan set has "???" as a call out in the upper left side of the line. Remove the trees and any non-important information on the wastewater plan sheet. It is hard to read.
- xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.
- xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference:
 - a. Provide a summary difference between this particular site only and the overall site.
- xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.
 - a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document
- xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in-lieu of said dedication if such dedication or fees apply.
- xvii. **The summary letter mentions tying into 12" and 15" wastewater lines. Currently the City only has a 12" wastewater line in that area and does not have any current plans to upsize the line or add an additional line. It has been discussed previously that this project would need to construct wastewater improvements.**
- xviii. **Fire flow testing should take place in the area of the proposed project. City infrastructure may not be able to meet the fire flow demands listed in the preliminary plat.**
- xix. **Provide a copy of TxDOT approval of the TIA. Are any mitigations required by TxDOT?**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA



January 17, 2025

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page. The P&Z Chairperson is Jeffrey Stensland.

RESPONSE: Updated.

x. Provide the location of building setback lines indicated by dashed lines on the plat. What sheet is this shown on?

RESPONSE: All building setback lines are shown on Page 3, PRELIMINARY PLAN SHEET.

XVII. The summary letter mentions tying into 12" and 15" wastewater lines. Currently the City only has a 12" wastewater line in that area and does not have any current plans to upsize the line or add an additional line. It has been discussed previously that this project would need to construct wastewater improvements.

RESPONSE: The updated LUE counts and phasing have been included with the resubmittal. The proposed phasing will be coordinated with the City to fit the City's CIP schedule.

XVIII. Fire flow testing should take place in the area of the proposed project. City infrastructure may not be able to meet the fire flow demands listed in the preliminary plat.

RESPONSE: Fire flow test was performed within Greenbury subdivision and indicates a flow rate of 2929 gpm at 20 psi. This exceeds the estimated peak fire flow for any lot. The proposed water line improvements will loop the connection to Greenbury Subdivision and should improve this peak flow rate. Fire flow test information was added to sheet 5, Water Utility Sheet, of the preliminary plan.

XIX. Provide a copy of TxDOT approval of the TIA. Are any mitigations required by TxDOT?

RESPONSE: Uploaded to MGO.

The boundary of Lot 4 and Lot 5(Drainage Lot), Block "B", have been adjusted from the previous submittal based on discussions with the owner.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 11, 2025

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: ,

Dear Matt Mitchell,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Matt Mitchell and received by our office on January 22, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



2/26/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor NE Commercial Preliminary Plat

Case Number: 2024-P-1671-PP

Case Manager: Michael Burrell

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

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

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

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

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

REESE MICHAEL B & ANDREIA L
(320297)
12808 BASKETFLOWER CV
ELGIN TX 78621-6033

PEREZ NOE (1897521)
13200 CONSTELLATION DR
AUSTIN TX 78653-3863

GREENBURY VILLAGE HOA
(1287450)
PO BOX 7079
ROUND ROCK TX 78683-7079

GUERRERO MARIA ELENA (1933233)
46 Lake Forest Dr
Morgans Point Resort TX 76513-9276

KHOSRAVI TOURAJ (1903773)
12103 Ella Lee Ln
Houston TX 77077-6032

HERNANDEZ JACOBO V & MA
TERESA (1647588)
17913 MAXA DR
MANOR TX 78653-3875

OSUNA ROBERT J (1308642)
17917 MAXA DR
MANOR TX 78653-3875

KAHLA KODY (1841325)
17921 MAXA DR
MANOR TX 78653-3875

JACKSON TAMERIAL L & FLOYD A
(1290208)
17925 MAXA DR
MANOR TX 78653-3875

CASTRO ANTONIO JR (1718340)
18001 MAXA DR
MANOR TX 78653-3679

BARRETT RYAN M (1758505)
18009 MAXA DR
MANOR TX 78653-3679

PUGH ZACH (1818879)
18013 MAXA DR
MANOR TX 78653-4113

DELUNA ADRIAN & RENEE
(1575865)
18017 MAXA DR
MANOR TX 78653-4113

CULBERSON JENELL (552436)
18021 MAXA DR
MANOR TX 78653-4113

OAKMOSS LLC (1547523)
6001 W PARMER LN
AUSTIN TX 78727-3901

TAN MANGNAN (1869704)
16304 BATES CV
PFLUGERVILLE TX 78660-2126

WILLIAMS JEWEL I (552439)
18109 MAXA DR
MANOR TX 78653-3680

LOPEZ ANDRESS & AMBER
(1669586)
18113 MAXA DR
MANOR TX 78653-3680

WALKER ROBERT SR (552441)
18117 MAXA DR
MANOR TX 78653-3680

HOFFMAN DONNA L & KENNETH M
HOFFMAN (1559812)
18201 MAXA DR
MANOR TX 78653-3681

SCHROEDER SARAH LEANNE
(1855710)
18205 MAXA DR
MANOR TX 78653-3681

PETERSON CHOQUETTE M
(1381171)
3002 ROCK ROSE PL
ROUND ROCK TX 78665-3821

LOVELESS GRACE J (1368796)
18213 MAXA DR, MANOR TX 78653

SALDANA EDUARDO (1722256)
18217 MAXA DR
MANOR TX 78653-3681

MICHAEL DAVID A & ANNA
(1514924)
228 E 116TH ST APT 24
NEW YORK NY 10029-1436

FUENTES ANGEL U (1403309)
18304 MAXA DR
MANOR TX 78653-3682

APARICIO KEIDI MELISSA
SANDOVAL (1827781)
18300 MAXA DR
MANOR TX 78653-3682

WILLIS NICOLE M (1533710)
18220 MAXA DR
MANOR TX 78653-3681

SPARKMAN RONALD L (1793781)
18216 MAXA DR
MANOR TX 78653-3681

NGUYEN HOA V & OANH K (552413)
18212 MAXA DR
MANOR TX 78653-3681

CHEN ZHONGYAN (1945591) 5528 Crystal Ct McKinney TX 75072-5187	YANEZ MARIO ALBERTO PERALTA & ELENA S TOVAR (1584650) 18204 MAXA DR MANOR TX 78653-3681	TUCKER ANDREW JAMES & KRISTA N (1850290) 18200 MAXA DR MANOR TX 78653-3681
REYES ROLANDO HERNANDEZ & (1624152) 18116 MAXA DR MANOR TX 78653-3680	JONES ROSALAND D (552419) 18108 MAXA DR MANOR TX 78653-3680	GALVAN ALFRED & MELISSA (552420) 18104 MAXA DR MANOR TX 78653-3680
JARAMILLO FRANCISCO E (552421) 18100 MAXA DR MANOR TX 78653-3680	CHMIELEWSKI ALAN R & CYNTHIA (552344) 13200 MIZZEN ST MANOR TX 78653-3670	PENNICK DARIAN E & SHAWN S GRA (552343) 13204 MIZZEN ST MANOR TX 78653-3670
MADISON LINDSEY & NATHANIEL CLARK JR (1714271) 13201 MARIE LN MANOR TX 78653-3859	VILLAREAL RUTH PAJARILLO REVOCABLE TRUST (1383182) 838 PINE AVE UNIT 315 LONG BEACH CA 90813-5828	ALDRIDGE ROXANNE & WILLIAM (1903122) 5820 Harper Park Dr Unit 37 Austin TX 78735-8586
RODRIGUEZ MARTIN (1770678) 13204 MARIE LN MANOR TX 78653-3859	TEEL JAMES R (1307741) 13201 CONSTELLATION DR MANOR TX 78653-3863	HOUSTON JOAN (1837110) 13208 CONSTELLATION DR MANOR TX 78653-3863
ALDRIDGE BYRON BARRETT (1920501) 13205 Constellation Dr Manor TX 78653-3863	LAGMANSON MARKUS (1907709) 101 Valley View Dr E Leander TX 78641-9291	SARVER JONATHAN (1922431) 231 Baldovino Skwy Lakeway TX 78738-6218
ORTIZ FELIX & AGELICA VASQUEZ ALBA (1376449) 13208 MIZZEN ST MANOR TX 78653-3670	ALVARADO FORTINO A (1617123) 18101 SKYSAIL DR MANOR TX 78653-3671	MOORE JUSTIN & SARAH MOORE & (1685090) 18105 SKYSAIL DR MANOR TX 78653-3671
DEAN DELONDA M (552424) 18109 SKYSAIL DR MANOR TX 78653-3673	JOHNSON GLINDA M (552425) 18113 SKYSAIL DR MANOR TX 78653-3673	GUNDERSON KASEY MARIE & ADAM CARL (1728540) 18117 SKYSAIL DR MANOR TX 78653-3673
WRIGHT IRENE & SHERRILL (1490641) PO BOX 2428 CEDAR PARK TX 78630-2428	LOHRSTORFER SKYE ELYSIA & MATTHEW E. RUNNEBAUM (1905943) 18201 Skysail Dr	HATHORN MARY J (552429) 18205 SKYSAIL DR MANOR TX 78653-3674
BELTRAN JESUS (1338817) 18209 SKYSAIL DR MANOR TX 78653-3674	REYNA GENOVEVA (1386954) 18213 SKYSAIL DR MANOR TX 78653-3674	TIMMERMAN COMMERCIAL INVESTMENTS LP (1729480) 501 VALE ST AUSTIN TX 78746-5732

MONROE OZIE SR FAMILY TRUST
(1436205)
PO BOX 254
MANOR TX 78653-0254

GCP XXXII LTD (1955354)
12750 MERIT DR STE 1175
DALLAS TX 75251-1235

BUTLER FAMILY PARTNERSHIP LTD
(214042)
PO BOX 9190
AUSTIN TX 78766-9190

13100 FM 973 INC (1922637)
10095 US Highway 290 E
Manor TX 78653-0539

AMERCO REAL ESTATE COMPANY
(1562110)
2727 N CENTRAL CV
PHOENIX AZ 85004

GRASSDALE AT MANOR LLC
(1832172)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

MANOR PLAZA LLC (1727653)
1150 CR 126
GEORGETOWN TX 78626-2454

CUBE HHF LP (1596998)
5 OLD LANCASTER RD
MALVERN PA 19355-2132

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHFC MANOR LAND LLC (1785220)
8310 N CAP OF TX HWY STE 490
AUSTIN TX 78731

AGENDA ITEM NO. 3



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



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

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

PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
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, Interim Development Services Director
Veronica Rivera, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Brittney Lopez, Deputy City Secretary

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

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

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

Chair Paiz opened the public hearing.

Interim Director Burrell gave a summary of the history for the rezoning request.

Paige Bacon with Greenview Development, 510 Vale Street, Austin, Texas, submitted a speaker card in support of this item. Ms. Bacon did not wish to speak; however, she was available for any questions.

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

There was no further discussion.

Motion to Close carried 6-0.

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

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

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 expressed his concerns about the floodplain area located inside this development and the increase in traffic on Old Kimbro Road.

RJ Mason, 14601C U.S. Hwy 290 East, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Mason expressed concerns about the increase in traffic and the business types allowed in the C-3 Zoning.

Interim Director Burrell stated the developer was requesting Heavy Commercial (C-3), which is the most permissive commercial zoning.

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.

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

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

Chair Paiz opened the public hearing.

Interim Director Burrell gave background for this item.

No one submitted a speaker card to speak on this item.

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

There was no further discussion.

Motion to Close carried 6-0.

CONSENT AGENDA

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

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

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

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

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

Interim Director Burrell gave background for the rezoning request. He answered questions regarding the zoning of the connecting properties.

Paige Bacon with Greenview Development, 510 Vale Street, Austin, Texas, submitted a speaker card in support of this item. Ms. Bacon did not wish to speak; however, she was available for any questions.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard (C-1) Light Commercial.

There was no further discussion.

Motion to Approve carried 6-0

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

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

Interim Director Burrell explained Traffic Impact Analysis (TIA) and when they are triggered to be done as the result of a development. He gave an overview of the intended use for the land located in the floodplain area.

Jose Lozano with LJA Engineering, 7500 Rialto Blvd Suite 100, Austin, Texas, submitted a speaker card in support of this item. Mr. Lozano addressed the issue of choosing Heavy Commercial (C-3) instead of Medium Commercial (C-2) in their request. He stated there was no intended use for the property except the proposed RV Park.

Commissioners voiced concerns about the potential negative impacts of Heavy Commercial (C-3) zoning on the neighboring subdivision.

Interim Director Burrell confirmed C-2 Medium Commercial uses in the PUD for the Manor Heights Subdivision.

Vice Chair expressed concerns for rezoning the property to Heavy Commercial (C-3) unless certain allowable uses were removed.

Interim Director Burrell answered questions regarding the staff recommendation. He clarified a specific use permit would be needed for certain items in Medium Commercial (C-2) that would be allowed by right with Heavy Commercial (C-3).

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-2) Medium Commercial.

There was no further discussion.

Motion to Approve carried 5-1. Opposed by Vice Chair Chavis.

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

City Staff recommended the Planning and Zoning Commission approve the rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Interim Director Burrell gave a summary of the rezoning request.

Assistant City Attorney Rivera answered questions about the process of zoning after annexation.

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Terry to approve the rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial

There was no further discussion.

Motion to Approve carried 6-0.

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

Applicant: Southwest Engineers. Owner: BuildBlock.

At the recommendation of City Staff, the Planning and Zoning Commission pulled this item from the agenda. Interim Director Burrell stated the agenda language needed correcting from “drainage waiver” to “detention waiver”.

9. Consideration, discussion, and possible action on a subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX. Applicant: Professional StruCIVIL Engineers Inc. Owner: 13105 FM 1100, LLC.

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

Interim Director Burrell provided location details for this property. He stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Vice Chair Chavis to approve the subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX.

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 Stensland to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:11 p.m. on Wednesday February 12, 2025.

There was no further discussion.

Motion to Adjourn carried 6-0.

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

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

DRAFT



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

BACKGROUND/SUMMARY: This rezoning is occurring after the completion of annexation of the property into Manor's full purpose city limits as of March 5th, 2025. This property is and has been planned for industrial use.

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

- Letter of intent
- Zoning map
- Annexation ordinance

- Aerial image
- Public notice
- Mailing labels

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial

PLANNING & ZONING COMMISSION: Recommend Approval ☒ Disapproval None

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653
Aug 6th, 2024

Letter of Intent for Rezoning

Dear City of Manor, Planning and Zoning

Project Address: 12522 and 12542 Old Kimbro Rd, Manor, TX 78653
Property ID: 236879 and 236885
Legal Description: Lot 5 Kimbro Road Estates and Lot 4 Kimbro Road Estates

The property owner seeks to rezone the 13.789-acre of lot 5 and 10.020-acre of lot 4, located at 12522 and 12542 Old Kimbro Rd, Manor, TX 78653 from Manor ETJ (Extra-Territorial Jurisdiction) to IN-2 (Heavy Industrial). As the subject properties are designated as an Employment Center, which includes industrial uses on the City of Manor's Future Land Use Map, the owner seeks an opportunity to respond to the growth of the City. The subject property engages in the storage of, or manufacturing processes using flammable, or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. The subject property will be engaging in hazardous materials storage, testing, and delivery of them.

Rezoning this tract will provide an opportunity to support the City's expansion and economic diversity objectives. The properties are situated along Old Kimbro Road, and the proposed rezoning will not adversely impact adjacent properties or the broader vision for the City of Manor as it aligns with the City of Manor's Future Use.

I appreciate your careful consideration of the proposed rezoning and please feel free to contact me at asset@buildblock.io if you require any additional information or have questions regarding this matter.

Sincerely,

Owner

Wonik Materials North America LLC
N115 W 19392 Edison Dr,
Germantown, WI 53022

Owner's Representative

Build Block Development Inc.
527 Molino St, #101
Los Angeles, CA 90013

**Subject Property:
23.809 Acres on Kimbro Rd.**

KIMBRO RD.



1 inch = 300 feet

0 150 300 450 600 Feet



**Proposed Zoning:
IN-2 Heavy Industrial**

*Current Zoning:
Agricultural (A)*

Zoning Legend

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

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 23.809 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council of the City (the “City Council”) heard and has decided to grant the owners’ request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit “B”.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 23.809 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds in instrument recorded in Volume 79, Page 12 of the Plat Records of Travis County, Texas, said (7.054 acre) tract, being a portion of the certain (11.05 acre) tract of land as conveyed to Natalino Camilleri by deed recorded in Volume 10123, Page 582, Real Property Records of Travis County, Texas, being more particularly described in Exhibit "A."

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this 5th day of March 2025.

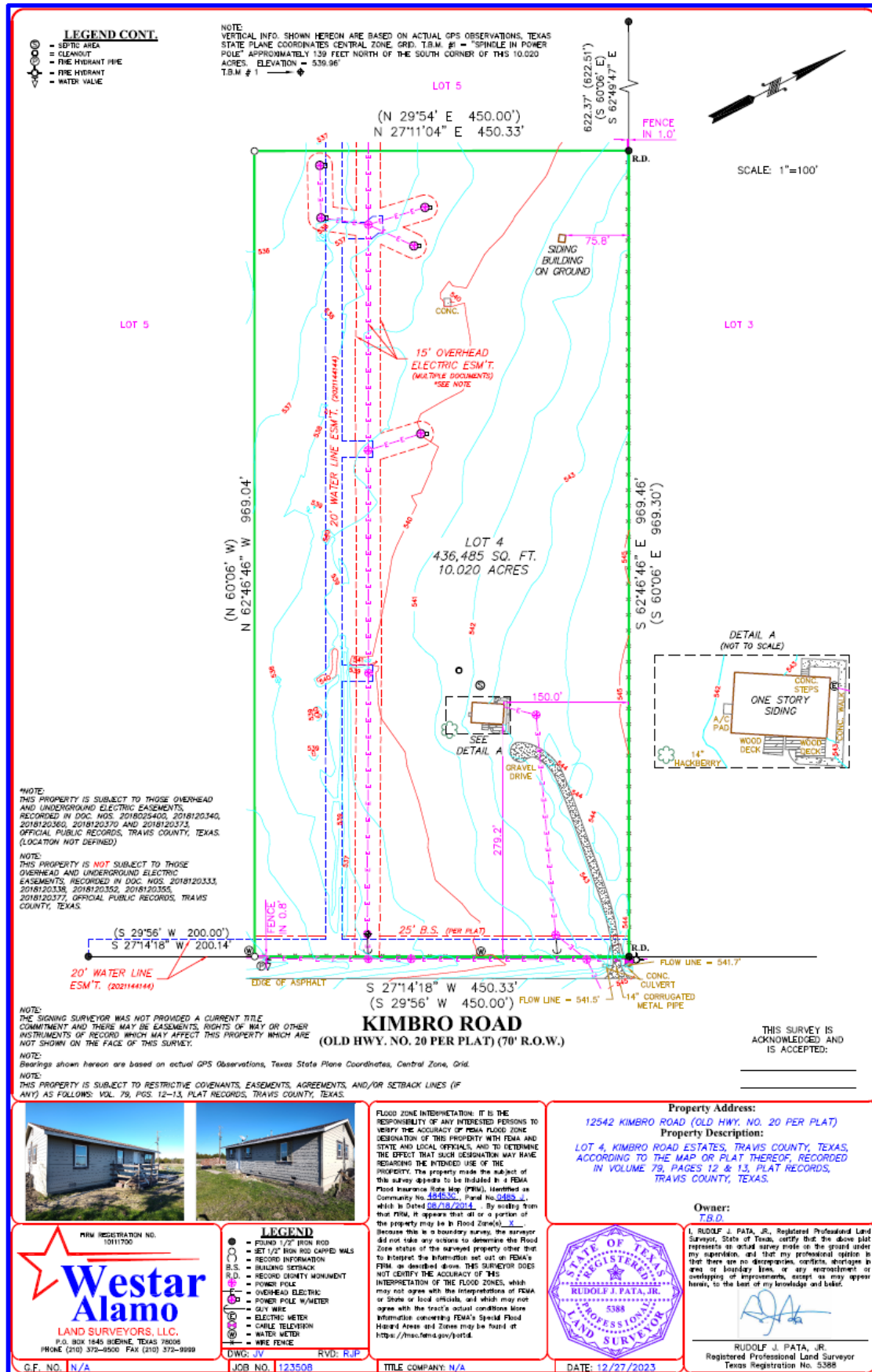
THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

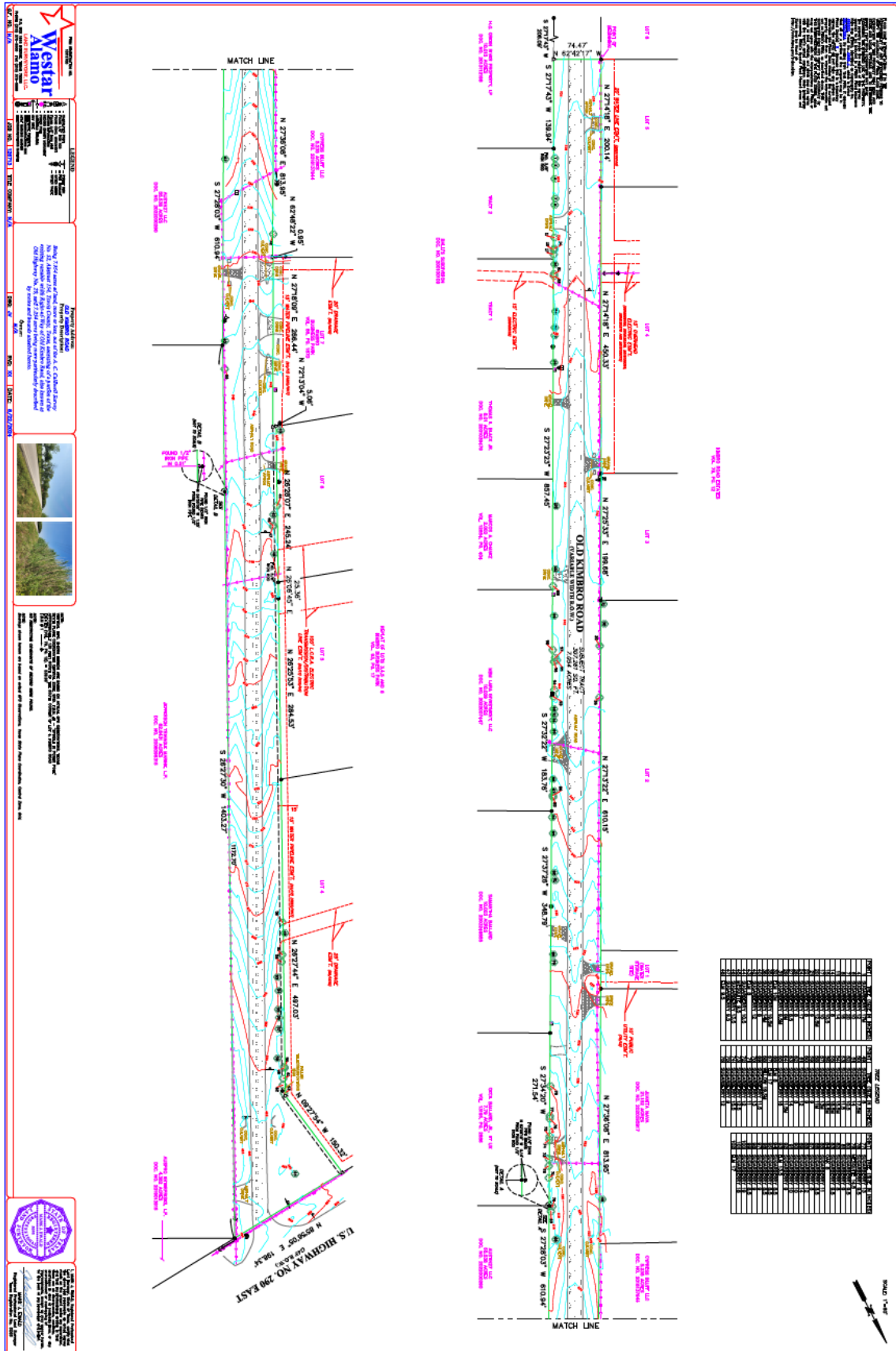
ATTEST:

Lluvia T. Almaraz
City Secretary

Exhibit "A"
Subject Property Description
+/- 23.809 Acres







METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

THENCE along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this

7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

THENCE along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);

South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

THENCE crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 22, 2024



**Exhibit “B”
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**





2/26/2025

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12522 & 12524 Old Kimbro Road Rezoning from (A) Agricultural to (IN-2) Heavy Industrial
 Case Number: 2024-P-1681-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 12522 & 12524 Old Kimbro Road, Manor, TX from (A) Agriculture to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12552 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

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

The City Council will meet at 7:00PM on March 19, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

CAMILLERI NATALINO
10812 WILKINSON AVE
CUPERTINO, CA 95014-4732

MBM LARA INVESTMENT LLC
721 Stansted Manor Dr
Pflugerville, TX 78660-8090

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR, TX 78653

PACE GLENN T
12545 KIMBRO RD
MANOR, TX 78653

COONS STEVEN
9603 BROWN LN
AUSTIN, TX 78754-4046

GCH BLUE RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

H G GREEN RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

TECHTOWN INDUSTRIAL M1 LLC
11408 Hollister Dr
Austin, TX 78739-1913

HARPER DARREL R VLB
107 VISTA AVE
ROUND ROCK, TX 78664-4357

DONOHUE BRENNER NORTON
12512 KIMBRO RD
MANOR, TX 78653

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

MADDTEX DRIVE LP
6903 W SAM HOUSTON PKWY
NORTH HOUSTON TX 77315



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

BACKGROUND/SUMMARY:

This preliminary Plat is for the northeast portion of the Manor Commons Commercial subdivision. It currently has a DA and 380 agreement pertaining to its development. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission.

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

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter
- Mail Public notice
- Mailing labels

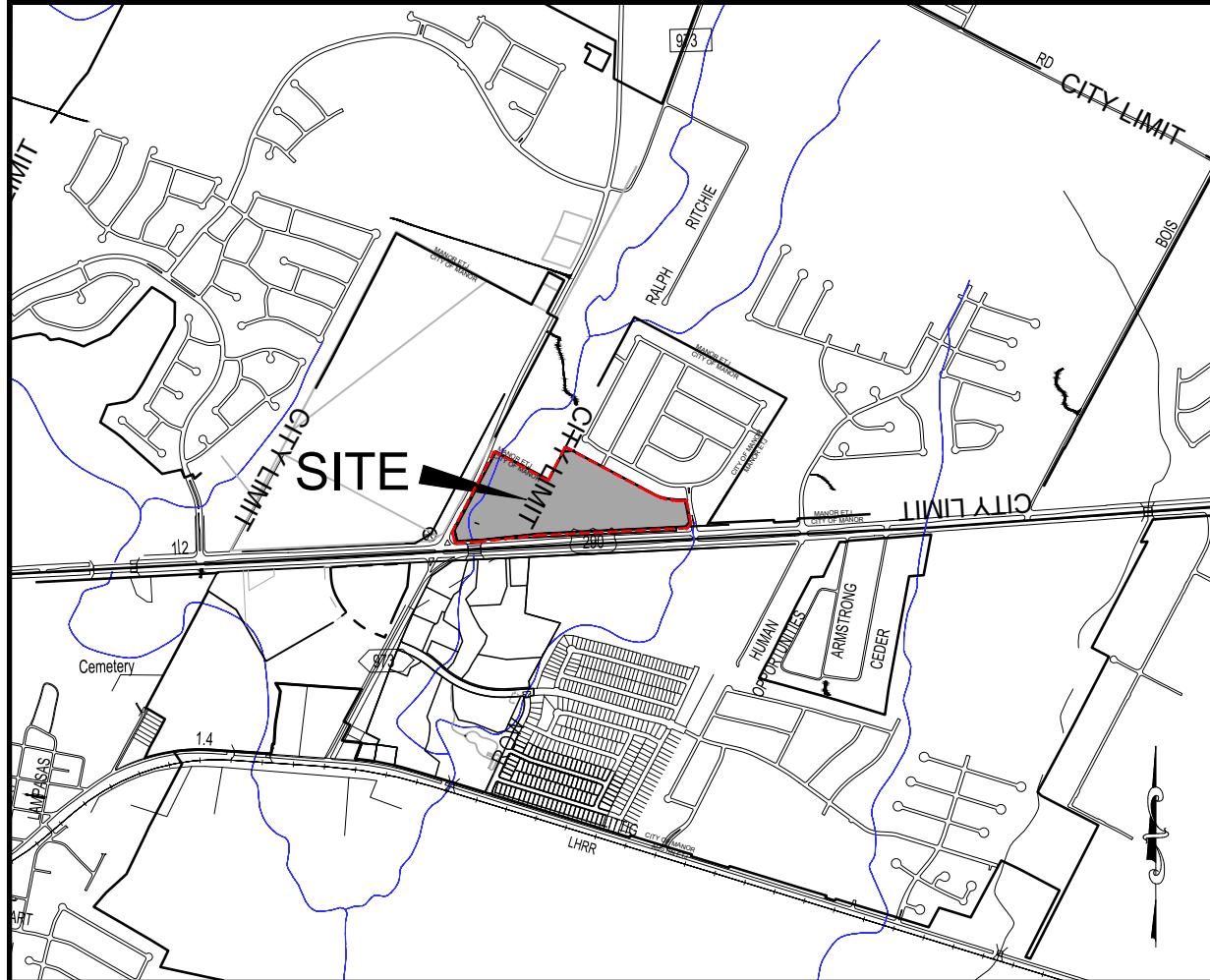
ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval ☒ Disapproval ☐ None



LOCATION MAP

Owner 31.889 ACRES, TIMMERMANN COMMERCIAL INVESTMENTS, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020230923
0.98 Acres, TIMMERMANN COMMERCIAL INVESTMENTS, LP Volume 7335, Page 448.
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net
Surveyor: Holt Carson, RPLS No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
(512) 442-0990

Total Number of Blocks: 3
Total Number of Lots: 20
Total Number of Phases: 18
Total Acreage: 33.929 AC

A portion of this property lies within Zone AE (areas determined to be within the 100 year flood plain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0485J, dated August 18, 2014.
A CLOMR has been approved for modification of the floodplain contained within this study under Case #16-06-1566R. A LOMR will be submitted following completion of the Flood Plain Modifications.

LINEAR FEET OF NEW STREETS: Water and Wastewater Provider : CITY OF MANOR
POMERANIAN PLAZA- 823 LF 105 E Eggleston St,
MARIE LANE- 1,268 LF Manor, TX 786531
UN-NAMED- 3,665 LF Phone: 512-272-5555

Electrical Supply BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
Giddings, TX 78942

Gas Supply Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

GENERAL NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owners or assigns shall maintain all drainage easements on private property.
- 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
- 9.) This subdivision is located within the City of Manor Corporated City Limits as of this date December 2023.

TREE MITIGATION NOTE:

THE PROTECTED TREES THAT WILL BE REMOVED WITH THE SUBDIVISION CONSTRUCTION ARE:

#625 - 10' Cedar Elm
#634 - 10' Mesquite
#635 - 11' Mesquite

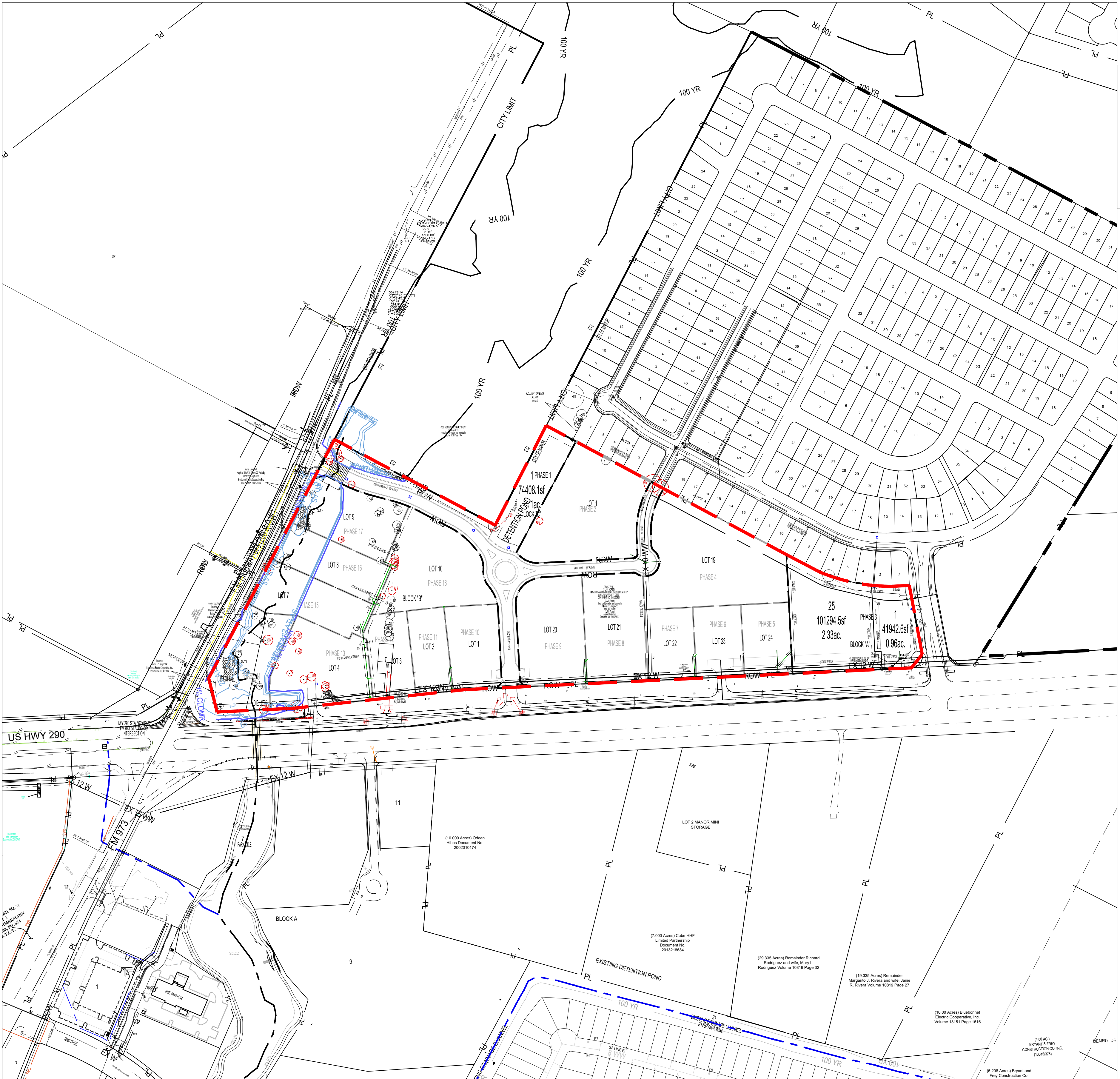
THE 31 CALIPER INCHES REMOVED WILL BE REPLACED USING ELEVEN 3 INCH TREES COMPLYING WITH THE CITY OF MANOR'S APPROVED LIST. TREES WILL BE PLANTED IN LOT ON LOTS 384, BLOCK A, IN THE 25' SETBACK BETWEEN GREENBURY SUBDIVISION AND THE PROPOSED DEVELOPMENT

REVISIONS/CORRECTIONS				
Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE

MANOR NE COMMERCIAL

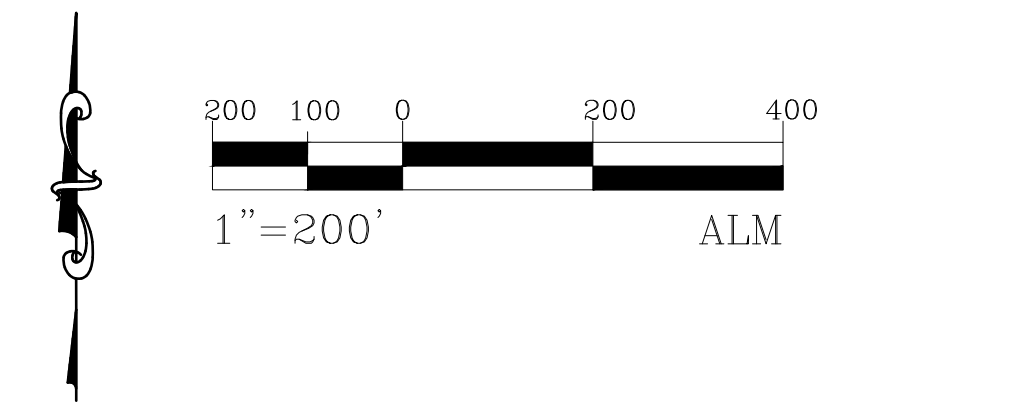
PRELIMINARY PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: 7/29/2024



SHEET	DESCRIPTION
1	PRELIMINARY PLAN SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY PLAN SHEET
4	WATER UTILITY SHEET
5	WASTEWATER UTILITY SHEET
6	STORM SEWER LAYOUT
7	POND CROSS SECTIONS
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	HEC-HMS CALCULATION

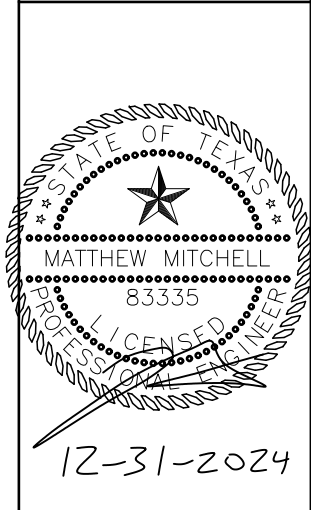
LEGEND	
EX WW	EX WASTEWATER
WV	PROPOSED WASTEWATER
EX W	EX WATER
W	PROPOSED WATER
SS	PROPOSED STORM SEWER
ROW	ROAD CENTERLINE
PL	PROPOSED LOT LINES
PL	PROPOSED SETBACKS
PL	TO OR 10 FT SIDE YARD SETBACK IS ALLOWED ON ALL C.T.L.N.



DATE	REVISION	#
9/9/2024		

SCALE: 1"=200'
DATE: 9/9/2024
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
Dripping Springs, TX 78620
(512)431-9600 * matt@almengr.com



CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY 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 COUNCIL ON THIS THE ____ OF ____, 20__ A.D.

APPROVED: JEFFREY STENSLAND, CHAIRPERSON
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

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

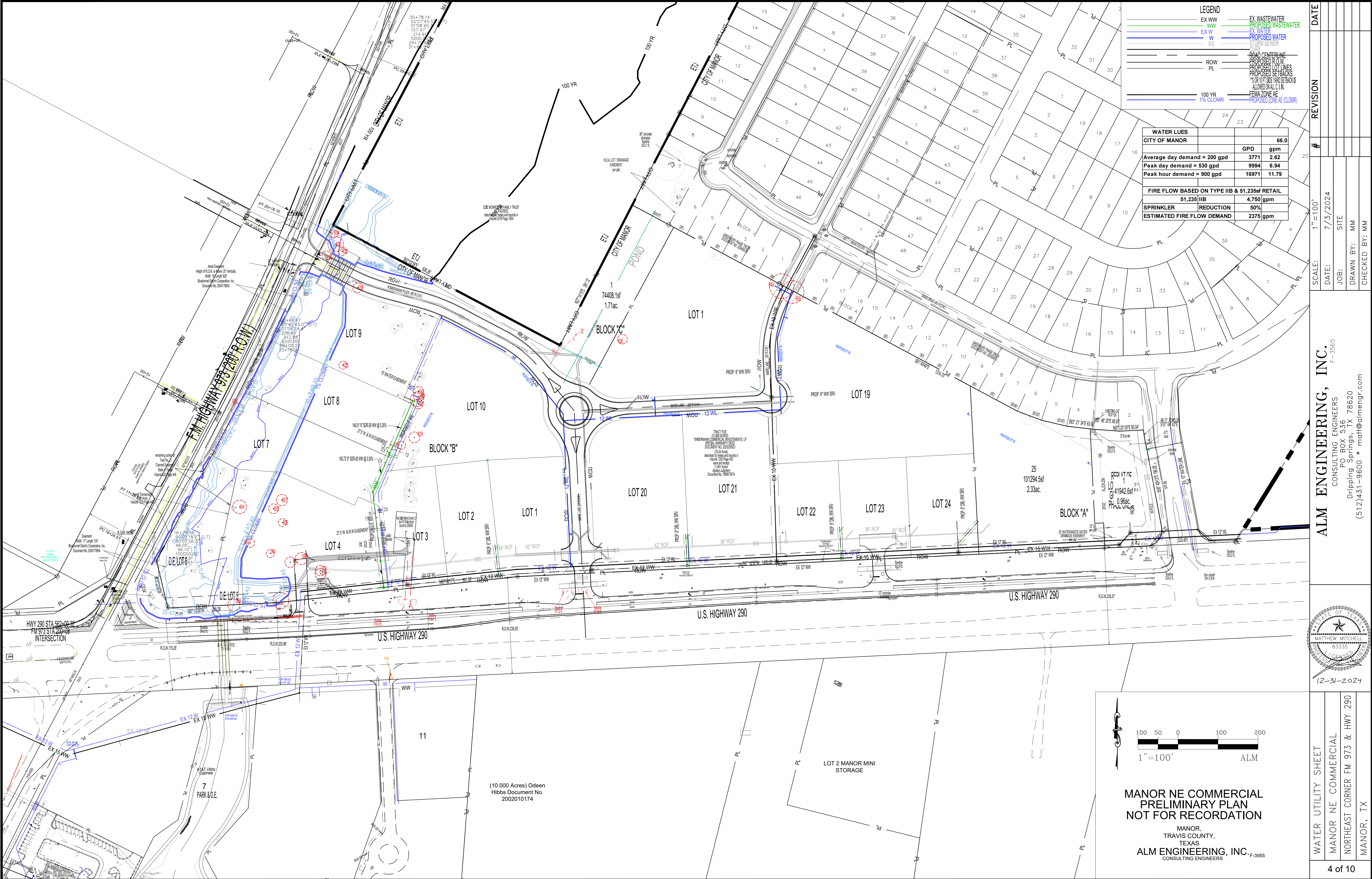
APPROVED: HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

MANOR NE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3565

PRELIMINARY PLAN	MANOR NE COMMERCIAL	FM 973	MANOR, TX
1 of 10			





DATE

7/3/2024

REVISION

#

SCALE:

1" = 100'

DATE:

7/3/2024

JOB:

SITE

DRAWN BY:

MM

CHECKED BY:

MM

WATER UTILITY SHEET

MANOR NE COMMERCIAL

NORTHEAST CORNER FM 973 & HWY 290

MANOR, TX

4 of 10

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO BOX 536

Dripping Springs, TX 78620

(512)431-9600 * mail@almengr.com

MATTHEW MITCHELL

8.3335

12-31-2024

100 50 0 100 200

1" = 100'

ALM

MANOR NE COMMERCIAL

PRELIMINARY PLAN

NOT FOR RECORDATION

MANOR,

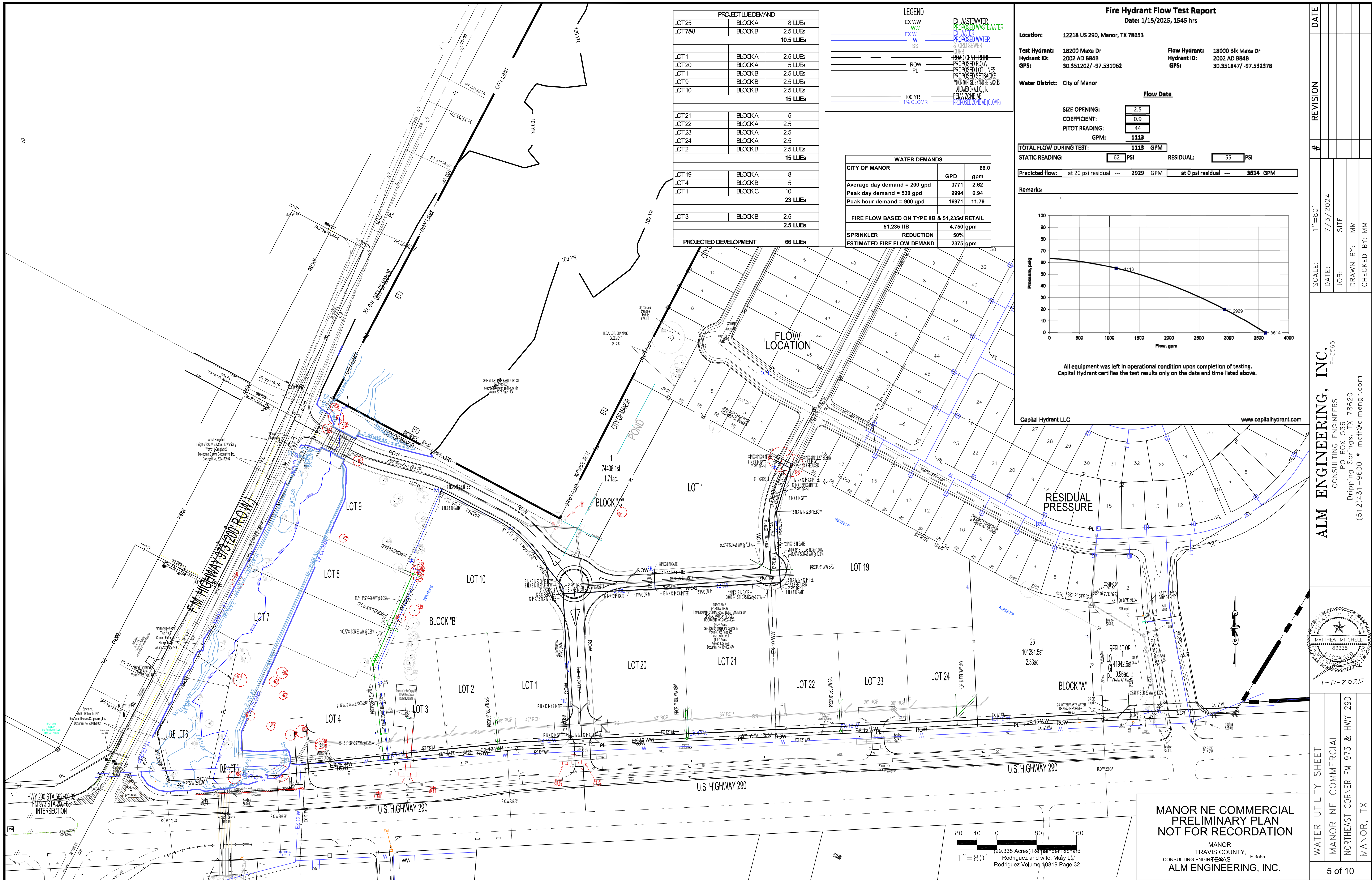
TRAVIS COUNTY,

TEXAS

ALM ENGINEERING, INC.

F-3565

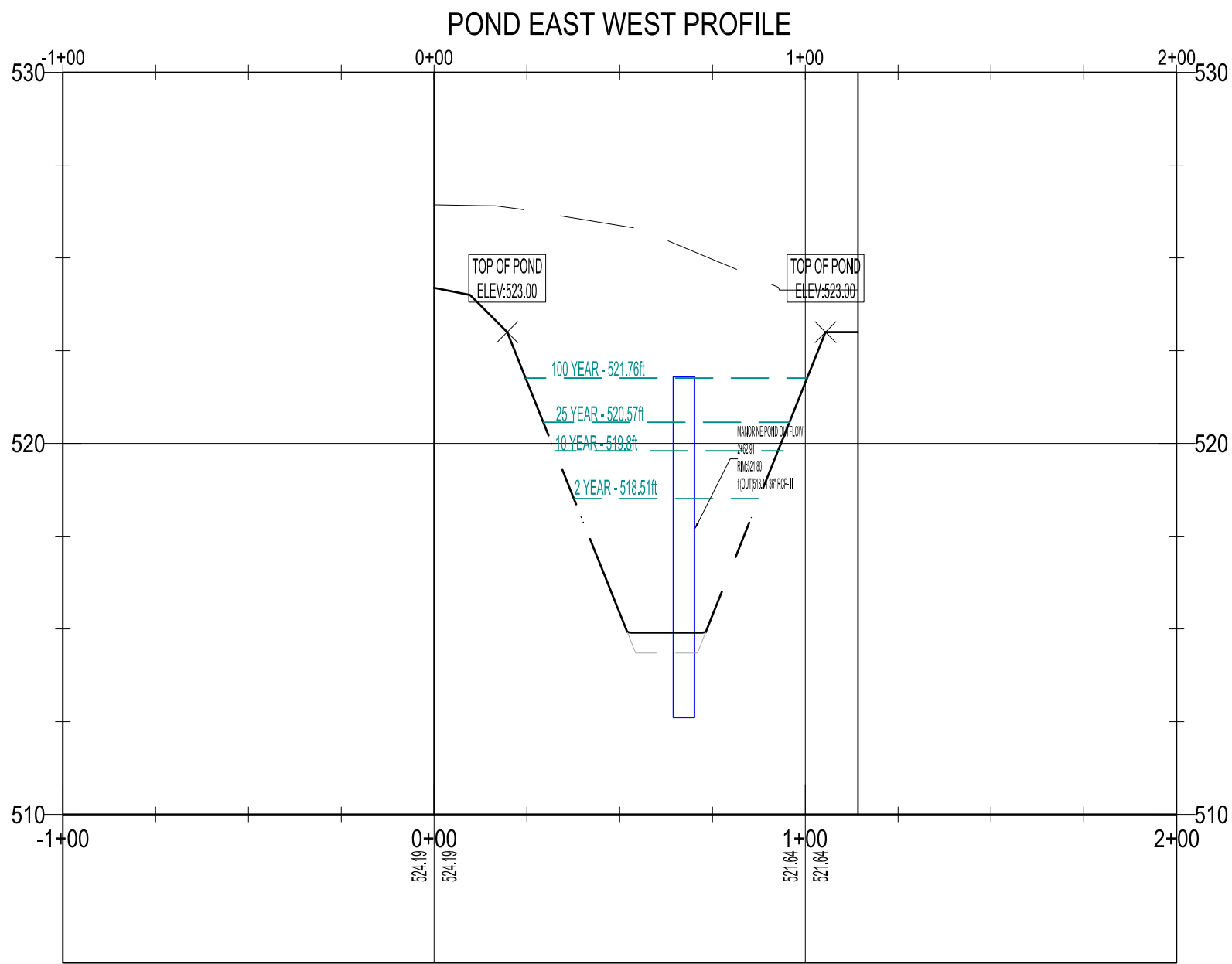
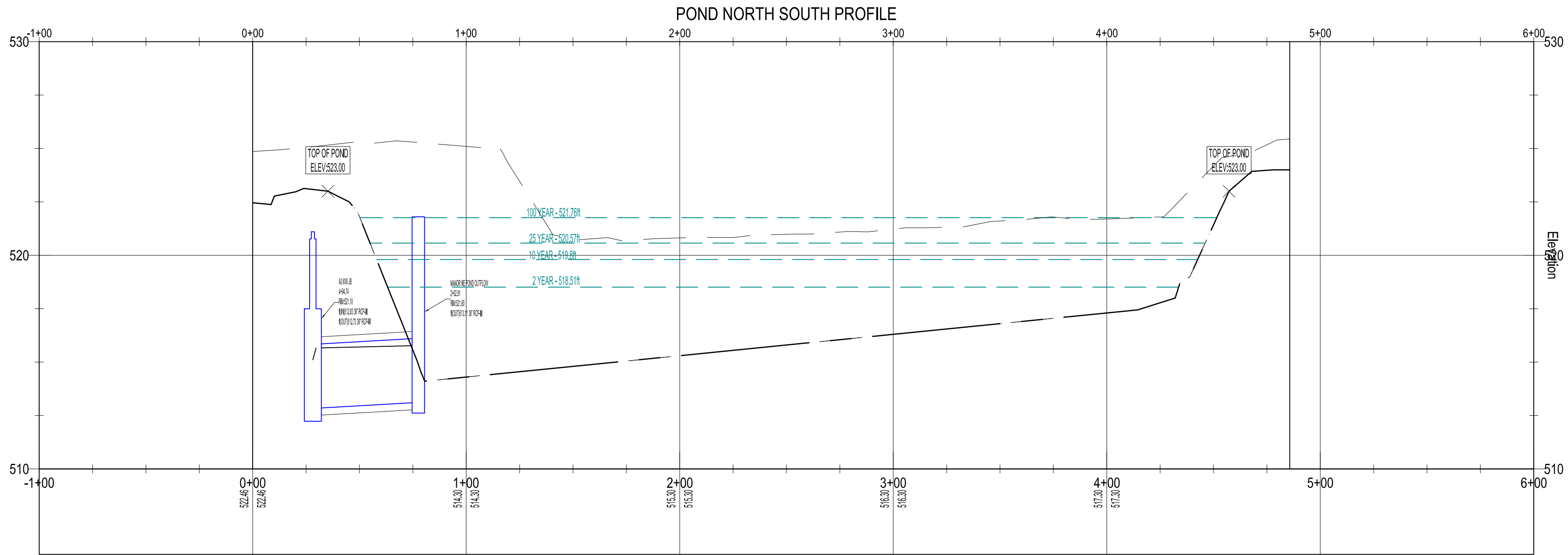
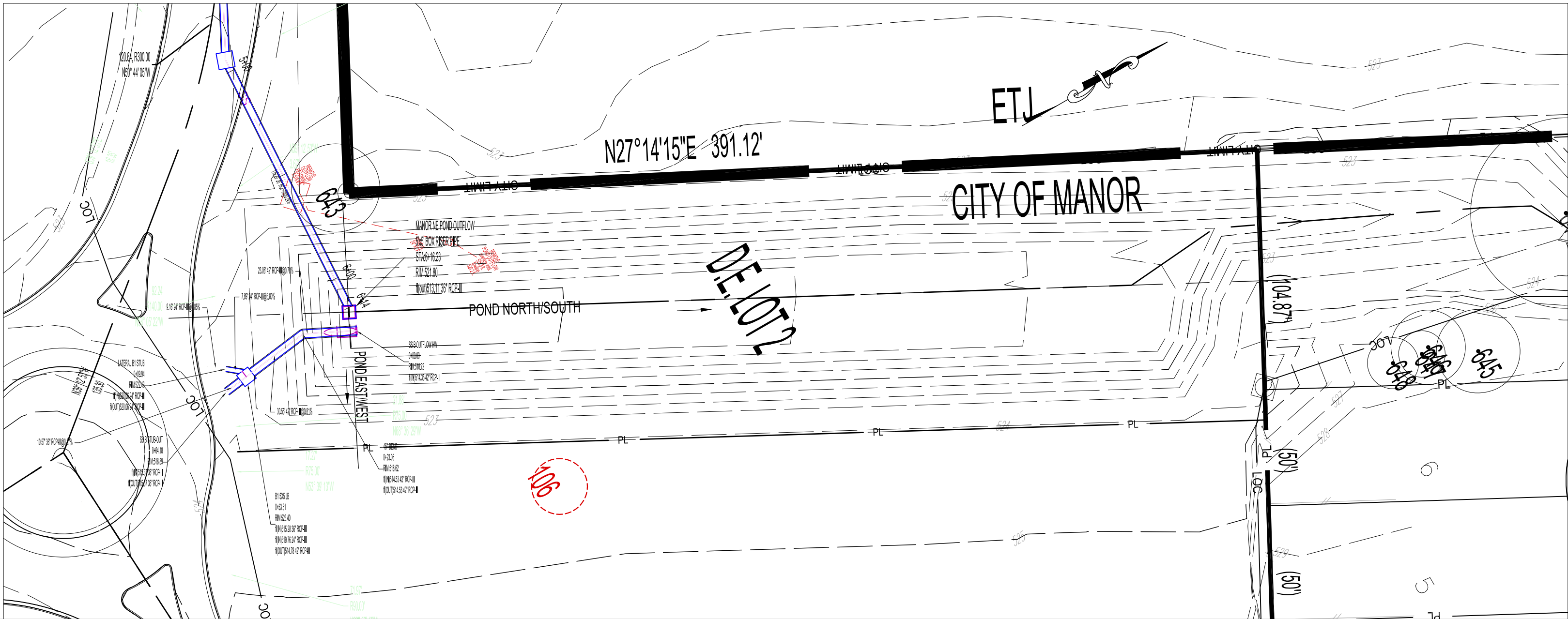
CONSULTING ENGINEERS





SS B - 100 YEAR			
Struct. ID	Q	V	depth
	(cu. ft/sec)	(ft/s)	(ft)
45%gd BEND	54.78	10.679	1.84
B1 5x5 JB	54.78	5.694	1.84
SS B STUB-OUT	47.41	6.707	1.87
B2 5x5 JB	47.41	6.707	1.56
B3 WYE	42.4	8.638	2.5
B4 STUB-OUT	24.44	4.979	2.5
B3 STUB-OUT	17.96	5.717	2

SS B - 25 YEAR			
Struct. ID	Q	V	depth
	(cu. ft/s)	(ft/s)	(ft)
45%gd BEND	40.97	9.921	1.56
B1 5x5 JB	40.97	9.921	1.56
SS B STUB-OUT	35.45	9.58	1.56
B2 5x5 JB	35.45	11.837	1.32
B3 WYE	31.7	9.529	1.6
B4 STUB-OUT	18.26	7.596	1.23
B3 STUB-OUT	13.44	4.278	2



LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED ATLAS 14 1% AC (CLOMR)

CURB

WW

EXISTING WASTEWATER

W

EXISTING WATER

D.E.

PROPOSED STORM SEWER

DRAINAGE EASEMENT

LOC

LIMITS OF CONSTRUCTION (12.12 AC)

50

25

0

50

100

1"=50'

ALM

DATE

REVISION

#

SCALE:

DATE:

JOB:

DRAWN BY:

CHECKED BY:

7/9/2024

7/9/2024

7/9/2024

7/9/2024

7/9/2024

7/9/2024

7/9/2024

7/9/2024

ALM ENGINEERING, INC.

F-3565

CONSULTING ENGINEERS

PO Box 536

Dripping Springs, Texas, 78620

(512) 431-9600 * mat@almengr.com

STATE OF TEXAS

MATTHEW MITCHELL

83335

9-10-2024

POND CROSS SECTIONS

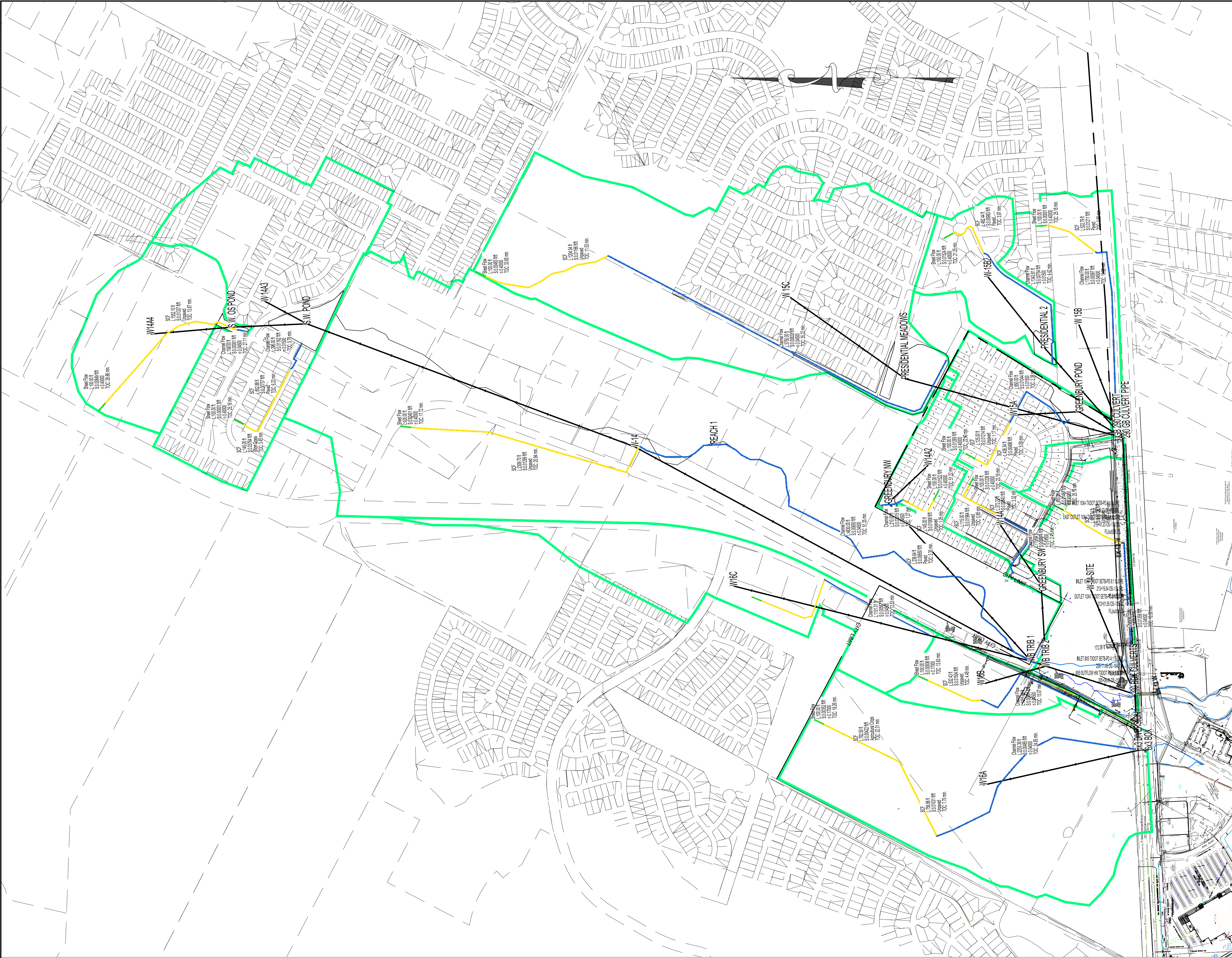
MANOR NE CLOMR

MANOR COMMONS NE

MANOR TEXAS

7 of 10

79



2 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W144A	38.874	N/A	80.00	3.25	40.70	43.41
W144B	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	31.32
W15A	28.009	N/A	80.00	50.00	18.92	62.63
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39
W 15B	47.398	N/A	80.00	31.66	29.38	76.69
W 15C	142.674	N/A	80.00	24.57	48.24	164.13
W-14	263.050	N/A	80.00	9.28	54.01	255.17
W-14-SITE	39.420	N/A	80.00	21.98	25.19	65.85
W-15B2	22.881	N/A	80.00	42.75	17.78	51.12

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	536.18	536.18	
290 GB CULVERT PIPE	Junction	225.30	225.30	
GB 290 CULVERT	Diversion	226.19	225.30	0.89
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 2	Junction	469.25	469.25	
WB TRIB 3	Junction	478.56	478.56	

10 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W144A	38.874	N/A	80.00	3.25	40.70	83.68
W144B	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	52.02
W15A	28.009	N/A	80.00	50.00	18.92	104.23
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85
W 15B	47.398	N/A	80.00	31.66	29.38	133.66
W 15C	142.674	N/A	80.00	24.57	48.24	295.59
W-14	263.050	N/A	80.00	9.28	54.01	485.25
W-14-SITE	39.420	N/A	80.00	21.98	25.19	117.79
W-15B2	22.881	N/A	80.00	42.75	17.78	86.45

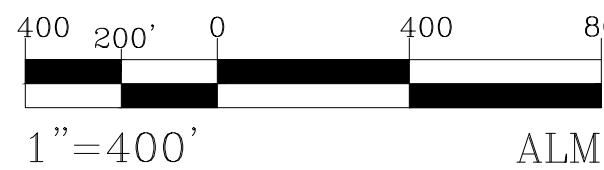
Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	1007.92	1007.92	
290 GB CULVERT PIPE	Junction	307.43	307.43	
GB 290 CULVERT	Diversion	365.17	307.43	57.75
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 2	Junction	844.81	844.81	
WB TRIB 3	Junction	863.19	863.19	

25 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W144A	38.874	N/A	80.00	3.25	40.70	132.23
W144B	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	66.25
W15A	28.009	N/A	80.00	50.00	18.92	132.87
W16A	104.675	N/A	80.00	2.55	44.35	286.79
W16B	16.517	N/A	80.00	2.33	19.91	69.62
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78
W 15B	47.398	N/A	80.00	31.66	29.38	173.35
W 15C	142.674	N/A	80.00	24.57	48.24	389.06
W-14	263.050	N/A	80.00	9.28	54.01	650.23
W-14-SITE	39.420	N/A	80.00	21.98	25.19	153.89
W-15B2	22.881	N/A	80.00	42.75	17.78	110.74

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1436.96	1436.96	
290 GB CULVERT PIPE	Junction	338.67	338.67	
GB 290 CULVERT	Diversion	456.77	338.67	118.09
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 2	Junction	1134.98	1134.98	
WB TRIB 3	Junction	1159.94	1159.94	

100 YEAR		EXISTING				
Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W144A	38.874	N/A	80.00	3.25	40.70	160.85
W144B	12.278	N/A	80.00	50.00	33.50	59.63
W14A	13.546	N/A	80.00	50.00	17.89	90.17
W15A	28.009	N/A	80.00	50.00	18.92	181.07
W16A	104.675	N/A	80.00	2.55	44.35	412.16
W16B	16.517	N/A	80.00	2.33	19.91	98.34
W16C	51.539	N/A	80.00	36.82	30.68	258.24
W 14A3	81.708	N/A	80.00	50.00	21.37	499.51
W 15B	47.398	N/A	80.00	31.66	29.38	240.96
W 15C	142.674	N/A	80.00	24.57	48.24	550.16
W-14	263.050	N/A	80.00	9.28	54.01	935.47
W-14-SITE	39.420	N/A	80.00	21.98	25.19	214.55
W-15B2	22.881	N/A	80.00	42.75	17.78	151.56

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	187.69	187.69	
6x3 DIVERSION	Diversion	412.16	187.69	224.46
290 BOX CULVERTS	Junction	2225.83	2225.83	
290 GB CULVERT PIPE	Junction	377.94	377.94	
GB 290 CULVERT	Diversion	619.52	377.94	241.58
WB TRIB 1	Junction	1598.78	1598.78	
WB TRIB 2	Junction	1635.62	1635.62	
WB TRIB 3	Junction	1675.78	1675.78	



Item 5.

DATE: 10/3/2023

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.

CONSULTING ENGINEERS

F-3565

PO Box 536

Dripping Springs, Texas, 78620

© matt@almengr.com mgr.com

OF TEXAS

83335

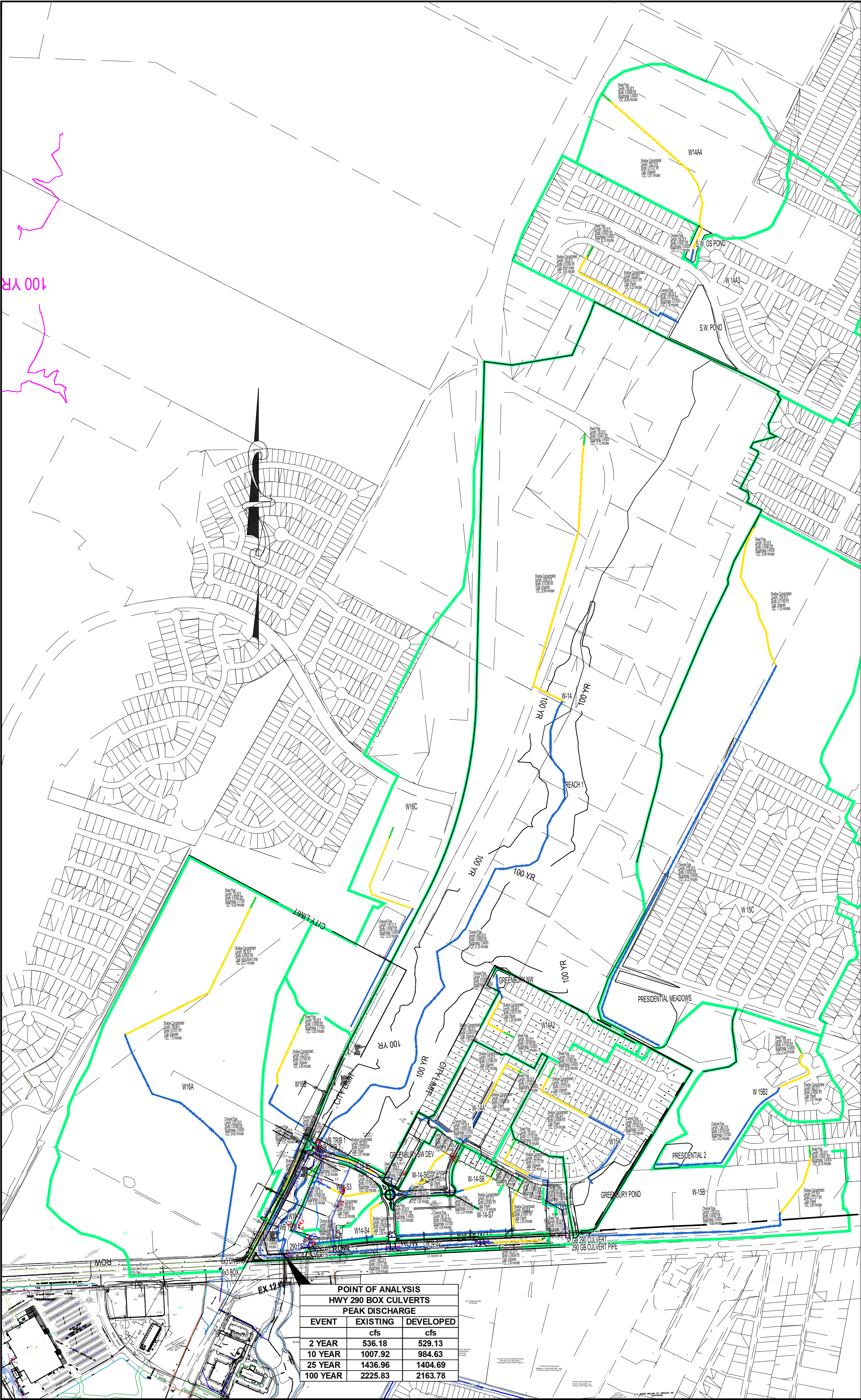
12-14-2024

MANOR NE CLOMIR

EXISTING DRAINAGE AREA MAP

MANOR, TX

8 of 10



2 YEAR

10 YEAR

25 YEAR

100 YEAR

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	43.41
W14A2	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	31.32
W15A	28.009	N/A	80.00	50.00	18.92	62.63
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39
W 15B	47.398	N/A	80.00	31.66	29.38	76.69
W 15C	142.674	N/A	80.00	24.57	48.24	164.13
W-14	263.050	N/A	80.00	9.28	54.01	255.17
W-14-SITE	39.420	N/A	80.00	21.98	25.19	65.85
W-15B2	22.881	N/A	80.00	42.75	17.78	51.12

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	43.41
W14A2	12.278	N/A	80.00	50.00	33.50	20.27
W14A	13.546	N/A	80.00	50.00	17.89	24.98
W15A	28.009	N/A	80.00	50.00	18.92	11.24
W16A	104.675	N/A	80.00	2.55	44.35	110.39
W16B	16.517	N/A	80.00	2.33	19.91	27.66
W16C	51.539	N/A	80.00	36.82	30.68	83.87
W 14A3	81.708	N/A	80.00	50.00	21.37	173.39
W 15B2	22.881	N/A	80.00	42.75	17.78	51.12
W 15C	142.674	N/A	80.00	24.57	48.24	164.13
W-14	263.050	N/A	80.00	9.28	54.01	255.17
W-14-S5	1.215	N/A	80.00	80.00	11.96	3.88
W-14-S6	4.449	N/A	80.00	74.90	17.99	11.56
W-14-S8	3.466	N/A	80.00	71.00	16.53	9.22
W-14-S7	10.182	N/A	80.00	77.90	19.05	25.96
W-14A	13.898	N/A	80.00	50.00	17.89	32.13
W-15B	47.055	N/A	80.00	31.78	29.38	76.19

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	536.18	536.18	
290 GB CULVERT PIPE	Junction	225.30	225.30	
GB 290 CULVERT	Diversion	226.19	225.30	0.89
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 2	Junction	469.25	469.25	
WB TRIB 3	Junction	478.56	478.56	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	83.83	83.83	
6x3 DIVERSION	Diversion	110.39	83.83	26.56
290 BOX CULVERTS	Junction	529.13	529.13	
290 DRV SS	Junction	41.87	41.87	
290 GB CULVERT PIPE	Junction	224.87	224.87	
GB 290 CULVERT	Diversion	225.74	224.87	0.87
WB TRIB 1	Junction	454.69	454.69	
WB TRIB 3	Junction	484.24	484.24	
WB TRIB 4	Junction	486.90	486.90	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	83.68
W14A2	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	52.02
W15A	28.009	N/A	80.00	50.00	18.92	104.23
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85
W 15B	47.398	N/A	80.00	31.66	29.38	133.66
W 15C	142.674	N/A	80.00	24.57	48.24	295.50
W-14	263.050	N/A	80.00	9.28	54.01	485.25
W-14-SITE	39.420	N/A	80.00	21.98	25.19	117.79
W-15B2	22.881	N/A	80.00	42.75	17.78	86.45

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	83.68
W14A2	12.278	N/A	80.00	50.00	33.50	33.91
W14A	13.546	N/A	80.00	50.00	17.89	38.73
W15A	28.009	N/A	80.00	50.00	18.92	17.50
W16A	104.675	N/A	80.00	2.55	44.35	213.49
W16B	16.517	N/A	80.00	2.33	19.91	52.46
W16C	51.539	N/A	80.00	36.82	30.68	144.50
W 14A3	81.708	N/A	80.00	50.00	21.37	287.85
W 15B2	22.881	N/A	80.00	42.75	17.78	86.45
W 15C	142.674	N/A	80.00	24.57	48.24	295.59
W-14	263.050	N/A	80.00	9.28	54.01	485.25
W-14-S5	1.215	N/A	80.00	80.00	11.96	6.03
W-14-S6	4.449	N/A	80.00	74.90	17.99	18.18
W-14-S8	3.466	N/A	80.00	71.00	16.53	14.59
W-14-S7	10.182	N/A	80.00	77.90	19.05	40.61
W-14A	13.898	N/A	80.00	50.00	17.89	53.38
W-15B	47.055	N/A	80.00	31.78	29.38	132.73

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	1007.92	1007.92	
290 GB CULVERT PIPE	Junction	307.43	307.43	
GB 290 CULVERT	Diversion	365.17	307.43	57.75
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 2	Junction	844.81	844.81	
WB TRIB 3	Junction	863.19	863.19	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	169.93	169.93	
6x3 DIVERSION	Diversion	213.49	169.93	43.56
290 BOX CULVERTS	Junction	984.63	984.63	
290 DRV SS	Junction	100.33	100.33	
290 GB CULVERT PIPE	Junction	307.04	307.04	
GB 290 CULVERT	Diversion	364.36	307.04	57.32
WB TRIB 1	Junction	822.97	822.97	
WB TRIB 3	Junction	865.68	865.68	
WB TRIB 4	Junction	870.58	870.58	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	112.23
W14A2	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	66.25
W15A	28.009	N/A	80.00	50.00	18.92	132.87
W16A	104.675	N/A	80.00	2.55	44.35	286.79
W16B	16.517	N/A	80.00	2.33	19.91	69.62
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78
W 15B	47.398	N/A	80.00	31.66	29.38	173.35
W 15C	142.674	N/A	80.00	24.57	48.24	389.06
W-14	263.050	N/A	80.00	9.28	54.01	650.23
W-14-SITE	39.420	N/A	80.00	21.98	25.19	153.89
W-15B2	22.881	N/A	80.00	42.75	17.78	110.74

DEVELOPED

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	112.23
W14A2	12.278	N/A	80.00	50.00	33.50	43.45
W14A	13.546	N/A	80.00	50.00	17.89	7.34
W15A	28.009	N/A	80.00	50.00	18.92	10.04
W16A	104.675	N/A	80.00	2.55	44.35	25.51
W16B	16.517	N/A	80.00	2.33	24.59	19.77
W16C	51.539	N/A	80.00	36.82	30.68	186.79
W 14A3	81.708	N/A	80.00	50.00	21.37	366.78
W 15B2	22.881	N/A	80.00	42.75	17.78	110.74
W 15C	142.674	N/A	80.00	24.57	48.24	389.06
W-14	263.050	N/A	80.00	9.28	54.01	650.23
W-14-S5	1.215	N/A	80.00	80.00	11.96	7.48
W-14-S6	4.449	N/A	80.00	74.90	17.99	22.71
W-14-S8	3.466	N/A	80.00	71.00	16.53	18.26
W-14-S7	10.182	N/A	80.00	77.90	19.05	50.66
W-14A	13.898	N/A	80.00	50.00	17.89	67.97
W-15B	47.055	N/A	80.00	31.78	29.38	172.13

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1436.96	1436.96	
290 GB CULVERT PIPE	Junction	338.67	338.67	
GB 290 CULVERT	Diversion	456.77	338.67	118.09
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 2	Junction	1134.98	1134.98	
WB TRIB 3	Junction	1159.94	1159.94	

Element ID	Element Type	Peak Inflow (cfs)	Peak Outflow (cfs)	Peak Diverted Flow (cfs)
6x3 BOX	Junction	178.52	178.52	
6x3 DIVERSION	Diversion	286.79	178.52	108.27
290 BOX CULVERTS	Junction	1404.69	1404.69	
290 DRV SS	Junction	170.09	170.09	
290 GB CULVERT PIPE	Junction	338.30	338.30	
GB 290 CULVERT	Diversion	455.61	338.30	117.30
WB TRIB 1	Junction	1109.51	1109.51	
WB TRIB 3	Junction	1160.73	1160.73	
WB TRIB 4	Junction	1167.45	1167.45	

EXISTING

Subbasin ID	Drainage Area (acres)	Initial Abstraction (in)	Curve Number	Impervious Surface (%)	Lag Time (minutes)	Peak Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	160.85
W14A2	12.278	N/A	80.00	50.00	33.50	59.63
W14A	13.546	N/A	80.00	50.00	17.89	90.17
W15A	28.009	N/A	80.00	50.00	18.92	181.07
W16A	104.675	N/A	80.00	2.55	44.35	412.16
W16B	16.517	N/A	80.00	2.33	19.91	98.34
W16C	51.539	N/A	80.00	36.82	30.68	258.24
W 14A3	81.708	N/A	80.00	50.00	21.37	499.51
W 15B	47.398	N/A	80.00	31.66	29.38	240.96
W 15C	142.674	N/A	80.00	24.57	48.24	550.16
W-14	263.050	N/A	80.00	9.28	54.01	935.47
W-14-SITE	39.420	N/A	80.00	21.98	25.19	214.55
W-15B2	22.881	N/A	80.00	42.75	17.78	151.56

DEVELOPED

ID	Area (acres)	Abstraction (in)	Number	Surface (%)	Time (minutes)	Discharge (cfs)
W14A4	38.874	N/A	80.00	3.25	40.70	160.85
W14A2	12.278	N/A	80.00	50.00	33.50	59.63
W14A3	13.546	N/A	80.00	50.00	17.84	7.34
W14A4	28.009	N/A	80.00	10.00	14.00	28.88
W14A1	3.435	N/A	80.00	70.40	15.52	35.55
W15A	9.978	N/A	80.00	26.20	24.50	27.51
W15A	28.009	N/A	80.00	50.00	18.92	181.07
W16A	104.675	N/A	80.00	2.55	44.35	412.16
W16B	16.517	N/A	80.00	2.33	19.91	98.34
W16C	51.539	N/A	80.00	36.82	30.68	258.24
W16D	81.243	N/A	80.00	50.00	21.27	499.51
W15B2	12.287	N/A	80.00	24.75	17.78	15.16
W15C	24.664	N/A	80.00	42.57	48.24	50.56
W15A	263.050	N/A	80.00	9.28	54.01	935.47
W14A5	1.215	N/A	80.00	80.00	11.96	9.93
W14A6	1.414	N/A	80.00	74.00	17.09	30.34
W14A7	10.482	N/A	80.00	71.90	16.03	24.44
W14A8	1.186	N/A	80.00	77.00	19.55	67.60
W14A	13.898	N/A	80.00	50.00	17.89	92.51
W15B	47.055	N/A	80.00	31.78	29.38	239.25



1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 26, 2024

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: , , LA.

Dear Matt Mitchell,

The first submittal of the Manor NE Commercial Preliminary Plat (*Preliminary Plan*) submitted by ALM Engineering, Inc. and received on January 22, 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. Update the city signature block to current personnel. On the Cover Page.
- ii. Update the Clerk of Travis County personnel. On the Cover Page.
- iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.
- iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?
- v. Property lines shall be drawn sufficiently wide to provide easy identification.
- vi. Provide contour lines for the existing conditions page.
 - a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.
 - a. Provide the size of each utility.
- viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.
- ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.
- x. Provide the location of building setback lines indicated by dashed lines on the plat.
- xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")
 - a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.
- xii. Wastewater plan set has "???" as a call out in the upper left side of the line.
- xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.
- xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.
 - a. Provide a summary difference between this particular site only and the overall site.
- xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.
 - a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document
- xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

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

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

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



February 29, 2024

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page.

RESPONSE: Updated.

ii. Update the Clerk of Travis County personnel. On the Cover Page.

RESPONSE: Deleted. Preliminary Plats are recorded.

iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.

RESPONSE: We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

Sec. 15.03.034 - General tree preservation requirements.

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(a) All trees are considered protected trees within classes 2—5 as described in [section 15.03.033](#) with the following exceptions: Chinaberry, Hackberry, Ashe juniper (Cedar), Chinese Tallow, Willow, Ligustrum, Mimosa, Cottonwood, Huisache, and any other tree that is determined to be in a hazardous condition so as to endanger the public health, safety, or welfare. The development services director or their designee shall make the determination as to whether a tree is damaged, diseased, or dying due to natural or other causes.

The list of exceptions has been updated in the Manor Code and now includes Willow trees.

Only three protected trees will be removed, #625 - 10" Cedar Elm ,#634 - 10" Mesquite, & #635 - 11" Mesquite.

We are proposing to plant eleven 3" replacement trees on Lots 3&4, Block A, in the 25' setback between Greenbury Subdivision and the proposed development. These trees will be planted in addition to the required landscape buffer requirements to add increased screening.

iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?

RESPONSE: All qualifying trees have been shown. The tree survey was completed on October 10, 2022.

We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

v. Property lines shall be drawn sufficiently wide to provide easy identification.

RESPONSE: The lines have been darkened to help identify them.

vi. Provide contour lines for the existing conditions page.

a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

RESPONSE: Additional offsite topo out to 200 feet from the property has been shown.

vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

a. Provide the size of each utility.

RESPONSE: Locations and sizes of existing utilities are shown and labeled.

viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.

RESPONSE: No ROW is being dedicated. There are dimensions along FM 973 and Hwy 290 showing the R.O.W. widths. We removed the "Varies" from the road labels.

ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.

RESPONSE: Added the City limit line along the north side of the tract. The 1 ac. Tract (formerly in the ETJ) at the NE corner of FM973 and Hwy. 290 was annexed into the City earlier this year.

x. Provide the location of building setback lines indicated by dashed lines on the plat.

RESPONSE: Building Setbacks have been shown.

xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")

a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

RESPONSE: A table has been added to the left side of the preliminary plan sheet and the cover.

#	Inches	Type	RATE	REPLACEMENT Inches
625	10	Cedar Elm	1:1	10
634	10	Mesquite	1:1	10
635	11	Mesquite	1:1	11
TOTAL REMOVED				31
REPLACEMENT 11 x 3" CALIPER - TOTAL 33 INCHES				

The proposed tree locations have been shown in the 25' setback between Lots 19 & 25, Block A and Greenbury Subdivision.

xii. Wastewater plan set has "???" as a call out in the upper left side of the line.

RESPONSE: Alignment has been linked to show stationing.

xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.

RESPONSE: Labels have been added to the cross section views of the pond to indicate the top of the pond wall. The 100-year event is fully contained in the pond.

xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.

a. Provide a summary difference between this particular site only and the overall site.

RESPONSE: We have added a table to the Proposed Drainage Area Map showing the critical point of analysis. This project drains to four existing 7'x8' box culverts that drain under Hwy 290. We have designed the system to decrease the peak discharge for the 2, 10, 25 and 100 year events at this location.

POINT OF ANALYSIS		
HWY 290 BOX CULVERTS		
PEAK DISCHARGE		
EVENT	EXISTING	DEVELOPED
	cfs	cfs
2 YEAR	536.18	528.66
10 YEAR	1007.92	982.08
25 YEAR	1436.96	1400.24
100 YEAR	2225.83	2456.17

xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.

a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document

RESPONSE: The City already approved the TIA and TxDOT approved it on 8/23/2024.

xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

RESPONSE: The Engineers summary letter has been updated to reflect the comments.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





September 10, 2024

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page.

RESPONSE: Updated.

ii. Update the Clerk of Travis County personnel. On the Cover Page.

RESPONSE: Deleted. Preliminary Plats are recorded.

iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in lue cost from the city.

RESPONSE: We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

Sec. 15.03.034 - General tree preservation requirements.

Share Link to sectionPrint sectionDownload (Docx) of sectionsEmail sectionCompare versions

(a) All trees are considered protected trees within classes 2—5 as described in [section 15.03.033](#) with the following exceptions: Chinaberry, Hackberry, Ashe juniper (Cedar), Chinese Tallow, Willow, Ligustrum, Mimosa, Cottonwood, Huisache, and any other tree that is determined to be in a hazardous condition so as to endanger the public health, safety, or welfare. The development services director or their designee shall make the determination as to whether a tree is damaged, diseased, or dying due to natural or other causes.

The list of exceptions has been updated in the Manor Code and now includes Willow trees.

Only three protected trees will be removed, #625 - 10" Cedar Elm ,#634 - 10" Mesquite, & #635 - 11" Mesquite.

We are proposing to plant eleven 3" replacement trees on Lots 3&4, Block A, in the 25' setback between Greenbury Subdivision and the proposed development. These trees will be planted in addition to the required landscape buffer requirements to add increased screening.

iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?

RESPONSE: All qualifying trees have been shown. The tree survey was completed on October 10, 2022.

We noticed that a few trees were mislabeled and misidentified. The surveyor went back out and the corrected table is included in the preliminary.

v. Property lines shall be drawn sufficiently wide to provide easy identification.

RESPONSE: The lines have been darkened to help identify them.

vi. Provide contour lines for the existing conditions page.

a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

RESPONSE: Additional offsite topo out to 200 feet from the property has been shown.

vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

a. Provide the size of each utility.

RESPONSE: Locations and sizes of existing utilities are shown and labeled.

viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.

RESPONSE: No ROW is being dedicated. There are dimensions along FM 973 and Hwy 290 showing the R.O.W. widths. We removed the "Varies" from the road labels.

ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.

RESPONSE: Added the City limit line along the north side of the tract. The 1 ac. Tract (formerly in the ETJ) at the NE corner of FM973 and Hwy. 290 was annexed into the City earlier this year.

x. Provide the location of building setback lines indicated by dashed lines on the plat.

RESPONSE: Building Setbacks have been shown.

xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")

a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

RESPONSE: A table has been added to the left side of the preliminary plan sheet and the cover.

#	Inches	Type	RATE	REPLACEMENT Inches
625	10	Cedar Elm	1:1	10
634	10	Mesquite	1:1	10
635	11	Mesquite	1:1	11
TOTAL REMOVED				31
REPLACEMENT 11 x 3" CALIPER - TOTAL 33 INCHES				

The proposed tree locations have been shown in the 25' setback between Lots 19 & 25, Block A and Greenbury Subdivision.

xii. Wastewater plan set has "???" as a call out in the upper left side of the line.

RESPONSE: Alignment has been linked to show stationing.

xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.

RESPONSE: Labels have been added to the cross section views of the pond to indicate the top of the pond wall. The 100-year event is fully contained in the pond.

xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference.

a. Provide a summary difference between this particular site only and the overall site.

RESPONSE: We have added a table to the Proposed Drainage Area Map showing the critical point of analysis. This project drains to four existing 7'x8' box culverts that drain under Hwy 290. We have designed the system to decrease the peak discharge for the 2, 10, 25 and 100 year events at this location.

POINT OF ANALYSIS		
HWY 290 BOX CULVERTS		
PEAK DISCHARGE		
EVENT	EXISTING	DEVELOPED
	cfs	cfs
2 YEAR	536.18	528.66
10 YEAR	1007.92	982.08
25 YEAR	1436.96	1400.24
100 YEAR	2225.83	2456.17

xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.

a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document

RESPONSE: The City already approved the TIA and TxDOT approved it on 8/23/2024.

xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees-in-lieu of said dedication if such dedication or fees apply.

RESPONSE: The Engineers summary letter has been updated to reflect the comments.

Please note that we have added a drainage easement lot for the detention pond to separate it from the adjacent commercial lot. This lot will be known as Lot 1, Block A.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,


Matt Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, October 8, 2024

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: ,

Dear Matt Mitchell,

The subsequent submittal of the Manor NE Commercial Preliminary Plat submitted by ALM Engineering, Inc. and received on January 22, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. **Update the city signature block to current personnel. On the Cover Page. The P&Z Chairperson is Jeffrey Stensland.**
- ii. Update the Clerk of Travis County personnel. On the Cover Page.
- iii. Revisions to the tree mitigation note are needed. Mesquite trees are protected trees. The following trees are excluded from the Protected Tree classification: Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood, and Cedar (Ashe Juniper) trees. As per Manor Code of Ordinance Chapter 15 Article 15.03. Update and acquire the fee in-lieu cost from the city.
- iv. Verify all the trees are called out on the tree survey. What year was this tree survey completed?
- v. Property lines shall be drawn sufficiently wide to provide easy identification.
- vi. Provide contour lines for the existing conditions page:
 - a. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
- vii. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto:
 - a. Provide the size of each utility.
- viii. Will ROW be dedicated to FM 973 or US 290? If so, provide the ROW width and not row varies.
- ix. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. The section of the site is in the ETJ.
- x. **Provide the location of building setback lines indicated by dashed lines on the plat. What sheet is this shown on?**
- xi. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: (If applicable, with "Tree Fee")
 - a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.
- xii. Wastewater plan set has "???" as a call out in the upper left side of the line. Remove the trees and any non-important information on the wastewater plan sheet. It is hard to read.
- xiii. Callout the top of the ponds outflow wall elevation. Verify that the 100-year storm water level elevation does not exceed this.
- xiv. Provide a comparison table for the existing and developed sites, including the overall difference for this particular site only and the overall difference:
 - a. Provide a summary difference between this particular site only and the overall site.
- xv. Has the TIA been reviewed and approved? The TIA will need to be reviewed separately and approved. Reach out to pgray@gbateam.com with any questions.
 - a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document
- xvi. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in-lieu of said dedication if such dedication or fees apply.
- xvii. **The summary letter mentions tying into 12" and 15" wastewater lines. Currently the City only has a 12" wastewater line in that area and does not have any current plans to upsize the line or add an additional line. It has been discussed previously that this project would need to construct wastewater improvements.**
- xviii. **Fire flow testing should take place in the area of the proposed project. City infrastructure may not be able to meet the fire flow demands listed in the preliminary plat.**
- xix. **Provide a copy of TxDOT approval of the TIA. Are any mitigations required by TxDOT?**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA



January 17, 2025

Tyler Shows
Staff Engineer
GBA
1500 CR 269
Leander, TX 78641

Permit Number 2024-P-1671-PP
Job Address: LA.

i. Update the city signature block to current personnel. On the Cover Page. The P&Z Chairperson is Jeffrey Stensland.

RESPONSE: Updated.

x. Provide the location of building setback lines indicated by dashed lines on the plat. What sheet is this shown on?

RESPONSE: All building setback lines are shown on Page 3, PRELIMINARY PLAN SHEET.

XVII. The summary letter mentions tying into 12" and 15" wastewater lines. Currently the City only has a 12" wastewater line in that area and does not have any current plans to upsize the line or add an additional line. It has been discussed previously that this project would need to construct wastewater improvements.

RESPONSE: The updated LUE counts and phasing have been included with the resubmittal. The proposed phasing will be coordinated with the City to fit the City's CIP schedule.

XVIII. Fire flow testing should take place in the area of the proposed project. City infrastructure may not be able to meet the fire flow demands listed in the preliminary plat.

RESPONSE: Fire flow test was performed within Greenbury subdivision and indicates a flow rate of 2929 gpm at 20 psi. This exceeds the estimated peak fire flow for any lot. The proposed water line improvements will loop the connection to Greenbury Subdivision and should improve this peak flow rate. Fire flow test information was added to sheet 5, Water Utility Sheet, of the preliminary plan.

XIX. Provide a copy of TxDOT approval of the TIA. Are any mitigations required by TxDOT?

RESPONSE: Uploaded to MGO.

The boundary of Lot 4 and Lot 5(Drainage Lot), Block "B", have been adjusted from the previous submittal based on discussions with the owner.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 11, 2025

Matt Mitchell
ALM Engineering, Inc.
PO 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2024-P-1671-PP
Job Address: ,

Dear Matt Mitchell,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Matt Mitchell and received by our office on January 22, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



2/26/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor NE Commercial Preliminary Plat

Case Number: 2024-P-1671-PP

Case Manager: Michael Burrell

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

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

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP

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

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

REESE MICHAEL B & ANDREIA L
(320297)
12808 BASKETFLOWER CV
ELGIN TX 78621-6033

PEREZ NOE (1897521)
13200 CONSTELLATION DR
AUSTIN TX 78653-3863

GREENBURY VILLAGE HOA
(1287450)
PO BOX 7079
ROUND ROCK TX 78683-7079

GUERRERO MARIA ELENA (1933233)
46 Lake Forest Dr
Morgans Point Resort TX 76513-9276

KHOSRAVI TOURAJ (1903773)
12103 Ella Lee Ln
Houston TX 77077-6032

HERNANDEZ JACOBO V & MA
TERESA (1647588)
17913 MAXA DR
MANOR TX 78653-3875

OSUNA ROBERT J (1308642)
17917 MAXA DR
MANOR TX 78653-3875

KAHLA KODY (1841325)
17921 MAXA DR
MANOR TX 78653-3875

JACKSON TAMERIAL L & FLOYD A
(1290208)
17925 MAXA DR
MANOR TX 78653-3875

CASTRO ANTONIO JR (1718340)
18001 MAXA DR
MANOR TX 78653-3679

BARRETT RYAN M (1758505)
18009 MAXA DR
MANOR TX 78653-3679

PUGH ZACH (1818879)
18013 MAXA DR
MANOR TX 78653-4113

DELUNA ADRIAN & RENEE
(1575865)
18017 MAXA DR
MANOR TX 78653-4113

CULBERSON JENELL (552436)
18021 MAXA DR
MANOR TX 78653-4113

OAKMOSS LLC (1547523)
6001 W PARMER LN
AUSTIN TX 78727-3901

TAN MANGNAN (1869704)
16304 BATES CV
PFLUGERVILLE TX 78660-2126

WILLIAMS JEWEL I (552439)
18109 MAXA DR
MANOR TX 78653-3680

LOPEZ ANDRESS & AMBER
(1669586)
18113 MAXA DR
MANOR TX 78653-3680

WALKER ROBERT SR (552441)
18117 MAXA DR
MANOR TX 78653-3680

HOFFMAN DONNA L & KENNETH M
HOFFMAN (1559812)
18201 MAXA DR
MANOR TX 78653-3681

SCHROEDER SARAH LEANNE
(1855710)
18205 MAXA DR
MANOR TX 78653-3681

PETERSON CHOQUETTE M
(1381171)
3002 ROCK ROSE PL
ROUND ROCK TX 78665-3821

LOVELESS GRACE J (1368796)
18213 MAXA DR, MANOR TX 78653

SALDANA EDUARDO (1722256)
18217 MAXA DR
MANOR TX 78653-3681

MICHAEL DAVID A & ANNA
(1514924)
228 E 116TH ST APT 24
NEW YORK NY 10029-1436

FUENTES ANGEL U (1403309)
18304 MAXA DR
MANOR TX 78653-3682

APARICIO KEIDI MELISSA
SANDOVAL (1827781)
18300 MAXA DR
MANOR TX 78653-3682

WILLIS NICOLE M (1533710)
18220 MAXA DR
MANOR TX 78653-3681

SPARKMAN RONALD L (1793781)
18216 MAXA DR
MANOR TX 78653-3681

NGUYEN HOA V & OANH K (552413)
18212 MAXA DR
MANOR TX 78653-3681

CHEN ZHONGYAN (1945591) 5528 Crystal Ct McKinney TX 75072-5187	YANEZ MARIO ALBERTO PERALTA & ELENA S TOVAR (1584650) 18204 MAXA DR MANOR TX 78653-3681	TUCKER ANDREW JAMES & KRISTA N (1850290) 18200 MAXA DR MANOR TX 78653-3681
REYES ROLANDO HERNANDEZ & (1624152) 18116 MAXA DR MANOR TX 78653-3680	JONES ROSALAND D (552419) 18108 MAXA DR MANOR TX 78653-3680	GALVAN ALFRED & MELISSA (552420) 18104 MAXA DR MANOR TX 78653-3680
JARAMILLO FRANCISCO E (552421) 18100 MAXA DR MANOR TX 78653-3680	CHMIELEWSKI ALAN R & CYNTHIA (552344) 13200 MIZZEN ST MANOR TX 78653-3670	PENNICK DARIAN E & SHAWN S GRA (552343) 13204 MIZZEN ST MANOR TX 78653-3670
MADISON LINDSEY & NATHANIEL CLARK JR (1714271) 13201 MARIE LN MANOR TX 78653-3859	VILLAREAL RUTH PAJARILLO REVOCABLE TRUST (1383182) 838 PINE AVE UNIT 315 LONG BEACH CA 90813-5828	ALDRIDGE ROXANNE & WILLIAM (1903122) 5820 Harper Park Dr Unit 37 Austin TX 78735-8586
RODRIGUEZ MARTIN (1770678) 13204 MARIE LN MANOR TX 78653-3859	TEEL JAMES R (1307741) 13201 CONSTELLATION DR MANOR TX 78653-3863	HOUSTON JOAN (1837110) 13208 CONSTELLATION DR MANOR TX 78653-3863
ALDRIDGE BYRON BARRETT (1920501) 13205 Constellation Dr Manor TX 78653-3863	LAGMANSON MARKUS (1907709) 101 Valley View Dr E Leander TX 78641-9291	SARVER JONATHAN (1922431) 231 Baldovino Skwy Lakeway TX 78738-6218
ORTIZ FELIX & AGELICA VASQUEZ ALBA (1376449) 13208 MIZZEN ST MANOR TX 78653-3670	ALVARADO FORTINO A (1617123) 18101 SKYSAIL DR MANOR TX 78653-3671	MOORE JUSTIN & SARAH MOORE & (1685090) 18105 SKYSAIL DR MANOR TX 78653-3671
DEAN DELONDA M (552424) 18109 SKYSAIL DR MANOR TX 78653-3673	JOHNSON GLINDA M (552425) 18113 SKYSAIL DR MANOR TX 78653-3673	GUNDERSON KASEY MARIE & ADAM CARL (1728540) 18117 SKYSAIL DR MANOR TX 78653-3673
WRIGHT IRENE & SHERRILL (1490641) PO BOX 2428 CEDAR PARK TX 78630-2428	LOHRSTORFER SKYE ELYSIA & MATTHEW E. RUNNEBAUM (1905943) 18201 Skysail Dr	HATHORN MARY J (552429) 18205 SKYSAIL DR MANOR TX 78653-3674
BELTRAN JESUS (1338817) 18209 SKYSAIL DR MANOR TX 78653-3674	REYNA GENOVEVA (1386954) 18213 SKYSAIL DR MANOR TX 78653-3674	TIMMERMAN COMMERCIAL INVESTMENTS LP (1729480) 501 VALE ST AUSTIN TX 78746-5732

MONROE OZIE SR FAMILY TRUST
(1436205)
PO BOX 254
MANOR TX 78653-0254

GCP XXXII LTD (1955354)
12750 MERIT DR STE 1175
DALLAS TX 75251-1235

BUTLER FAMILY PARTNERSHIP LTD
(214042)
PO BOX 9190
AUSTIN TX 78766-9190

13100 FM 973 INC (1922637)
10095 US Highway 290 E
Manor TX 78653-0539

AMERCO REAL ESTATE COMPANY
(1562110)
2727 N CENTRAL CV
PHOENIX AZ 85004

GRASSDALE AT MANOR LLC
(1832172)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

MANOR PLAZA LLC (1727653)
1150 CR 126
GEORGETOWN TX 78626-2454

CUBE HHF LP (1596998)
5 OLD LANCASTER RD
MALVERN PA 19355-2132

PLATA HOLDINGS LLC (1913200)
1104 S Main St
Georgetown TX 78626-6748

SHFC MANOR LAND LLC (1785220)
8310 N CAP OF TX HWY STE 490
AUSTIN TX 78731



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

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

Applicant: Southwest Engineers

Owner: BuildBlock

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

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

- Drainage request
- Engineer comments and responses

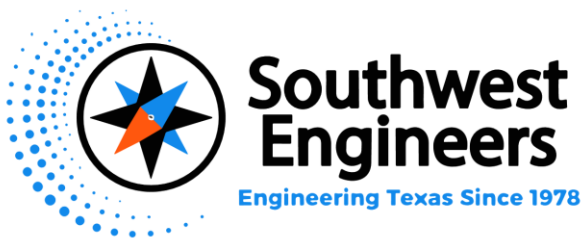
ACTIONS:

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

STAFF RECOMMENDATION:

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

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



December 5, 2024

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

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

Dear Ms. Gray & Mr. Burrell,

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

PROJECT SUMMARY

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

DRAINAGE ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,



Campbell Key, P.E.
Round Rock Branch Manager

January 6, 2025

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

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

Dear Mrs. Gray:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

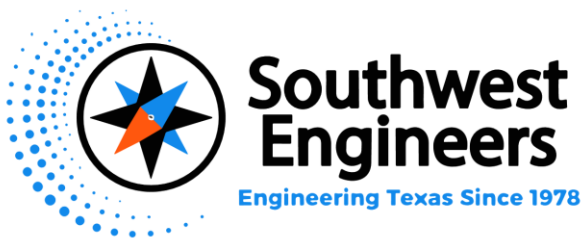
Comment Response: Comment noted.

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

Respectfully Submitted,



Campbell Key, P.E.
Round Rock Branch Manager



January 6, 2025

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

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

Dear Ms. Gray & Mr. Burrell,

This Detention Waiver Request Letter is being submitted in support of the Site Plan application for the Boyce Street Mixed-Use Development (2024-P-1645-SP). This letter requests a waiver to the City of Austin Drainage Criteria Manual (DCM) Section 1.2.2.D which states Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Austin DCM has been adopted by the City of Manor. Please refer to the attached sheets for additional information and detailed calculations.

PROJECT SUMMARY

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

DRAINAGE ANALYSIS

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

The Existing and Proposed Drainage Area Maps (Sheets 7 and 8 from the site development plan set) show the existing and proposed runoff patterns for the site as well as drainage summary tables quantifying peak runoff flow rates taken at two (2) points of analysis (POA).

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

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

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

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

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

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

PROPOSED CONVEYANCE DRAINAGE SUMMARY TABLE
(NRCS METHOD)

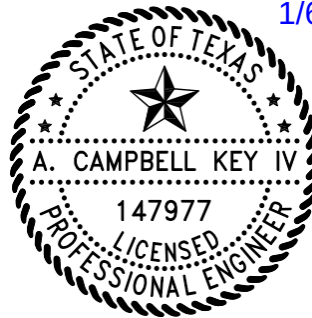
AREA NAME	OS-C	POA C1	C	OS-C1	OS-C2	POA C2
Drainage Area (ac.)	13.50	-	1.66	0.21	0.25	-
CN #	80	-	80	80	80	-
% Impervious	95%	-	87%	77%	88%	-
Tc (hrs)	0.529	-	0.083	0.083	0.083	-
2 year Discharge (cfs)	37.4	37.4	8.4	1.0	1.3	40.3
10 year Discharge (cfs)	56.6	56.6	12.9	1.6	2	61.1
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100 year Discharge (cfs)	91.9	91.9	21.0	2.6	3.2	99.3

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

Respectfully submitted,



Campbell Key, P.E.
Round Rock Branch Manager



1/6/2025



DETENTION WAIVER SUBMITTAL PACKAGE FOR BOYCE STREET MIXED-USE DEVELOPMENT

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

JANUARY 2025

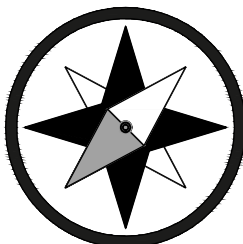
SWE PROJECT # 1168-001-24



LOCATION MAP

SCALE
1" = 2000'

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



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

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

CENTRAL TEXAS

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



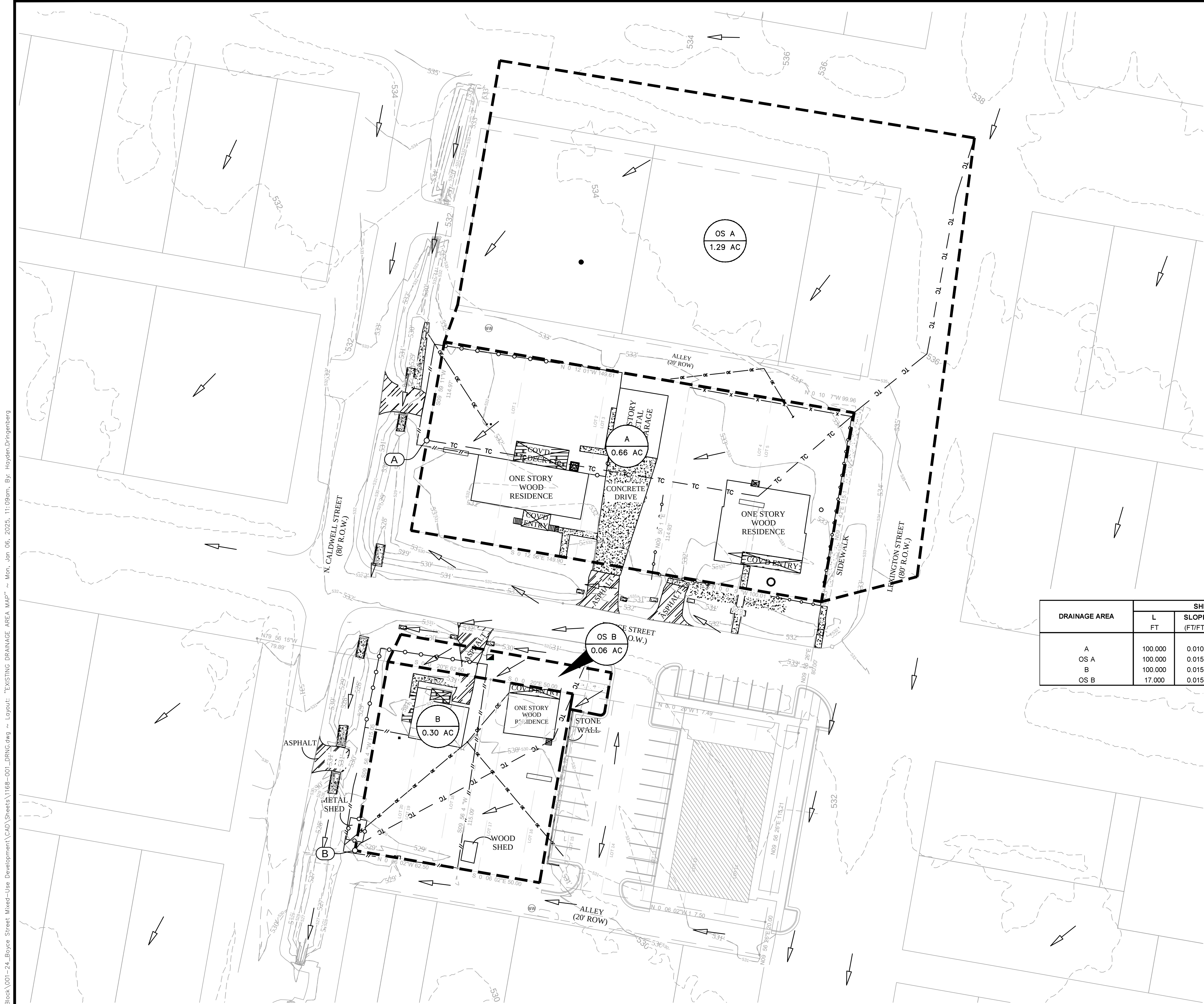
1/6/2025

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

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

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

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

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

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



TEXAS ONE CALL SYSTEM
1-800-245-4545

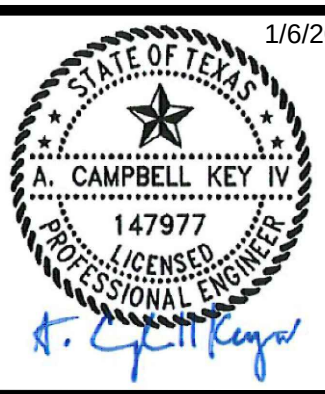
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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

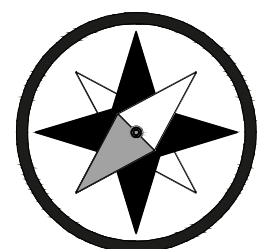
CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE



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Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

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

WARNING

IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: APCG / BS

CHECKED BY: HCD

EXISTING DRAINAGE AREA MAP

BOYCE STREET MIXED-USE DEVELOPMENT

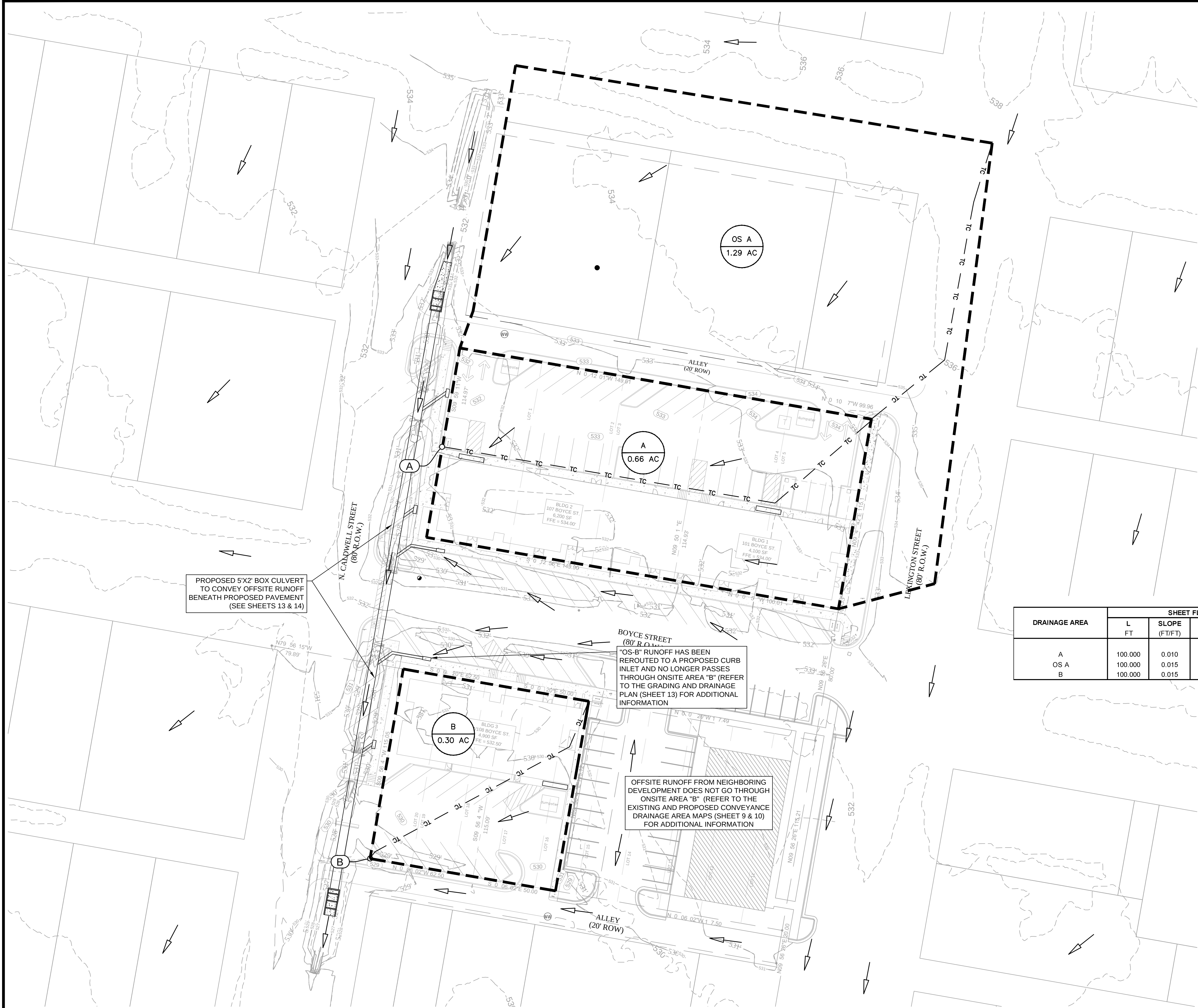
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 7 OF 31

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LEGEND

- 700 ——— EXISTING CONTOURS
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- ON-SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY ALL STAR LAND SURVEYING OBTAINED ON SEPTEMBER 14, 2023.
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PROPOSED DRAINAGE SUMMARY TABLE (NRCS METHOD)					
AREA NAME	A	OS A	POA A	B	POA B
Drainage Area (ac.)	0.66	1.29	-	0.30	-
CN #	80	80	-	80	-
% Impervious	89%	35%	-	83%	-
Tc (hrs)	0.083	0.083	-	0.083	-
2 year Discharge (cfs)	3.4	5.1	8.5	1.5	1.5
10 year Discharge (cfs)	5.2	8.9	14.0	2.3	2.3
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A	100.000	0.010	0.011	1.4	190	0.011	Y	1.5	0	4.00	0.00	5.0	0.083	3.000
OS A	100.000	0.015	0.011	1.2	89	0.028	Y	0.4	0	4.00	0.00	5.0	0.083	3.000
B	100.000	0.015	0.011	1.2	66	0.008	Y	0.6	0	4.00	0.00	5.0	0.083	3.000

	POA A EX	POA A PR	Exceedances
2-yr	6.1	8.5	2.4
10-yr	10.7	14	3.3
25-yr	13.8	17.7	3.9
100-yr	19	23.9	4.9

	POA B EX	POA B PR	Exceedances
2-yr	0.9	1.5	0.6
10-yr	1.6	2.3	0.7
25-yr	2.2	2.9	0.7
100-yr	3	3.8	0.8

	Total Exceedances for Site Plan
2-yr	3
10-yr	4
25-yr	4.6
100-yr	5.7



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

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

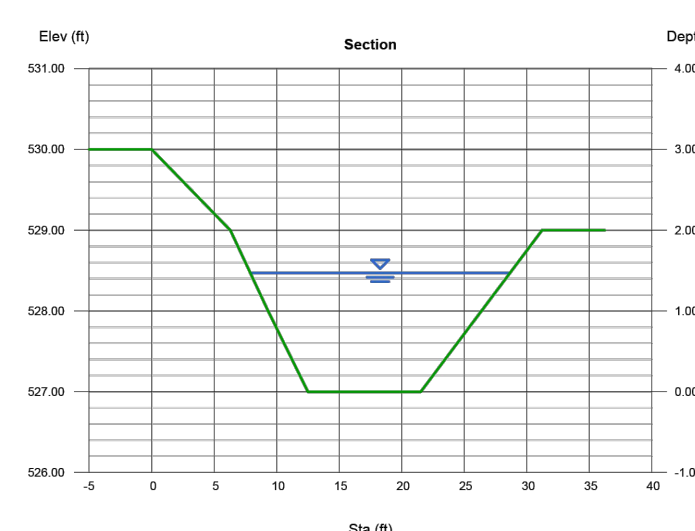
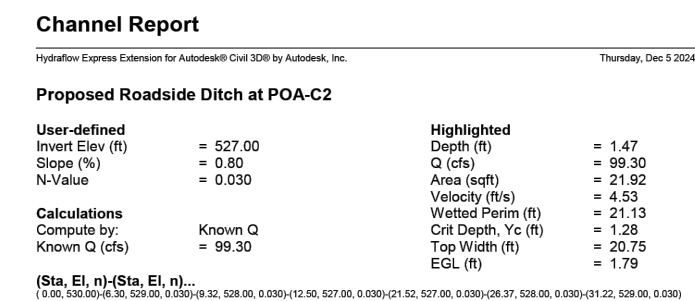
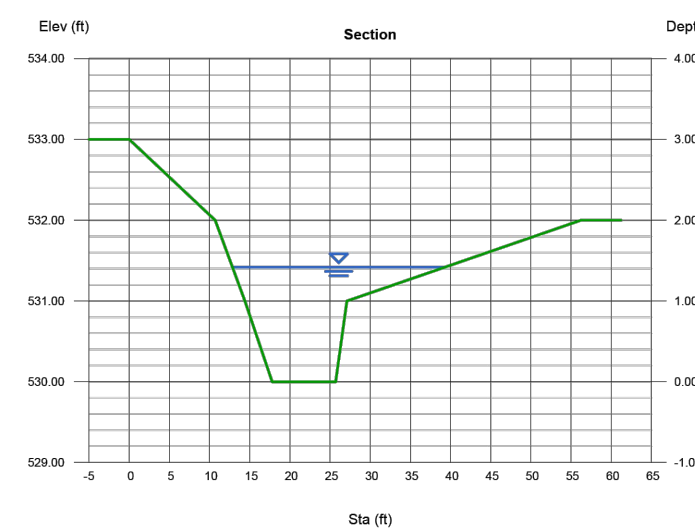
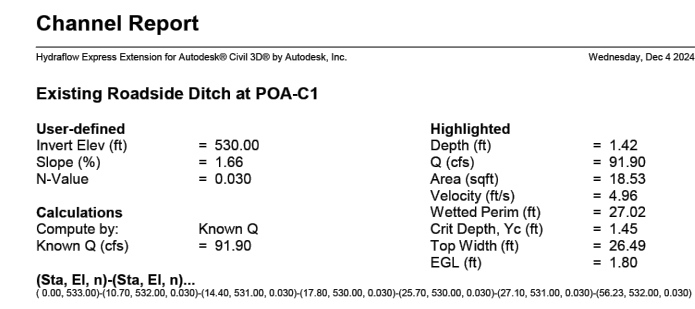
WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: APCG / BS

CHECKED BY: HCD

PROPOSED DRAINAGE AREA MAP
BOYCE STREET MIXED-USE DEVELOPMENT
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24
DRAWING NO. _____
SHEET 8 OF 31



- | | |
|---|-------------------------|
| | <u>LEGEND</u> |
| — 700 — | EXISTING CONTOURS |
| — 700 — | PROPOSED CONTOURS |
| — — — — — | DRAINAGE AREA |
| — TC — TC — | TIME OF CONCENTRATION |
| ○ — A — 1 | POINT OF ANALYSIS |
| ➔ | DRAINAGE FLOW DIRECTION |
|  | DRAINAGE AREA LABEL |
|  | INLET LABEL |

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

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

TIME OF CONCENTRATION - CONVEYANCE														
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Total Tc (HRS.)	Total Lag (MIN.)
	L FT	SLOPE (FT/FT)	n	Tc sheet (MIN.)	L FT	SLOPE (FT/FT)	Paved? Y or N	Tc Shallow (MIN.)	L FT	Vavg (FT/S)	Tc Channel (MIN.)			
OS-C	100.000	0.000	0.011	22.4	192	0.010	Y	1.6	1774	4.00	7.39	31.3	0.522	18.908
OS-C1	100.000	0.005	0.011	1.9	183	0.005	Y	2.1	0	4.00	0.00	5.0	0.083	3.000
OS-C2	100.000	0.005	0.011	1.9	29	0.005	Y	0.3	0	4.00	0.00	5.0	0.083	3.000
C	100.000	0.010	0.011	1.4	214	0.010	Y	1.8	0	4.00	0.00	5.0	0.083	3.000



 **TEXAS ONE CALL SYSTEM**
1-800-245-4545

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

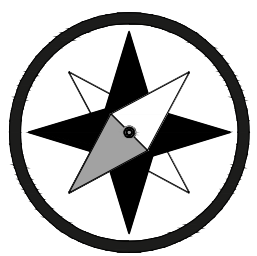
NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF MANOR MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

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

[illegible]

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**Southwest
Engineers**
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

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

CENTRAL TEXAS

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



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PROPOSED CONVEYANCE DRAINAGE AREA MAP

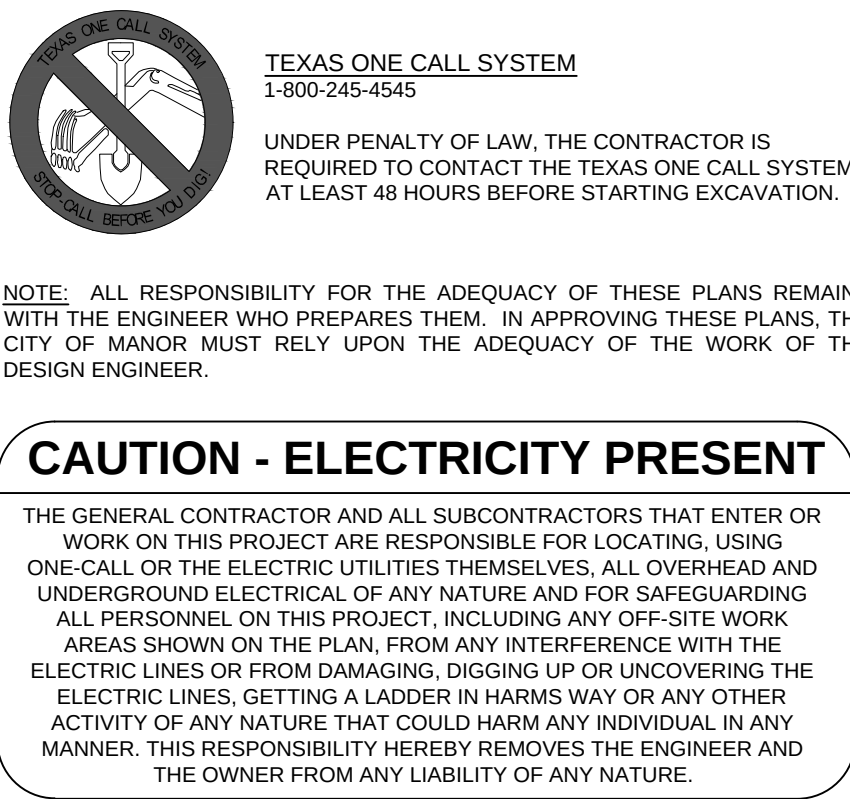
BOYCE STREET MIXED-USE DEVELOPMENT

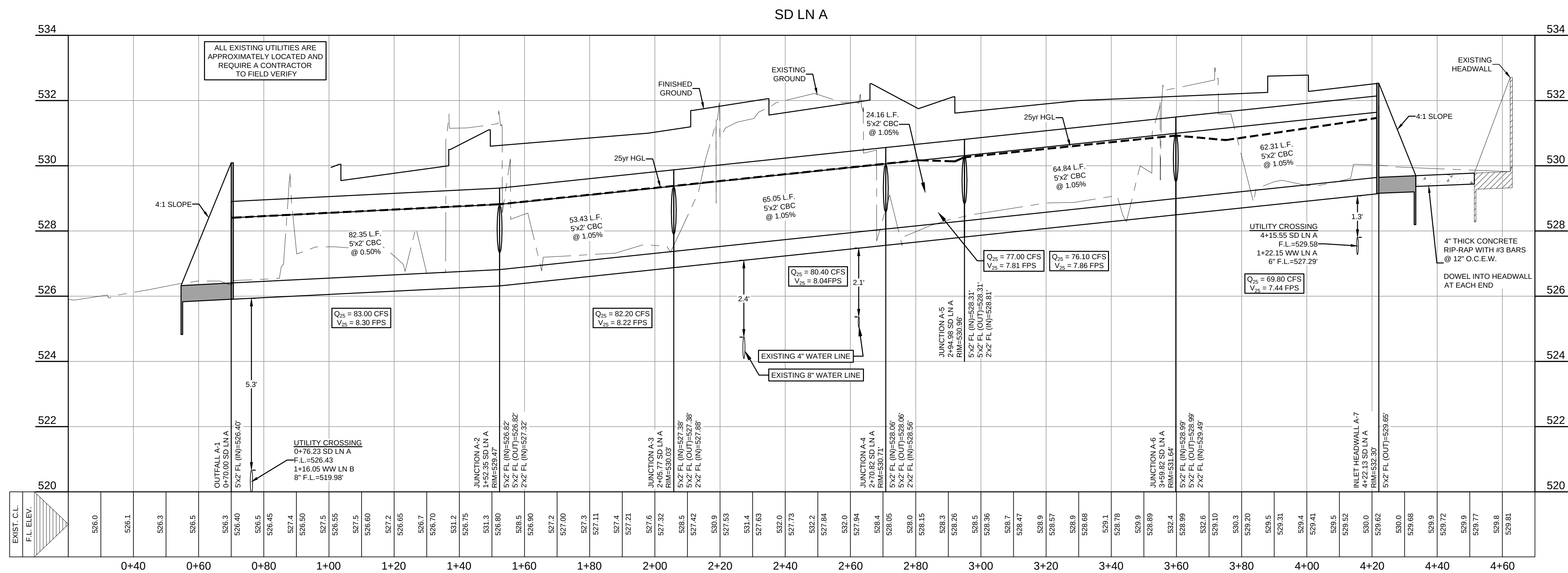
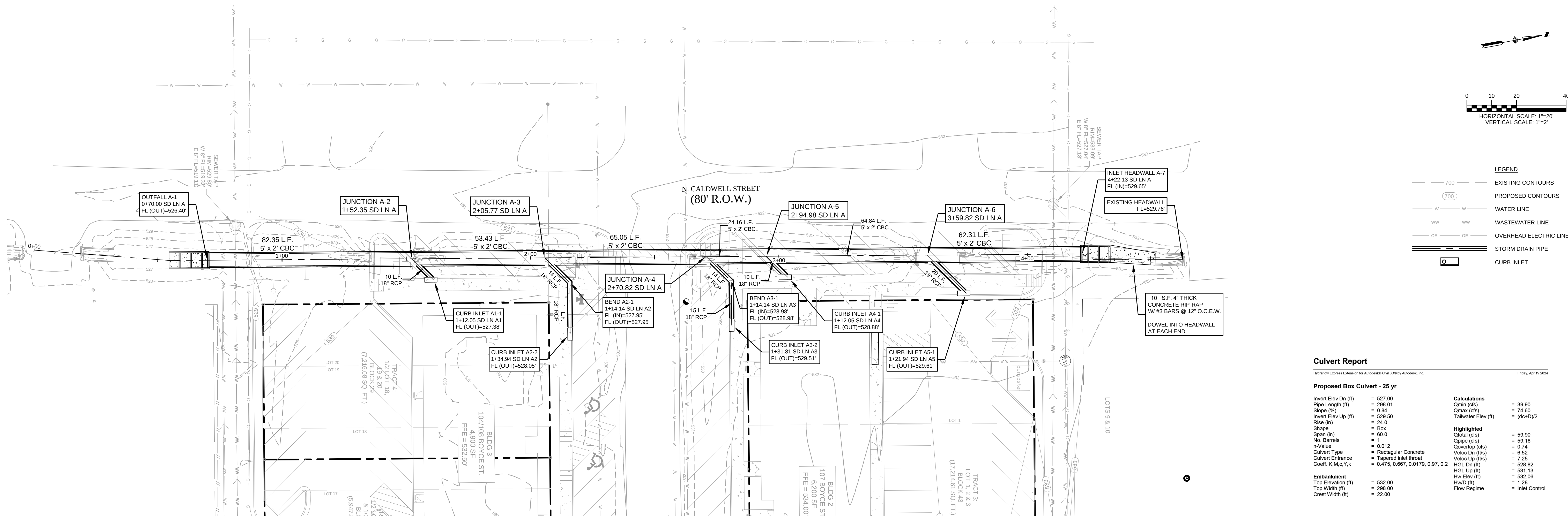
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 10 OF 31

116

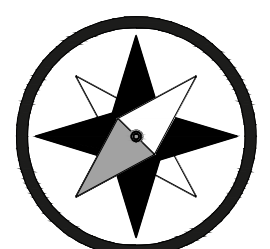


O:\CompanyData\Projects\1168 - Boyce Street Mixed-Use Development\CAD\Sheets\1168-001_STRY.dwg - Layout: "STORM LINE 'A' PLAN & PROFILE" - Mon, Jan 06, 2025, 11:09am, By: Hayden Drogenberg

NO.	REVISION	DATE



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Southwest Engineers

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www.swengineers.com

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CENTRAL TEXAS

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

WARNING

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STORM LINE 'A' PLAN & PROFILE

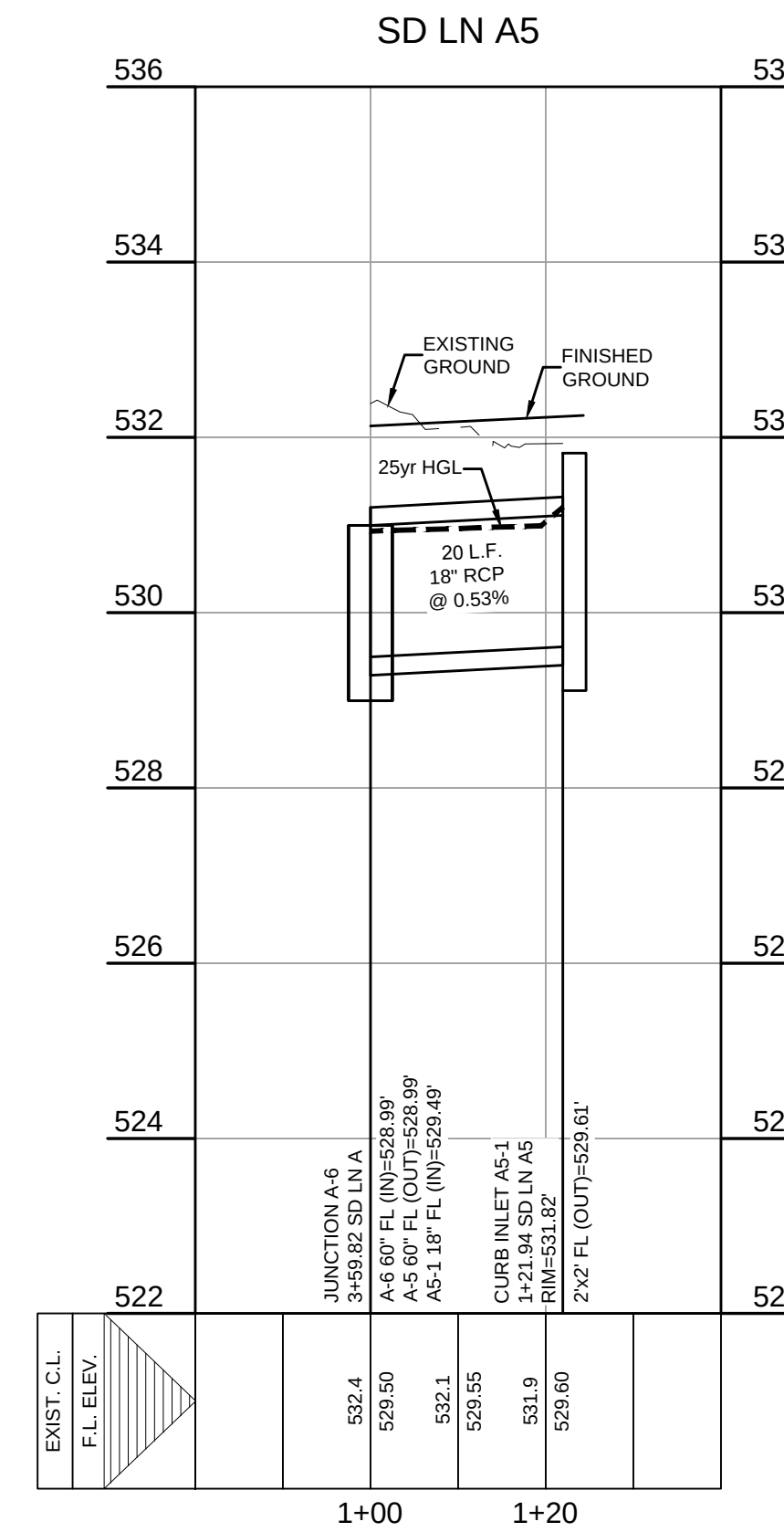
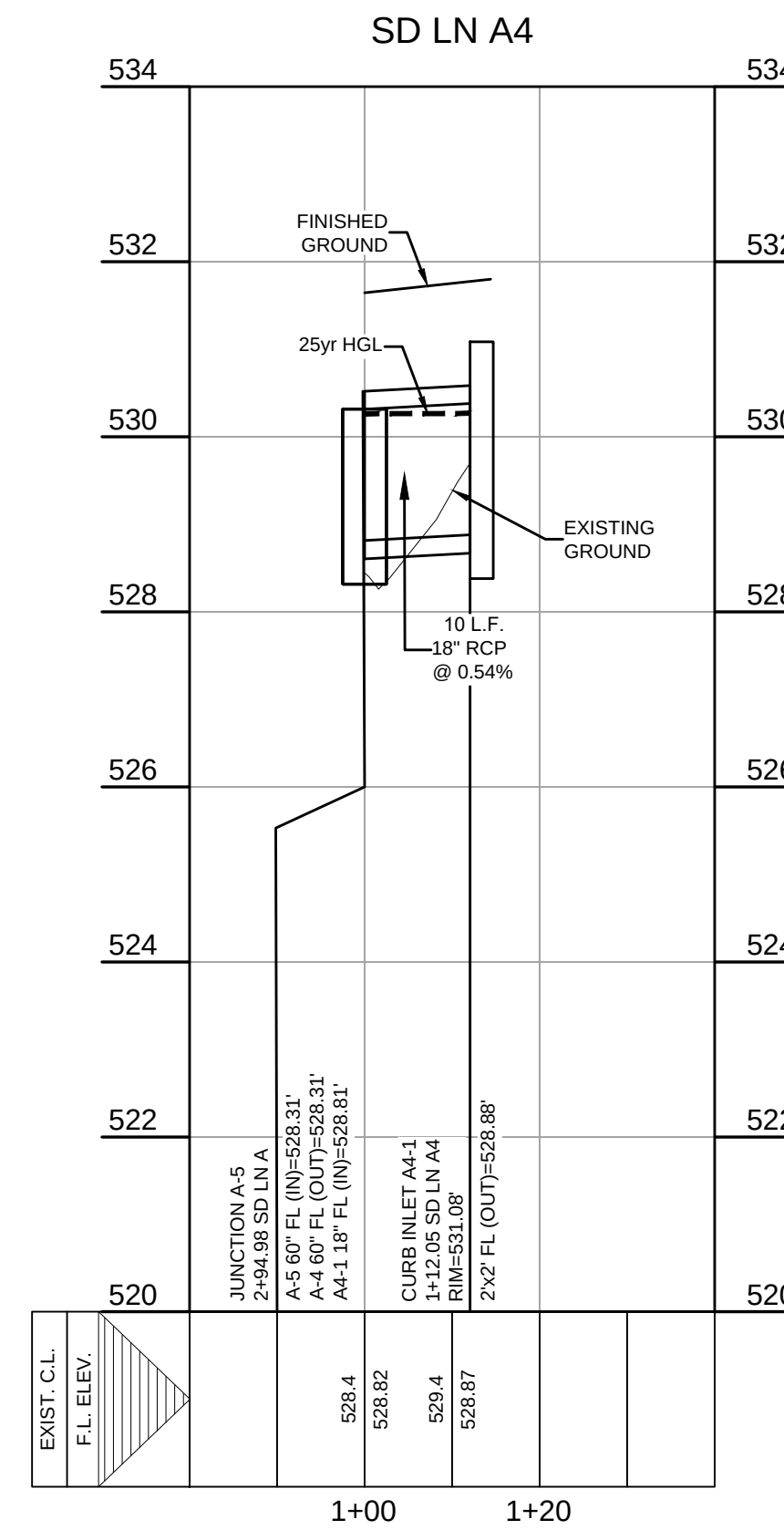
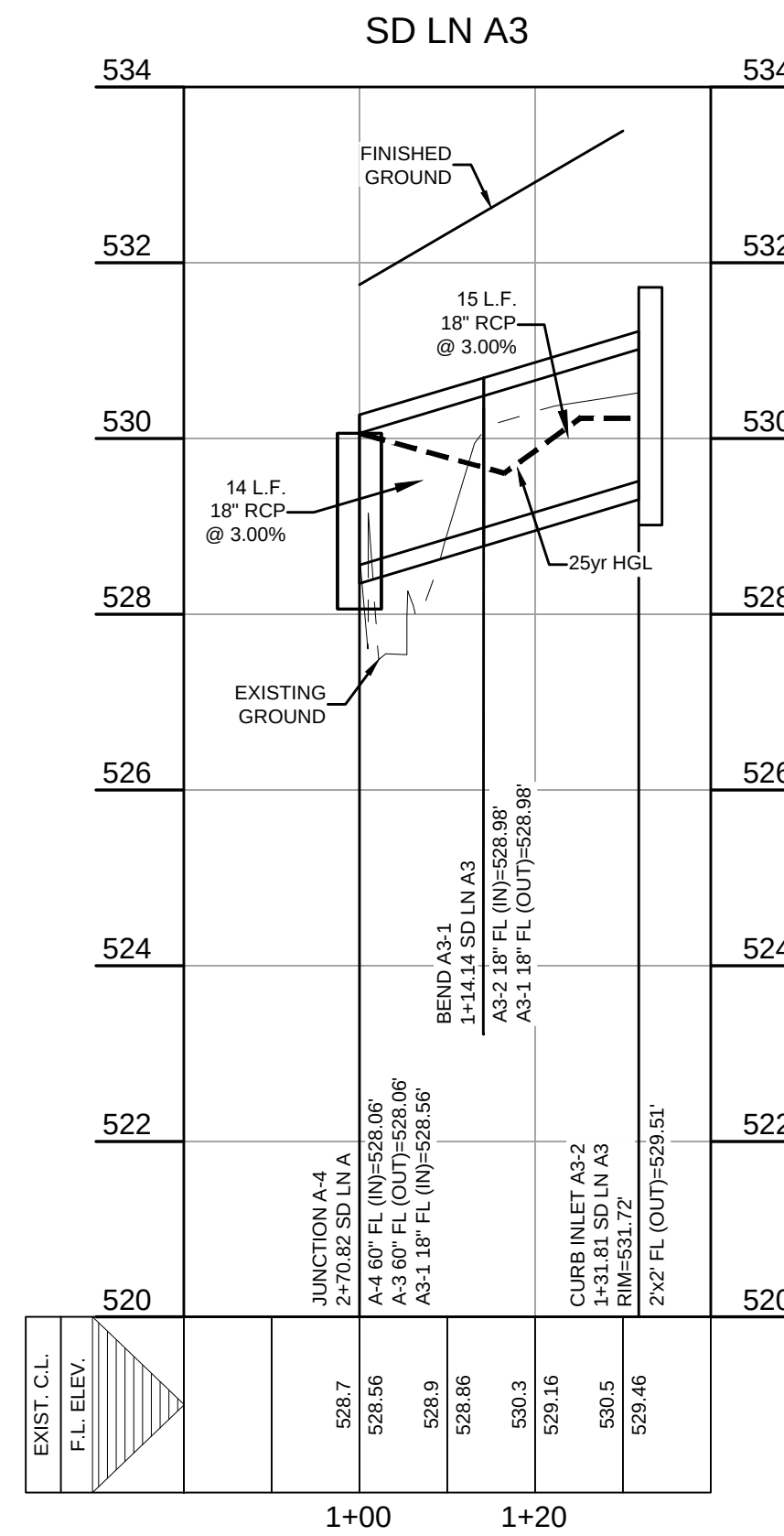
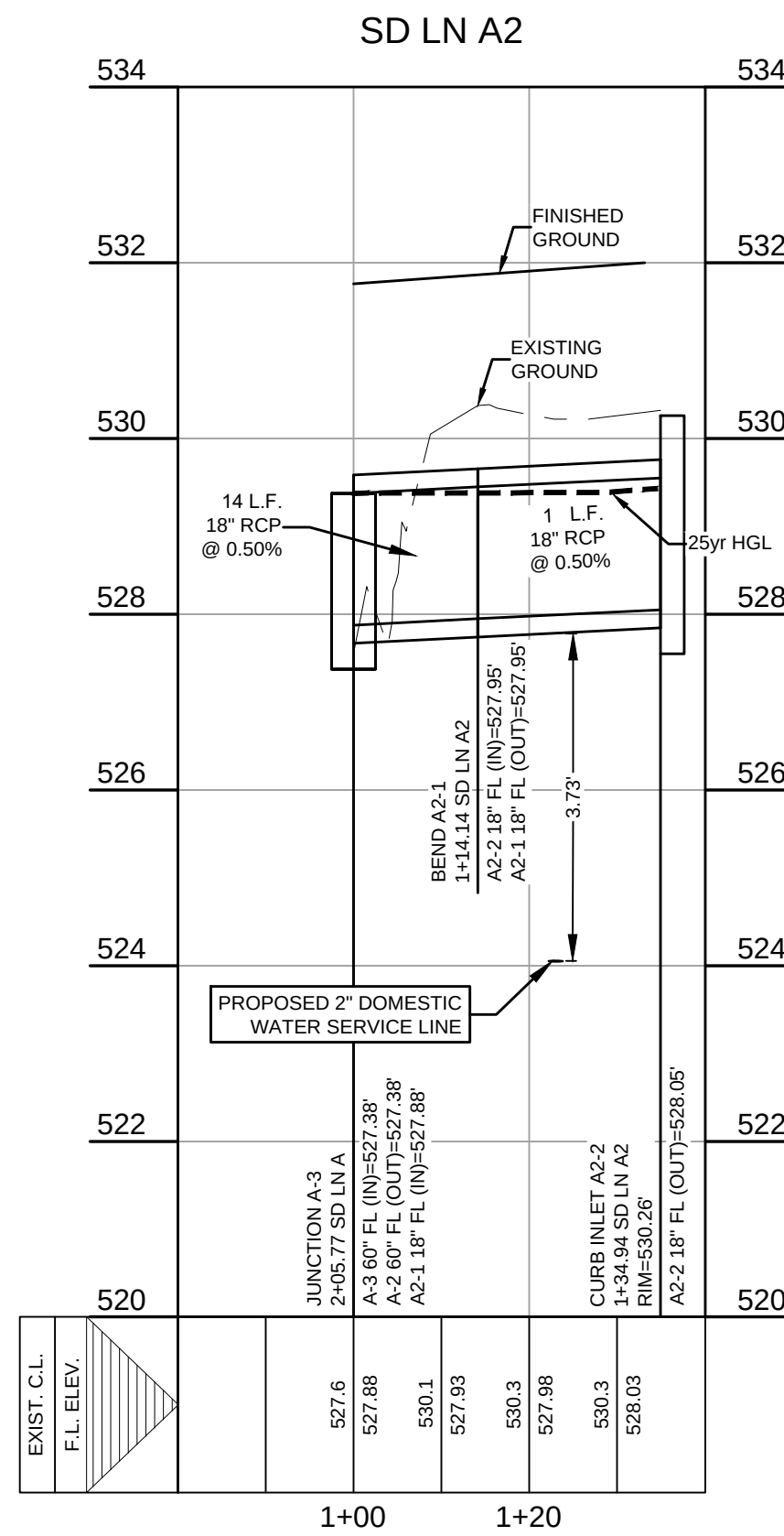
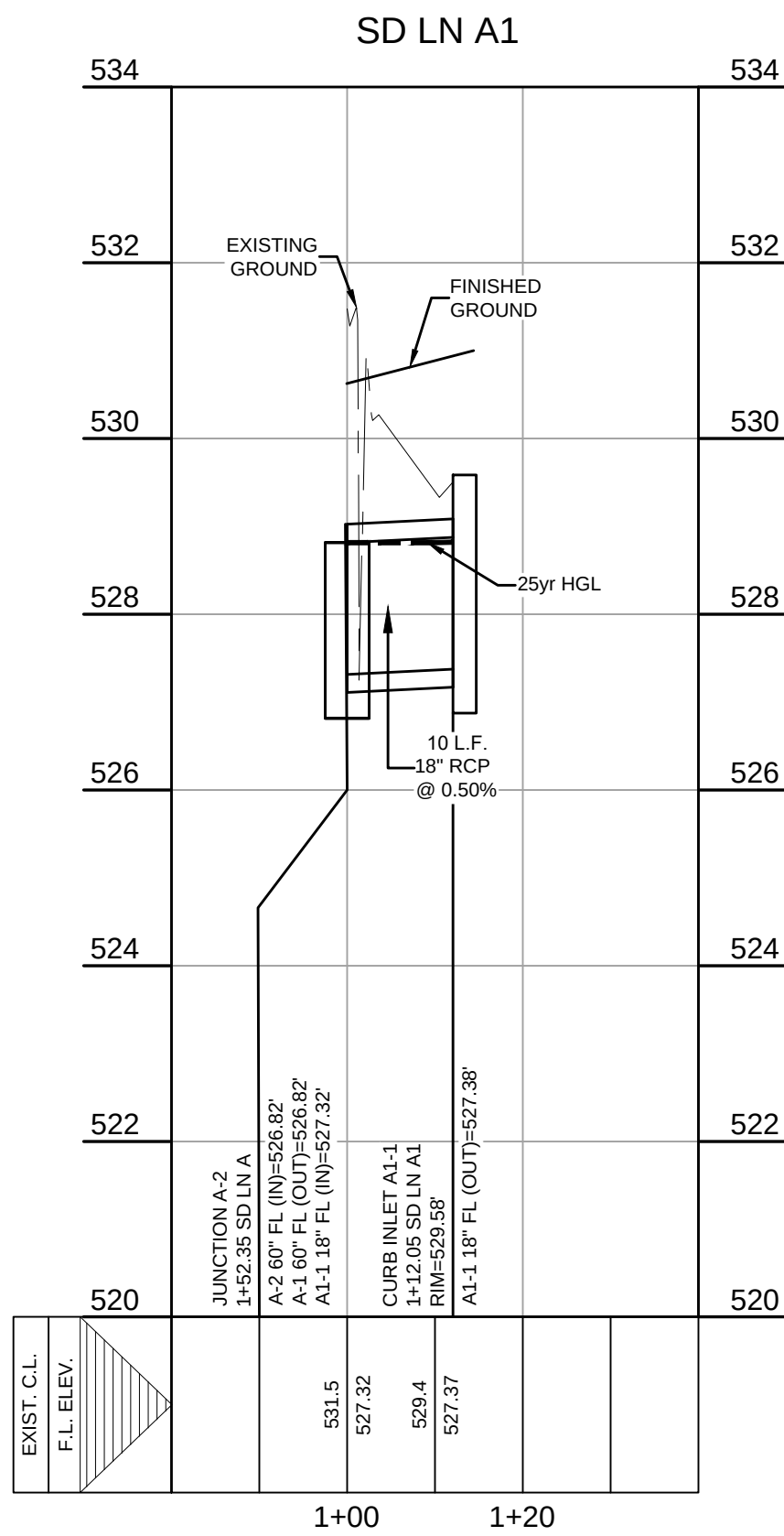
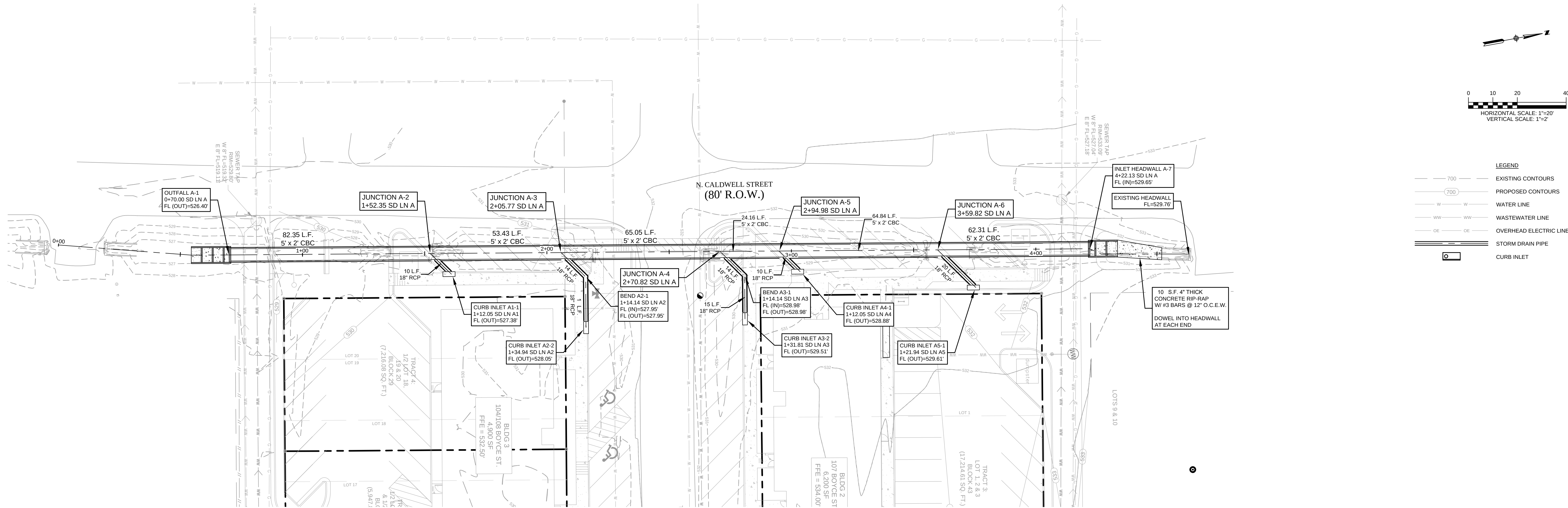
BOYCE STREET MIXED-USE DEVELOPMENT

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

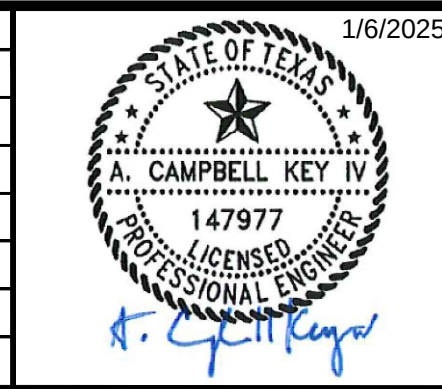
PROJECT NO. 1168-001-24

DRAWING NO.

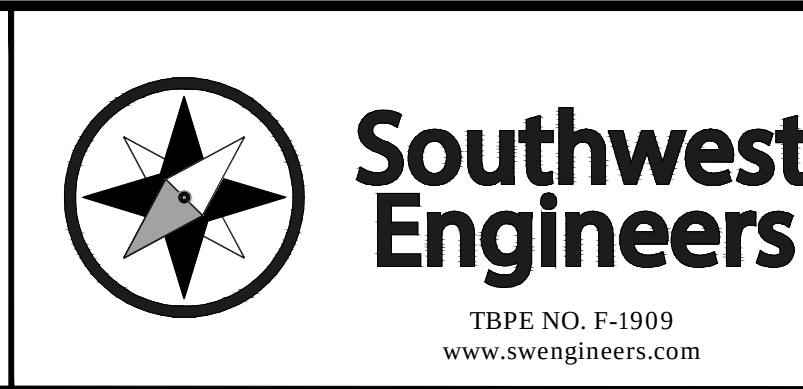
SHEET 15 OF 31



NO.	REVISION	DATE



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

WARNING
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CHECKED BY: HCD

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

PROJECT NO. 1168-001-24
DRAWING NO. _____
SHEET 16 OF 31



1500 County Road 269
Leander, TX 78641

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

Date: January 15, 2025
Jiwon Jung

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

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

Dear Jiwon Jung,

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

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

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

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

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

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

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

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

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

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



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

- a. Comment remains until all comments are cleared.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to reach out to Jose Castillo directly. He can be reached by e-mail at jcastillo@gbateam.com.

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

Sincerely,

Pauline Gray
Lead AES GBA



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, December 18, 2024
Jiwon Jung

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

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

Dear Jiwon Jung,

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

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

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

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

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

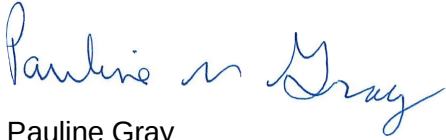
	<u>Total Exceedances for Site Plan</u>
2-yr	3.00
10-yr	4.00
25-yr	4.60
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9. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM 5.2.0 design guidelines. The design guidelines rules shall be observed in the design of storm drain systems located in public right-of-way or public drainage easements to promote proper operation of these systems and to minimize maintenance requirements. The material and diameter of all public storm drains should be noted on the grading and drainage plan sheets. See DCM 5.2.0.J and DCM 5.3.3. If so, please provide plan and profile for this culvert/storm sewer system and a H&H model to justify the size and capacity. For Storm Sewer design.
10. Provide H&H calculations (one cross section) for existing east side ditch of N Caldwell Steet between the proposed discharge point of storm sewer and Old Hwy 20.
11. Provide H&H calculations for existing culvert along existing east side ditch on N Caldwell Steet which crosses Old Hwy 20.
12. We may comment on new material that is submitted in an update submittal for this waiver.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to reach out to Jose Castillo directly. He can be reached by e-mail at jcastillo@gbateam.com.

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

Sincerely,



Pauline Gray
Lead AES
GBA



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

Applicant: Rafiq Kareliya

Owner: truenorthbuilders llc

BACKGROUND/SUMMARY: This coordinated sign plan is for the gas station currently under construction on FM 973 North. It has a development agreement for the fuel price sign already and is in general compliance with our standard code in terms of max allowable sign face area in a C-2 zone. Being as this site has 3 buildings, a coordinated sign plan is necessary to provide signage for all future tenants.

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

- Coordinated Sign Plan
- Fuel Sign DA
- Letter of Intent

ACTIONS:

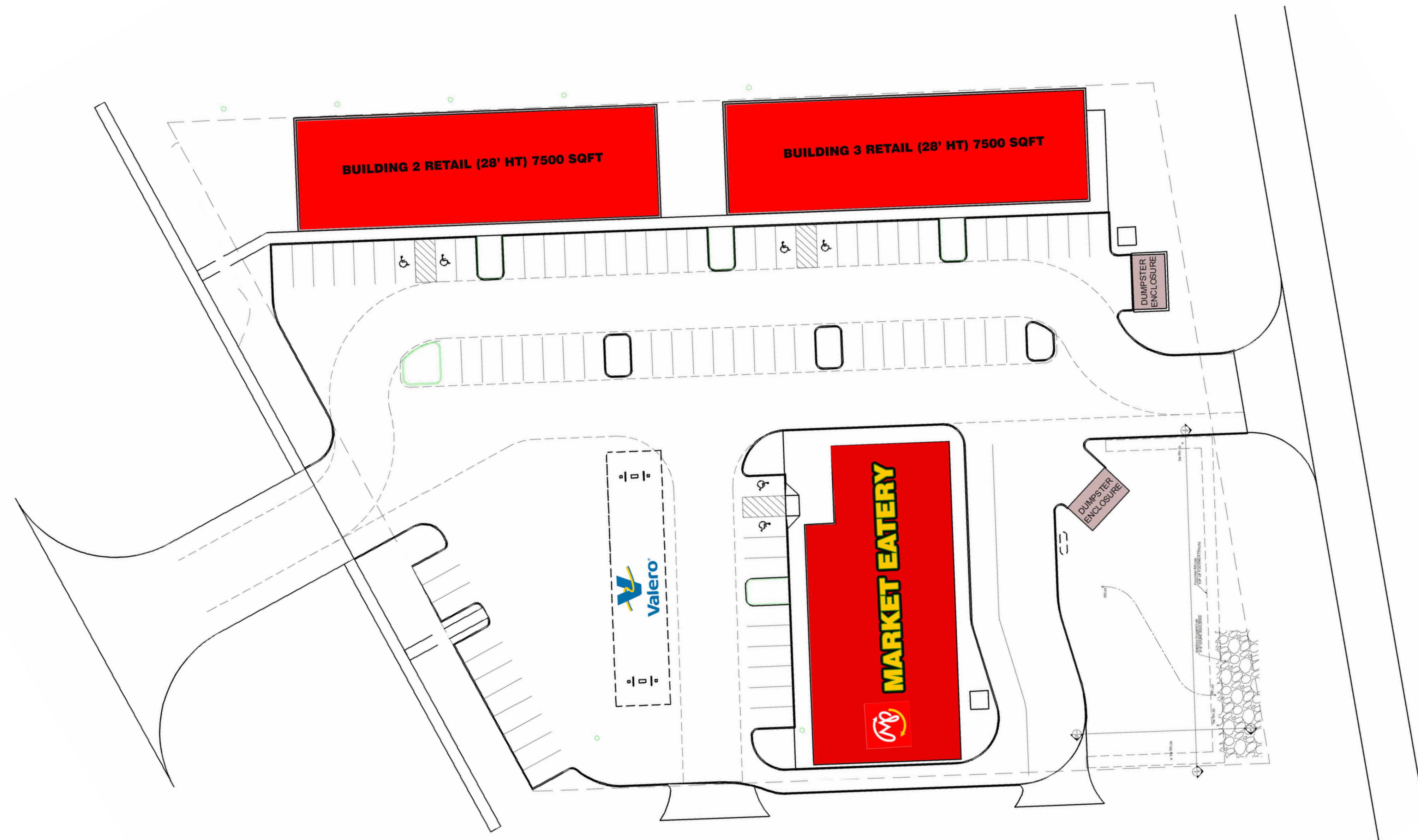
<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

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

SIGNAGE PACKAGE
PLATINUM 973 RETAIL CENTER
13801 N FM 973
MANOR TX 78



BANNER SIGN AND GRAPHIC

13801 N FM 973
MANOR, TX 78653
RAFIQA9@AOL.COM

MP MARKET EATERY

INDEX

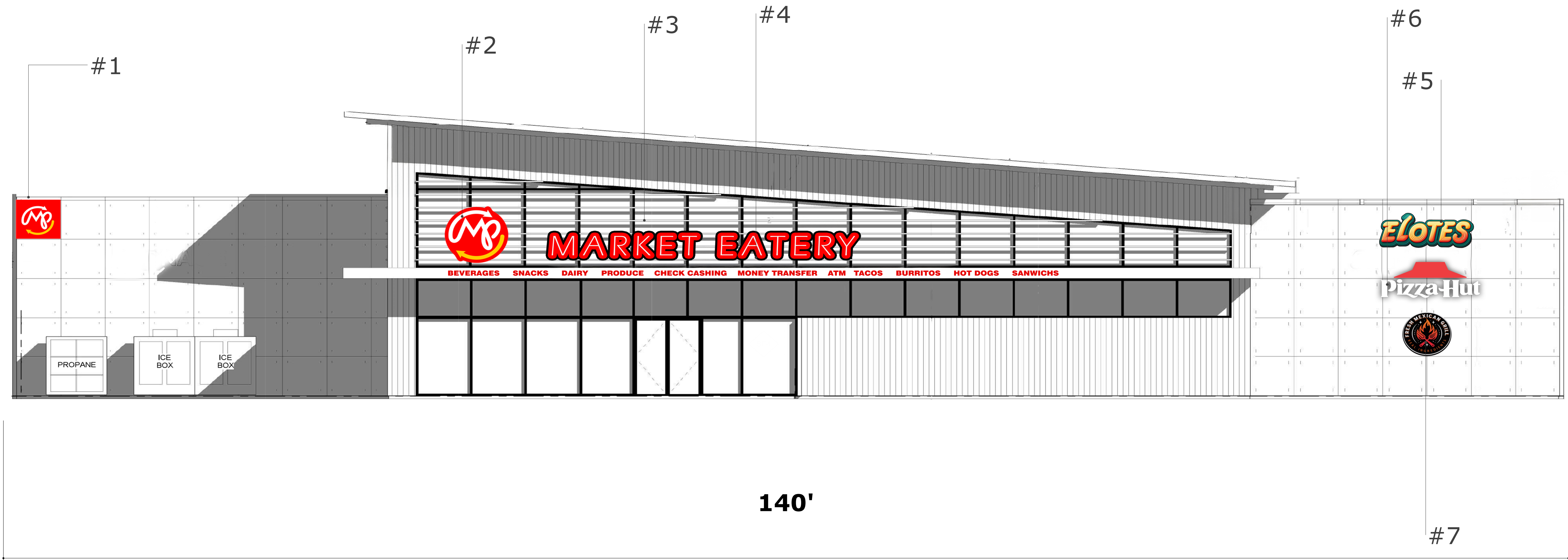
Page 1:Signs #1, #2, #3, and #4
Page 2:Signs #5, #6, and #7
Page 3:Electric Diagram

ZONE: C2
Allowed Frontage = Building Size × 1.5
Calculation: 140 × 1.5 = 210 feet

Signage Area = 210 square feet

Signage Breakdown
#1. 3' × 3' = 9 sq ft
#2. 3'9" × 3'9" = 14 sq ft
#3. 27'8" × 3' = 83 sq ft
#4. 55'2" × 7" = 32 sq ft
#5. 8' × 2'10" = 22.50 sq ft
#6. 9'2" × 3'8" = 34.50 sq ft
#7. 4' × 4' = 16 sq ft

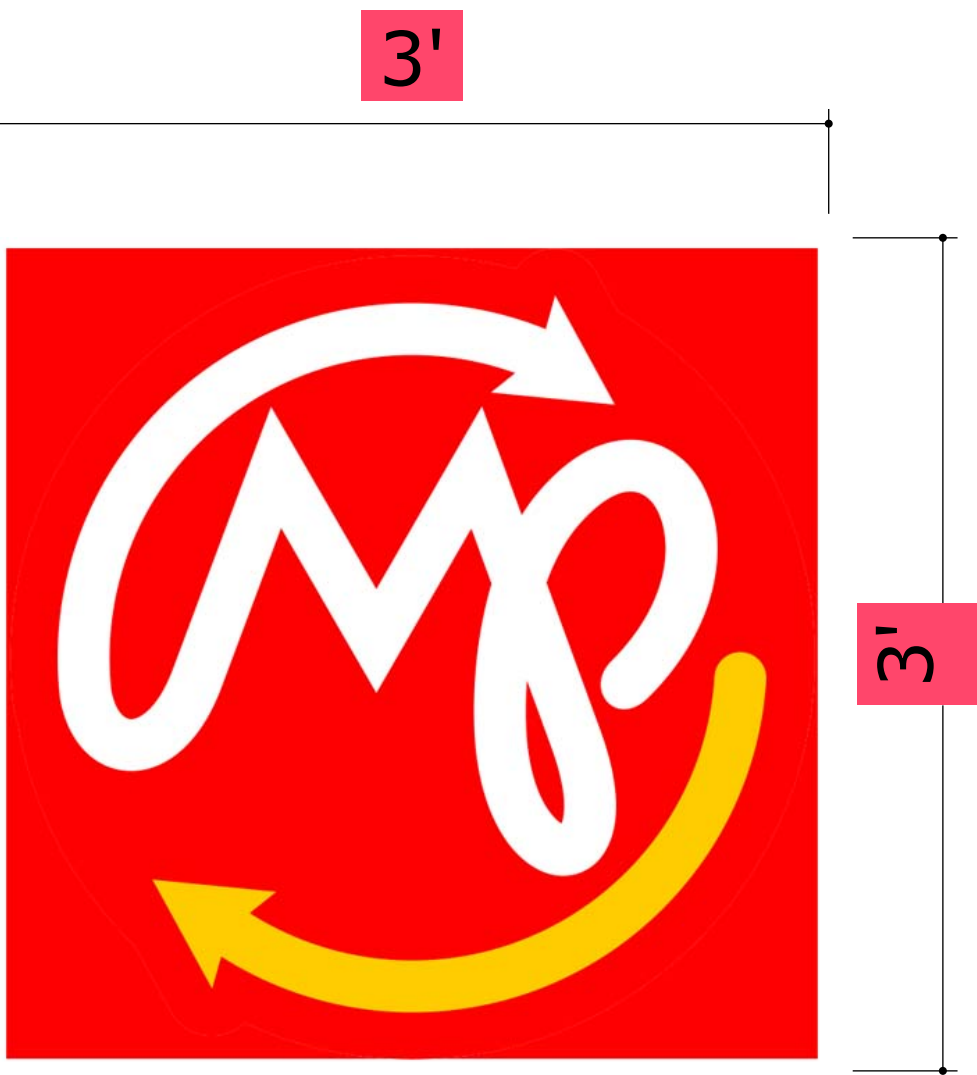
Total Square Footage:210 sq ft



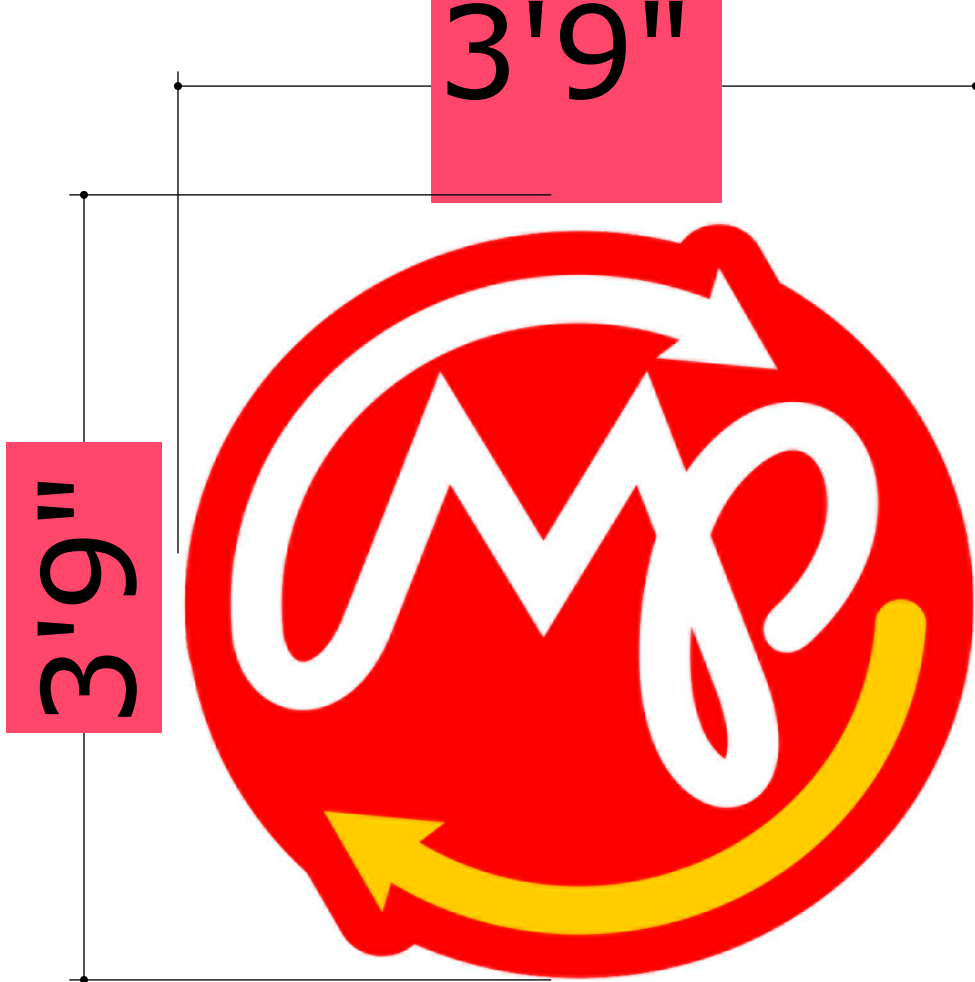
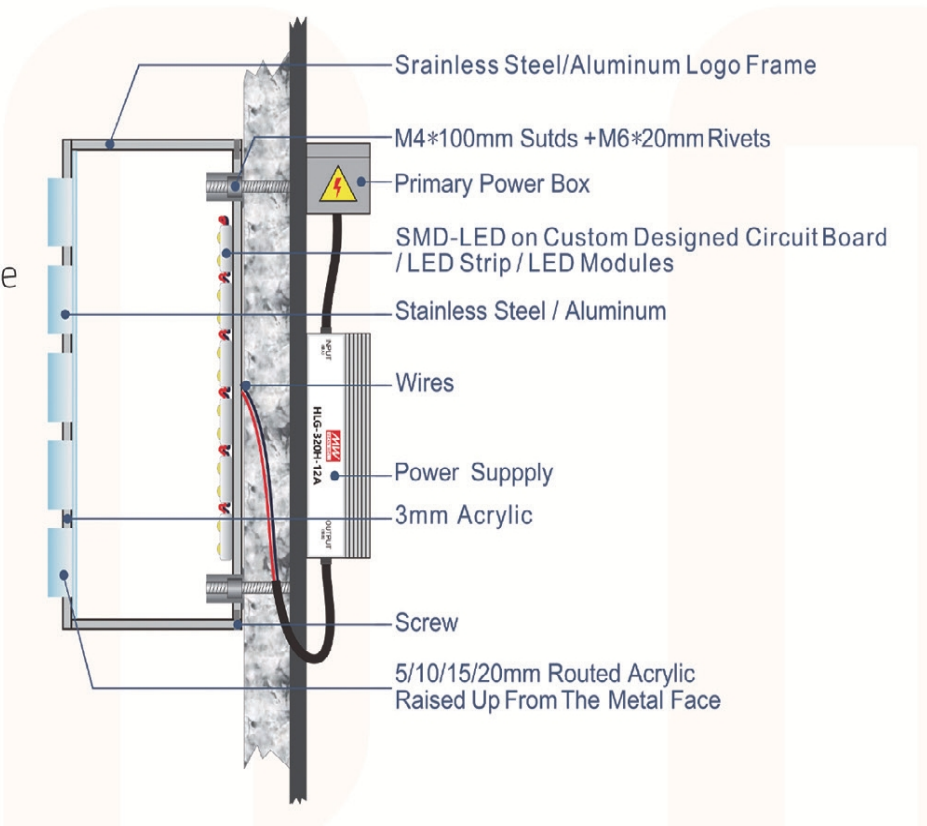
BANNER SIGN AND GRAPHIC

13801 N FM 973
MANOR,TX 78653
RAFIQA9@AOL.COM

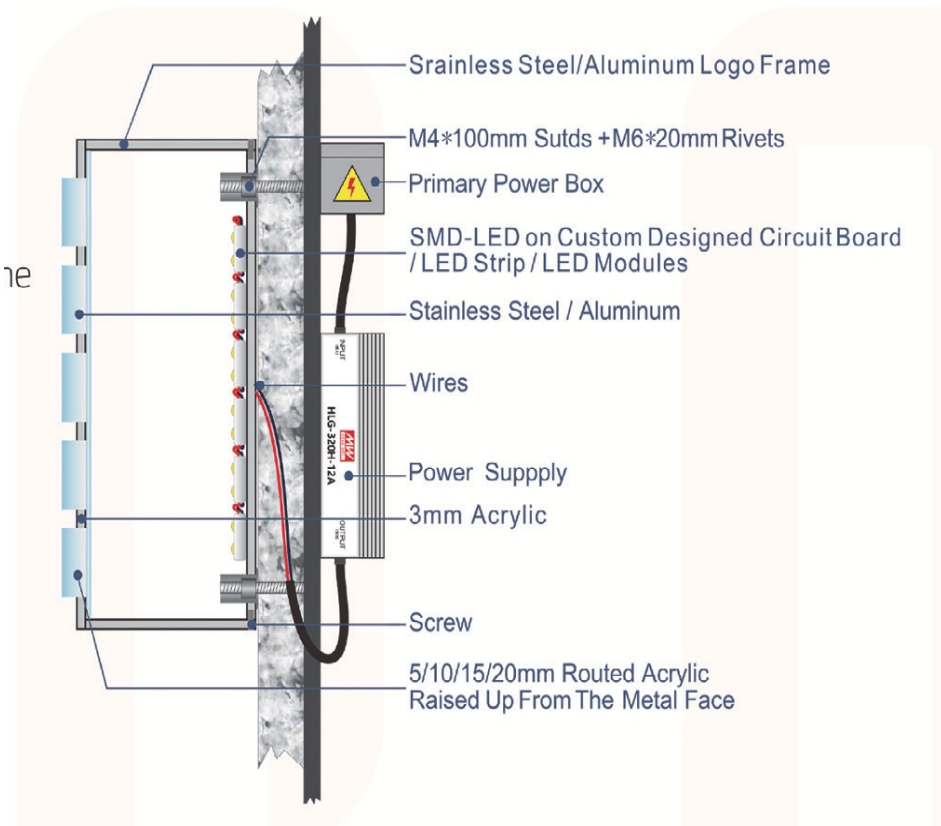
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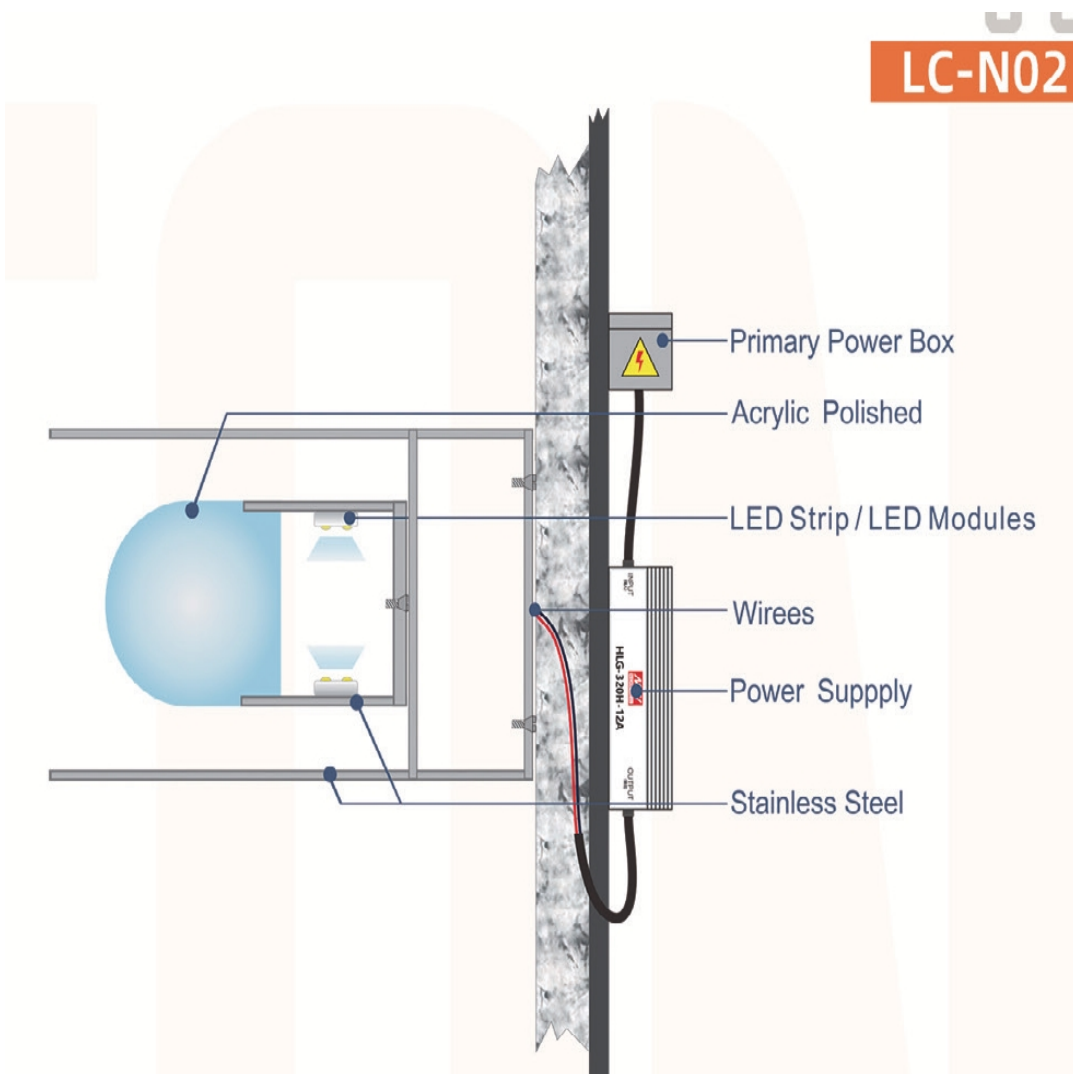
SIGN#1
Size: 3' x 3' x 3"
Faces: 1/8" acrylic
Face color: Red,Yellow,White
Returns: .080 aluminum Return color: Black
Voltage: 120vac/12vdc
Led Modular: 5000K
Mounting: 2" standoff to wall Anchors:
1/4" x 6" studs



SIGN#2
Size: 3' 9"x 3'9" x 3"
Faces: 1/8" acrylic
Face color: Red,Yellow,White
Returns: .080 aluminum Return color: Black
Voltage: 120vac/12vdc
Led Modular: 5000K
Mounting: Stand



SIGN #3
Size: 27'8" x 3' x 3"
Faces: Acrylic/ Stainless Steel
Face color: Red, White,Black
Returns: .080 aluminum Return color: Black
Voltage: 120vac/12vdc
Led Modular: 5000K
Mounting: Stand



SIGN#4
METAL LETTER SIGN
Size: 55'2" x 7"
Faces: 1/8" metal
Face color: Red
Returns: .080 aluminum Return color: Black
Voltage: Non- Illuminated
Led Modular: Non
Mounting: Double side Tape





SIGN#5

Size: 8' x 2'10" x 3"

Faces: 1/8" acrylic

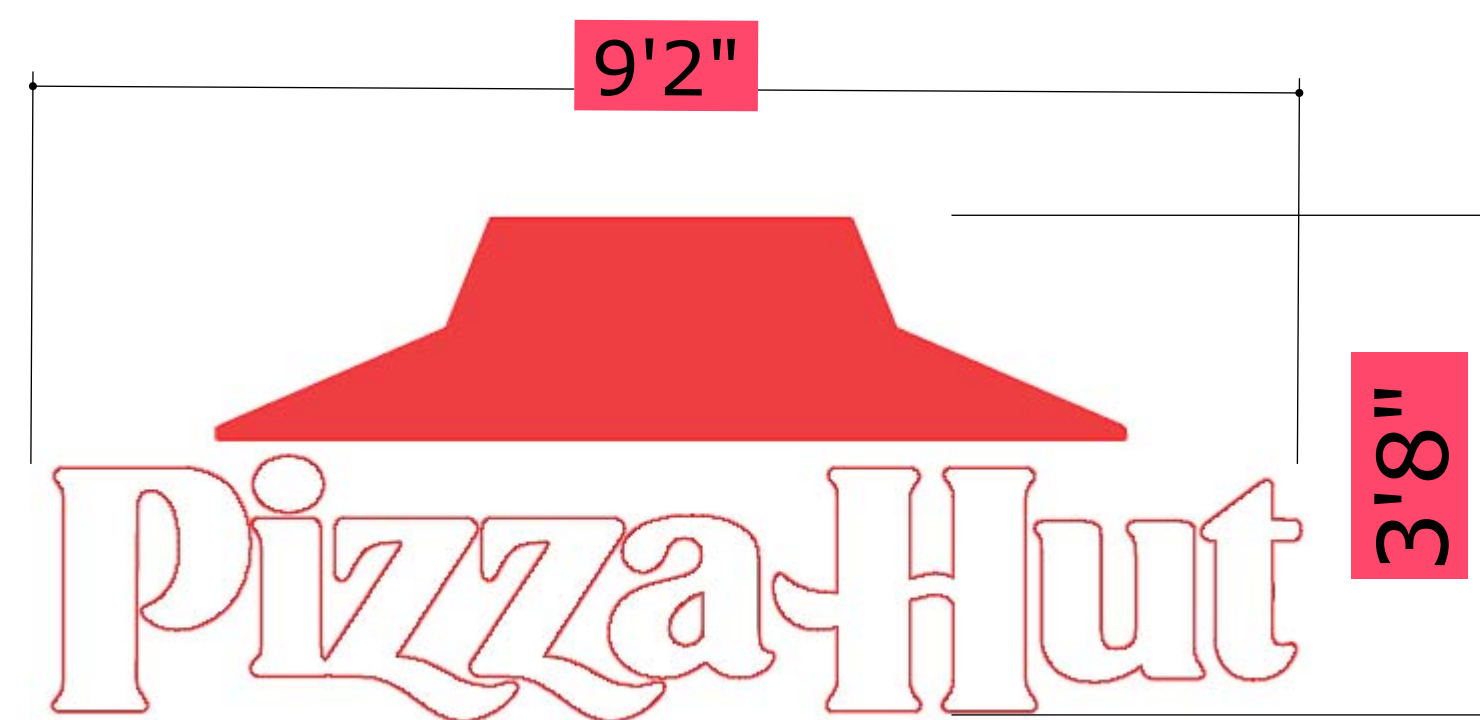
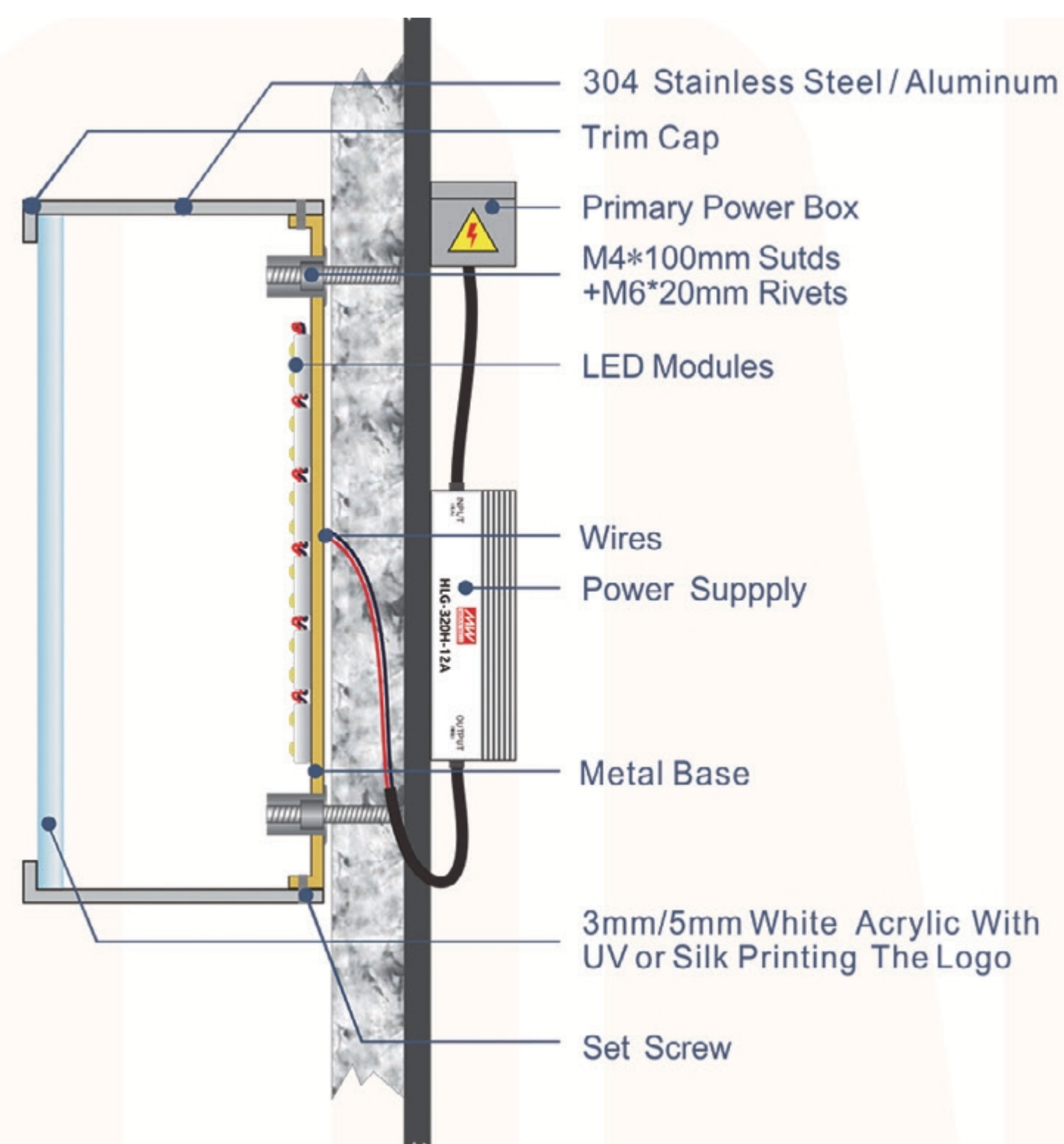
Face color: Red, Yellow, Green

Returns: .080 aluminum Return color: Black

Voltage: 120vac/12vdc

Led Modular: 5000K

Mounting: 2" standoff to wall Anchors: 1/4" x 6" studs



SIGN#6

Size: 9'2" x 3'8" x 3"

Faces: 1/8" acrylic

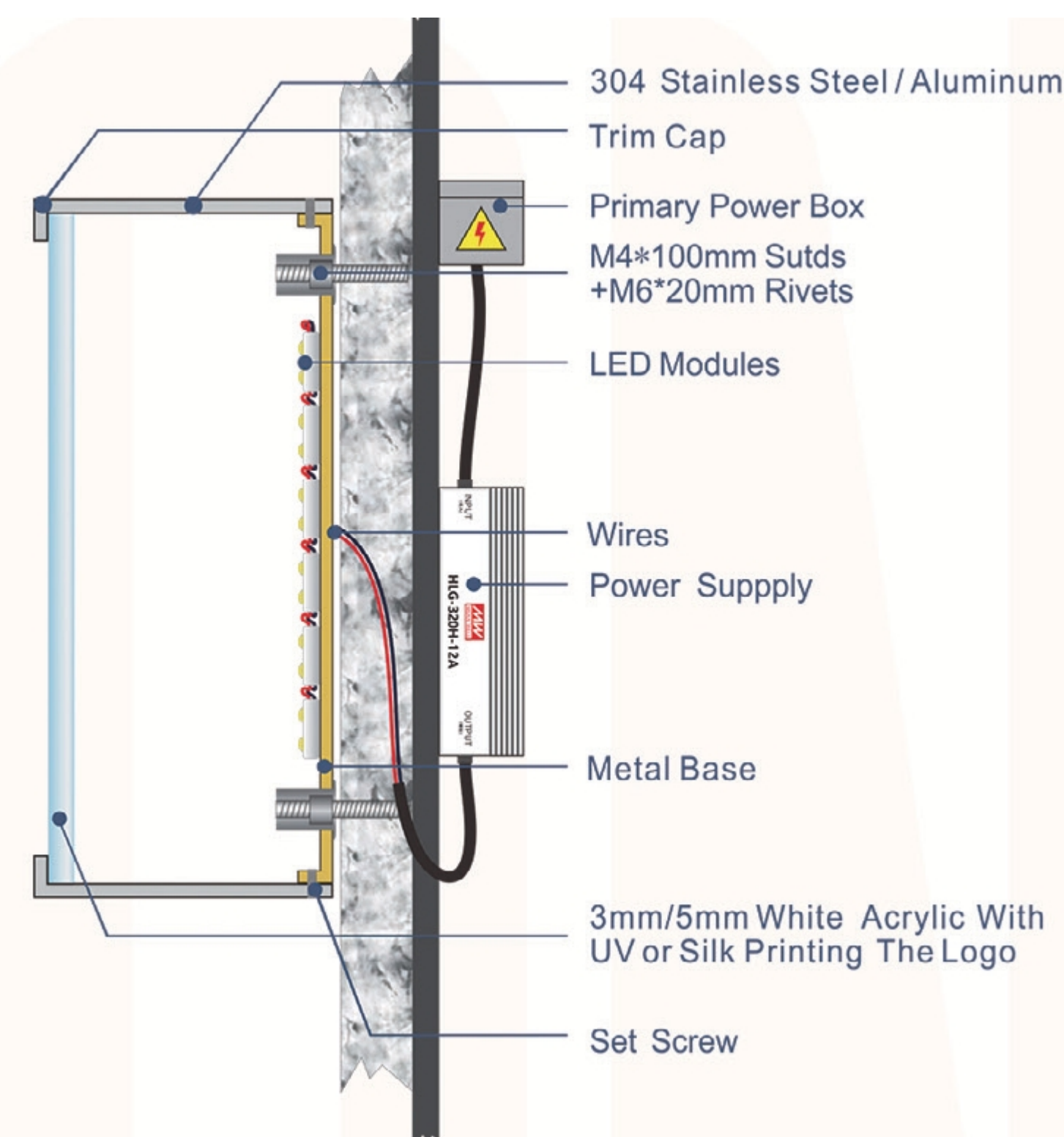
Face color: Red, Yellow, White

Returns: .080 aluminum Return color: Black

Voltage: 120vac/12vdc

Led Modular: 5000K

Mounting: 2" standoff to wall Anchors: 1/4" x 6" studs



SIGN#7

Size: 4' x 4' x 3"

Faces: 1/8" acrylic

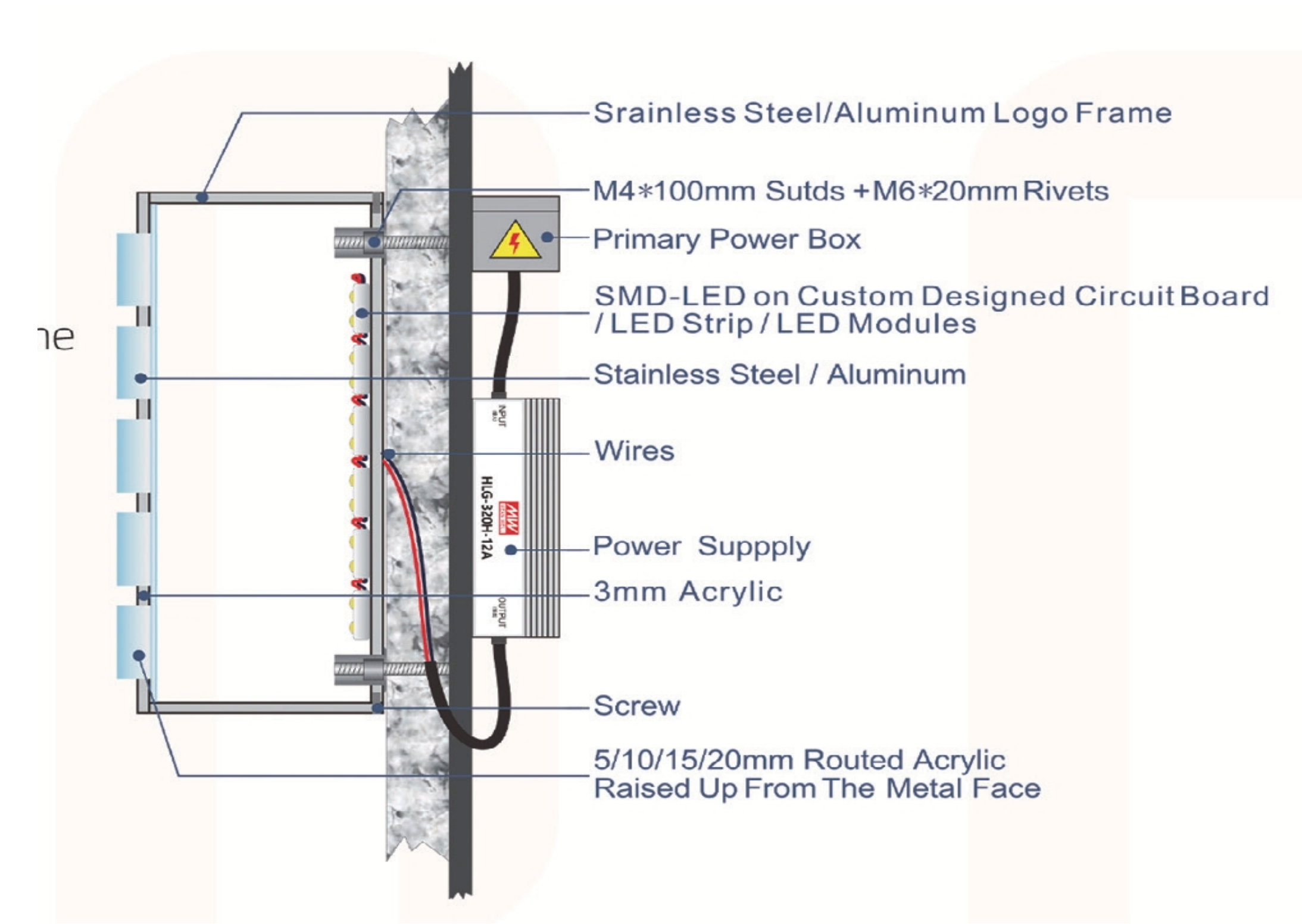
Face color: Red, Yellow, White

Returns: .080 aluminum Return color: Black

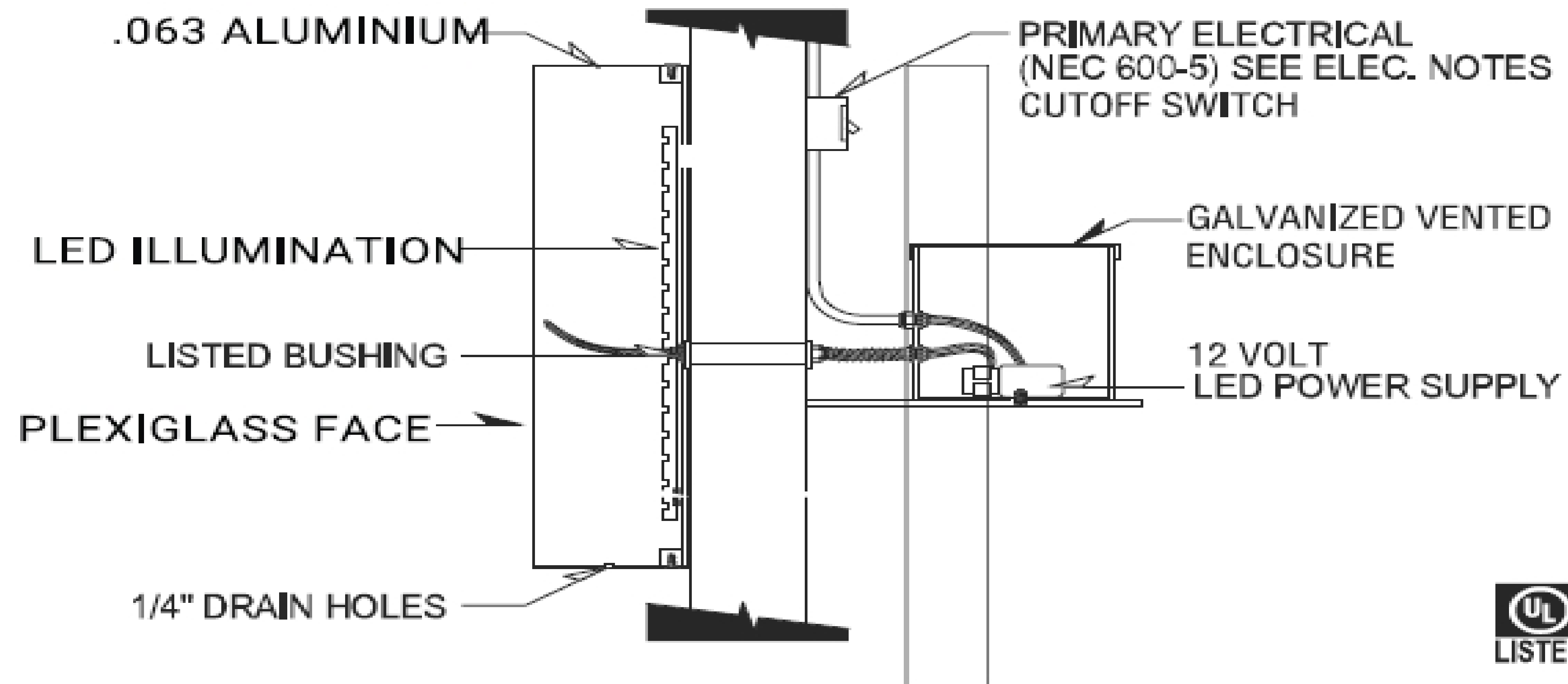
Voltage: 120vac/12vdc

Led Modular: 5000K

Mounting: 2" standoff to wall Anchors: 1/4" x 6" studs



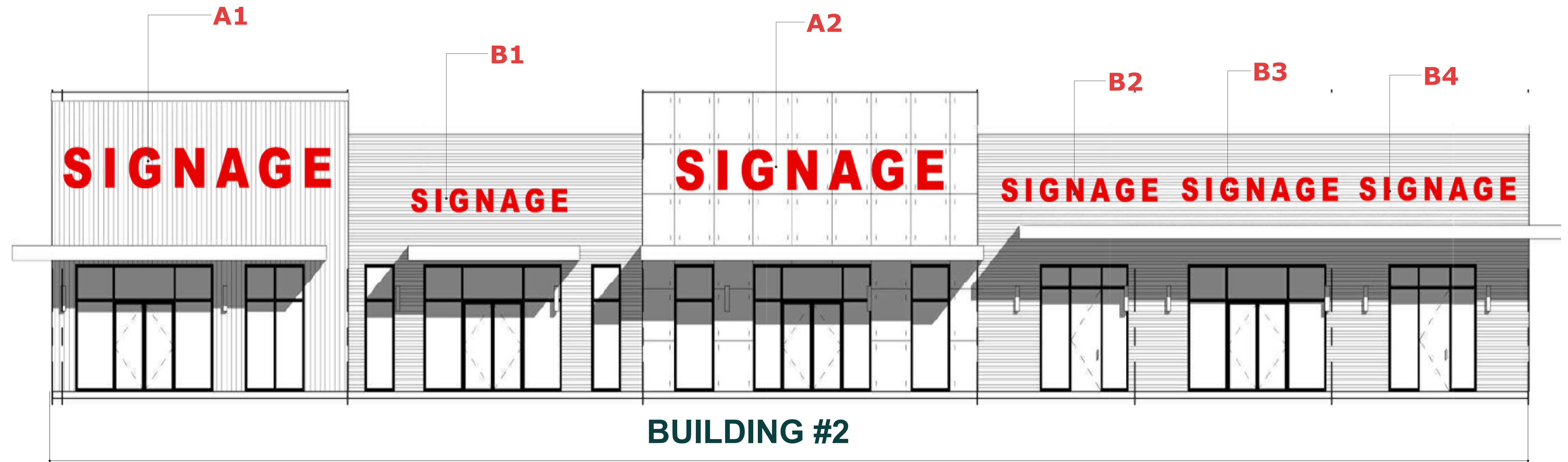
FRONT LIGHT CHANNEL LETTERS



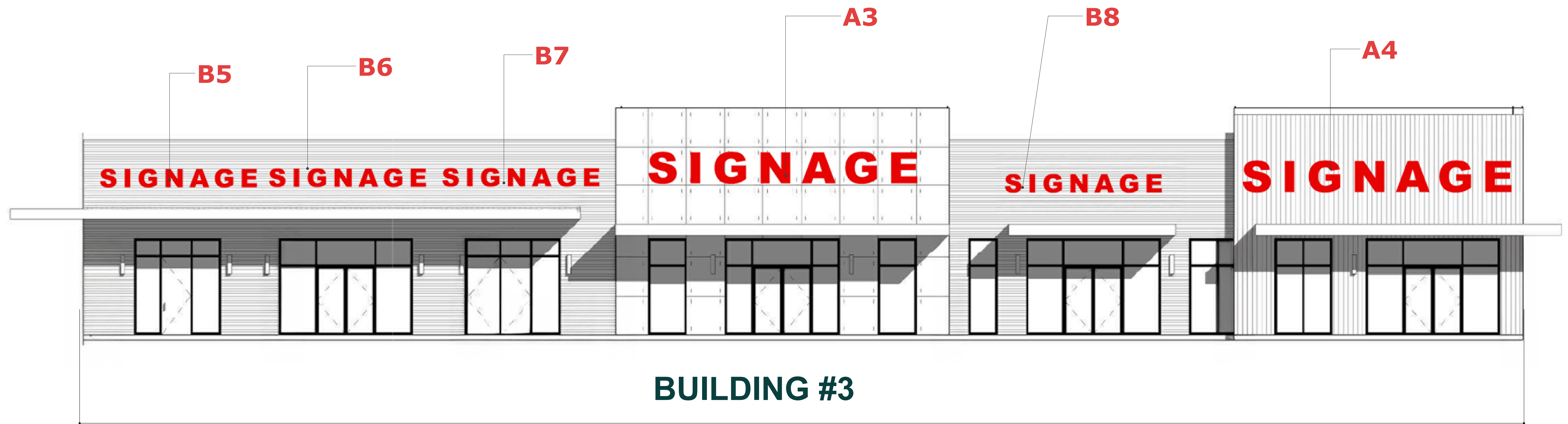
ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



150'



150'



Sign Overview
Group: A

Number of Signs: 4X 48= 192 SQFT

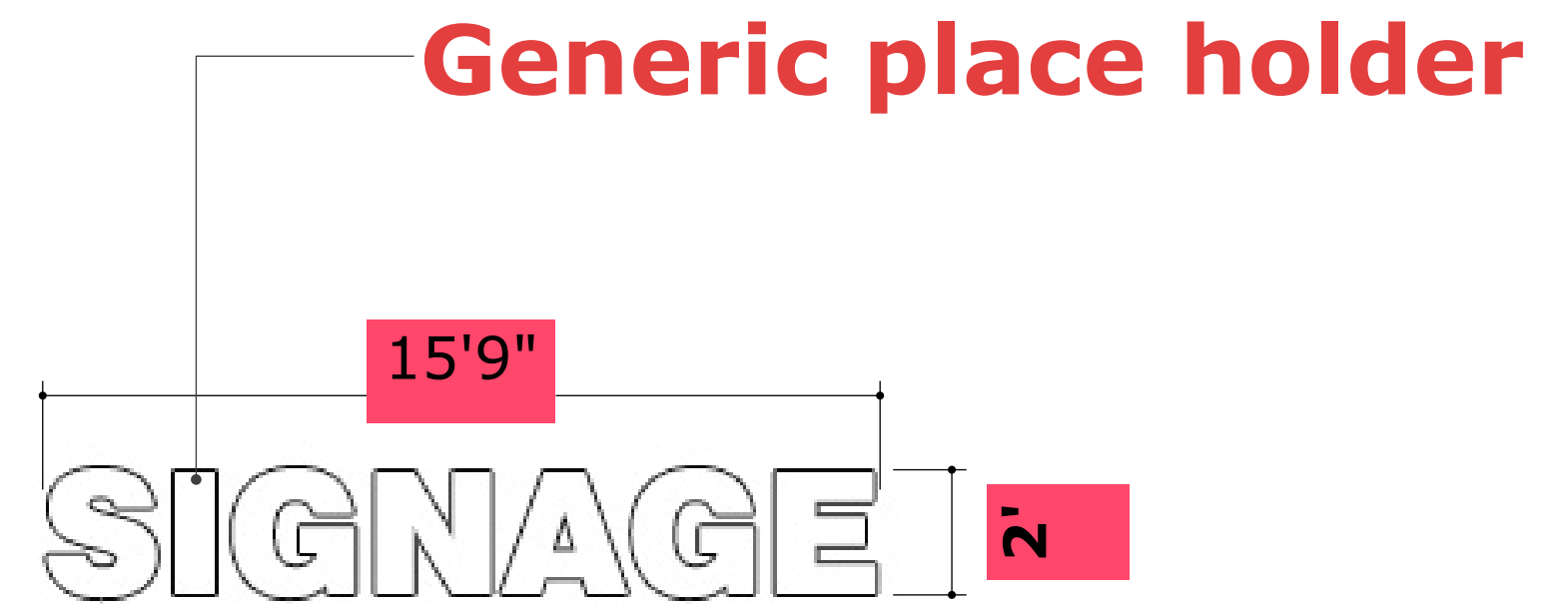
Single Sign Dimensions:
Width: 24feet
Height: 2 feet
Depth: 3 inches
Single Sign Area:
24 × 2 = 48 SQFT
Total Area for 4 Signs:

Specifications
Material

Faces: 1/8" acrylic
Face Color: TBA (To Be Announced)
Returns: .080 aluminum, color: Black
Electrical Configuration

Voltage: 120VAC / 12VDC
LED Modular: 5000K
Mounting Details

Mounting Method: 2-inch standoff to wall
Anchors: 1/4" x 6" studs



Sign Group B Identical Signs (B1, B2, B3, B4, B5, B6, B7,B8)
Sign Overview
Group: B

Number of Signs: 8 x 31.50 = 252 SQFT

Single Sign Dimensions:
Width: 15'9" (15.75 feet)
Height: 2' (2 feet)
Depth: 3 inches
Single Sign Area:
15.75 × 2 = 31.50 SQFT

Specifications
Material

Faces: 1/8" acrylic
Face Color: TBA (To Be Announced)
Returns: .080 aluminum, color: Black
Electrical Configuration

Voltage: 120VAC / 12VDC
LED Modular: 5000K
Mounting Details

Mounting Method: 2-inch standoff to wall
Anchors: 1/4" x 6" studs

FORONTAGE 150SQFT X 2 BUILDING = 300 SQ FT
ALLOWABLE SIGNAGE IS 450 SQFT
TOTAL SQFT SIGNAGE IS 192.00SQ FT+ 252 SQFT = 444 SQFT

SITE ADDRESS:

Valero SPL 32178
13801 FM 973
Manor, TX 78653

CANOPY PLAN VIEW
Quote 22-68495-20

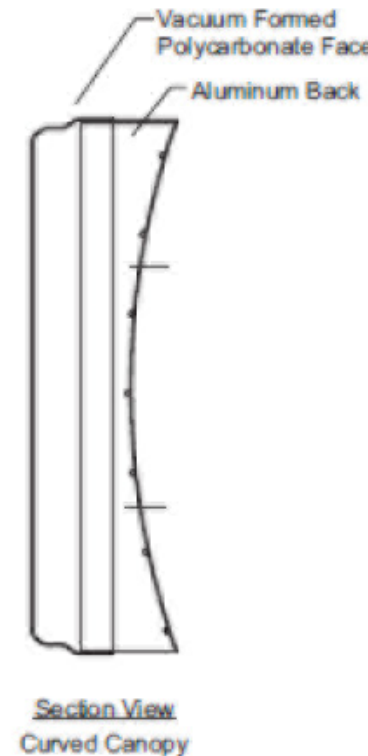
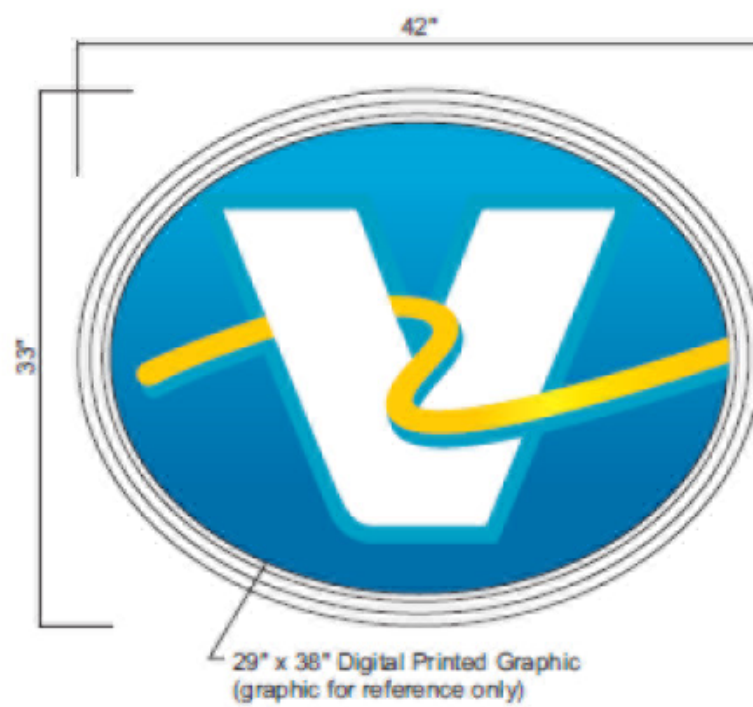
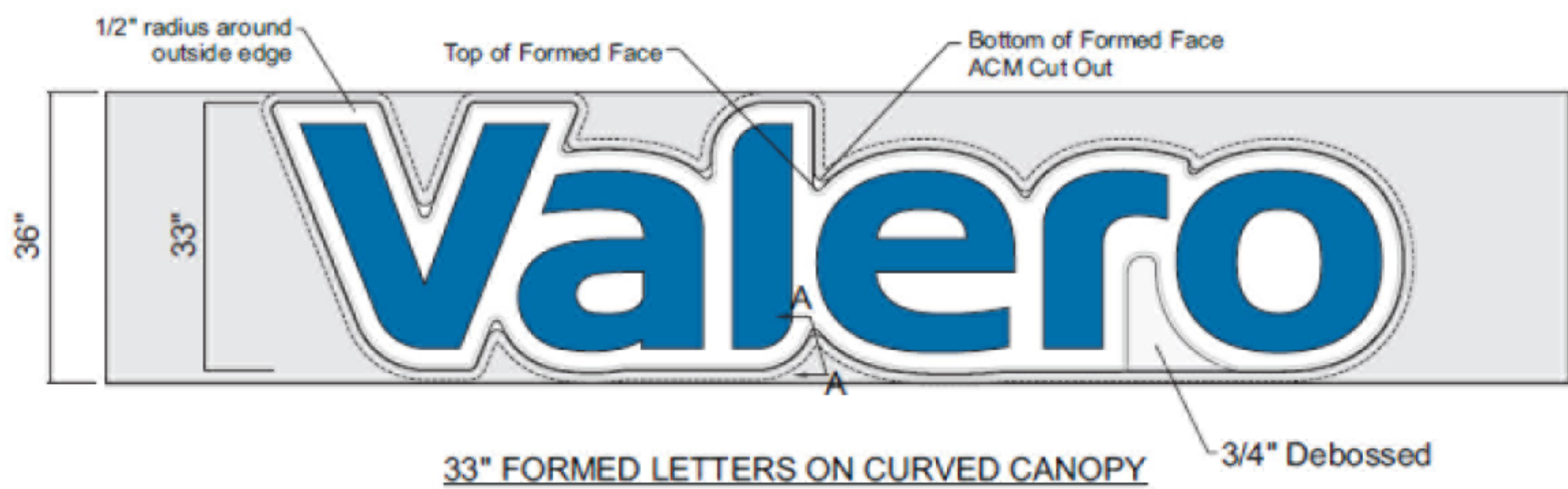
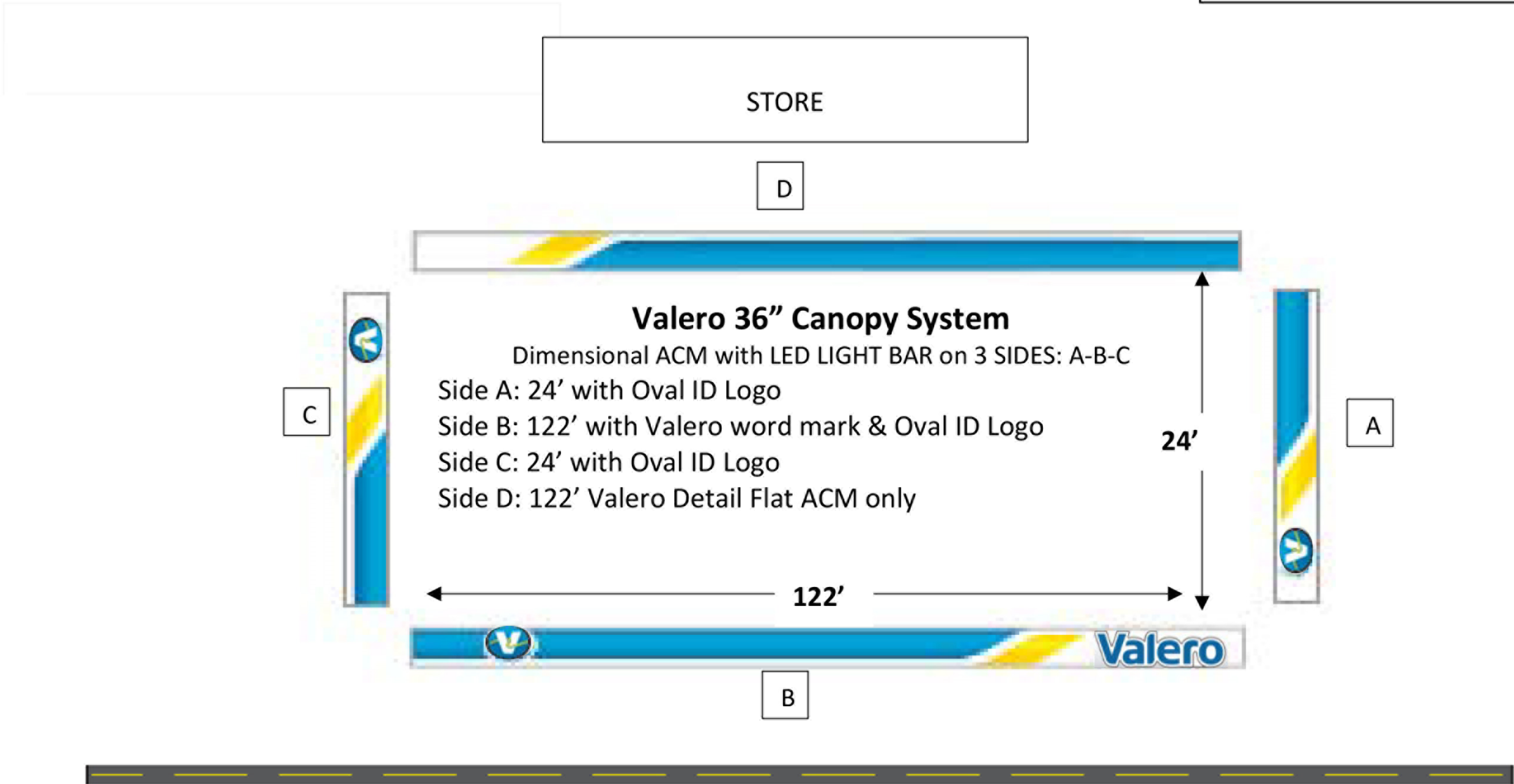
- ☒ Confirmed Canopy Fascia Height 36"
- ☒ Confirm 2' ACM Field Variance All

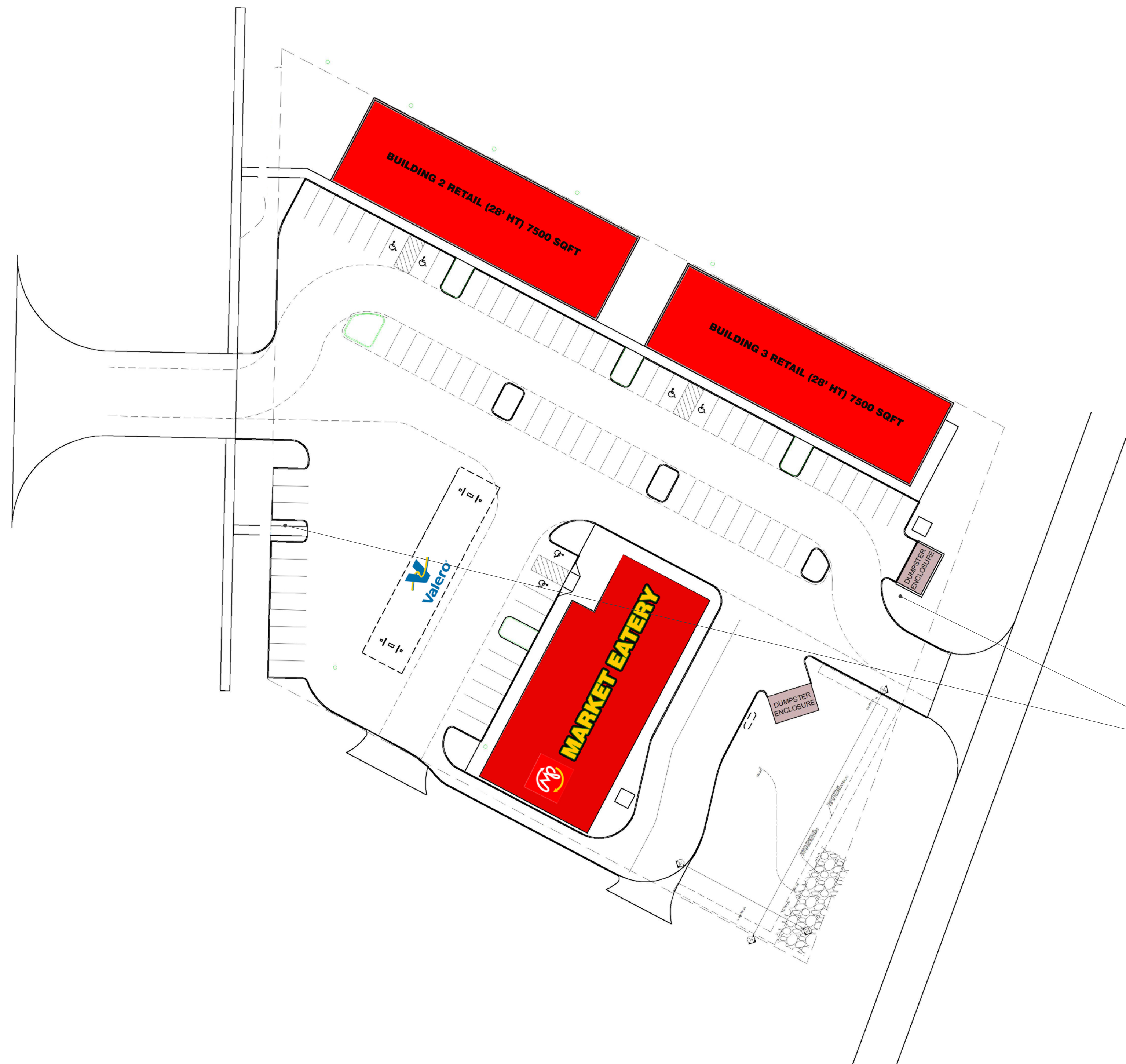
APPROVED BY: _____

DATE: _____

APPROX LEAD-TIME: 3 WEEKS

ACM & word mark ship from Delaware, Ohio
Canopy Oval ID logos ship from Jacksonville TX





FLAG POLE SIGN

30'



Platinum 973 LLC
13801 FM 973
Manor, TX 78653

1/18/2025

City of Manor

Subject: Request for Coordinated Signage Plan Approval

Dear Recipient,

I am writing on behalf of Platinum 973 LLC to request approval for a coordinated signage plan for our property located at 13801 FM 973, Manor, TX 78653. We are planning to install a new 25-foot flag-style fuel price pole sign on the property to ensure clear visibility for customers traveling along FM 973 and Suncrest Road.

The proposed sign will display daily fuel prices, providing an essential service to motorists and enhancing the overall customer experience. We assure you that this installation will comply with all applicable local regulations and guidelines.

We believe this signage will serve as a helpful tool for our community, making fuel pricing accessible and transparent for commuters.

Thank you for your attention to this matter. We look forward to your response and are happy to provide any additional details to facilitate this process.

Sincerely,



Rafiq Karediya
Platinum 973 LLC

**DEVELOPMENT AGREEMENT
ESTABLISHING DEVELOPMENT STANDARDS
FOR PLATINUM 973 BUSINESS CENTER DEVELOPMENT**

This Development Agreement Establishing Development Standards for the **Platinum 973 Business center Development** (the "Agreement") is made and entered into, effective as of the ____ day of _____ 2025, by and between the **City of Manor, Texas**, a Texas home rule municipal corporation (the "City"), and **Platinum 973 LLC** (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

Section 1. Purpose; Consideration.

- (a) The Developer owns that certain 3.1166-acre tract located in Travis County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for **Platinum 973 Business Center** (the "Development"). The Developer desires that the City allow for the placement and installation of a **Flag pole sign** more particularly described in **Exhibit B** attached hereto and incorporated herein for all purposes (the "Electronic Sign") on the Property in accordance with the development standards set forth herein regarding the Electronic Sign and for the City to be able to enforce the development standards set forth herein through its sign permit and inspection processes by this Agreement.
- (b) The Developer will benefit from the placement and installation of the Electronic Sign for the Development; and the City enforcing the development standards as set forth herein. The City will benefit from this Agreement by having assurance regarding certain development standards for the Electronic Sign being placed and installed as part of the Development, having certainty that such development standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Section 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

Section 2. Term; Termination.

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the removal of the Electronic Sign described in Exhibit B.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6 herein.

Section 3. Development Standards.

- (a) Development Requirements.** The Sign shall be placed and installed on the Property as described in **Exhibit B** and in accordance with the development standards set out in the City's Code of Ordinances, Chapter 15, Site Development, Section 15.04.018.
- (b) Sign Permit.** The Developer acknowledges and agrees that compliance with Section 3(a) above will be a condition of issuance of the sign permit. Developer further agrees that the City may use its permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of the sign application and plans, stop work orders, and disapproval of inspections for the sign application and/or work that does not comply with this Agreement. The Application and plans for a sign permit must demonstrate compliance with this Agreement in order for a sign permit to be issued. The application for the sign permit must be in compliance with this Agreement, as well as the Applicable Regulations, as herein defined, in order for such application to be approved and the sign permit issued. Plans demonstrating compliance with this Agreement must accompany the sign permit application and will become a part of the approved permit. The Electronic Sign constructed on the Property must comply with this Agreement and the Applicable Regulations for a sign permit to be issued.

Section 4. Placement and Installation of the Electronic Sign. Except as modified by this Agreement, the placement and installation of the Electronic Sign will be done in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the site plan regulations applicable to the Electronic Sign, and such amendments to City ordinances and regulations that may be applied to the Electronic Sign under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.

- (a)** Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b)** This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

Section 6. Default. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen

(14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application or a certificate of occupancy for a structure that does not comply with the Development Standards.

Section 7. Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

Section 8. Attorneys Fees. In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

Section 9. Waiver. Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

Section 10. Force Majeure.

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that the settlement be

unfavorable in the judgment of the party having the difficulty.

Section 11. Notices. Any notice to be given hereunder by any party to another party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653

with copy to:

The Knight Law Firm, LLP
Attn: Paige H. Saenz
223 West Anderson Lane, #A105
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

Platinum 973 LLC
Attention: Rafiq Kareidiya
13917 Carolina Lane
Austin, Tx 78717

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

Section 12. Waiver of Alternative Benefits. The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

Section 13. Severability. Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable

provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

Section 14. Agreement and Amendment. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

Section 15. No Joint Venture. The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the city pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

Section 16. No Third Party Beneficiaries. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

Section 17. Effective Date. The Effective Date of this Agreement is the defined date set forth in the first paragraph.

Section 18. Texas Law Governs. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Travis County, Texas. Venue shall lie exclusively in Travis County, Texas.

Section 19. Anti-Boycott Verification. To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

Section 20. Iran, Sudan and Foreign Terrorist Organizations. To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Section 21. Time is of the Essence. It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

Section 22. Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A – Property Description

Exhibit B – Sign Description

EXECUTED in multiple originals this the ____ day of _____, 20__.

CITY:

City of Manor, Texas

a Texas home-rule municipal corporation

Attest:

By: _____

Name: _____

Title: City Secretary

By: _____

Name: _____

Title: City Manager

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____, City Manager of the City of Manor, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

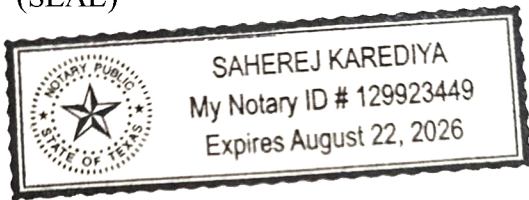
Item 7.

By: Rafiq
Name: Rafiq karediya
Title: Managing member

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 18th day of January 2025, by Rafiq Karediya, managing member of Platinum 973 LLC., on behalf of said company.

(SEAL)

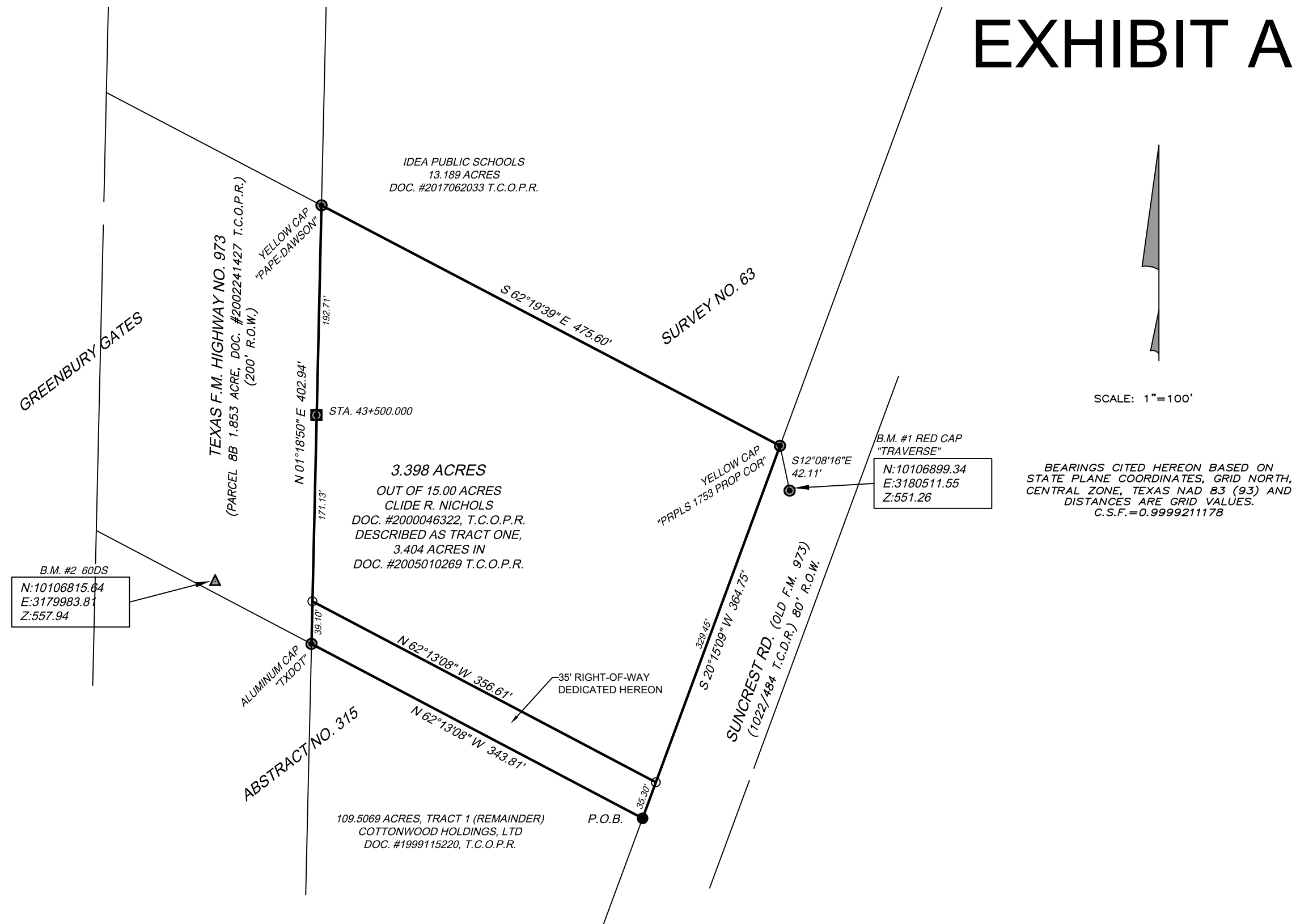


SA
Notary Public, State of Texas

EXHIBIT A

FINAL PLAT OF PLATINUM 973 SUBDIVISION

BEING A 3.398 ACRE TRACT OF LAND, SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDORS LIEN OF RECORD IN DOCUMENT NO. 2021163741, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



OWNERS: Platinum 973, LLC, a Texas limited liability company
8868 Research Blvd #308
Austin, Texas 78759

ACREAGE: 3.3980 ACRES (148,018 SQ. FT.) TOTAL SITE
3.1166 ACRES (135,761 SQ. FT.) LOT 1
0.2814 ACRES (12,257 SQ. FT.) R.O.W. DEDICATION

NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE (ONE-HALF R.O.W. DEDICATION ONLY)
SUBMISSION DATE: APRIL 3, 2023
2ND SUBMITTAL:
3RD SUBMITTAL:
4TH SUBMITTAL:

SURVEYOR: John A. Ables, R.P.L.S. #6102
Llano Surveying & Mapping, L.L.C.
111 W. Main St.
P.O. Box 74
Llano, TX 78643
325-247-4510 - phone
FIRM Registration #: 100502-00

ENGINEER: Joshua A. Baran, P.E.
JAB Engineering, LLC.
TBPE Firm #14076
4500 Williams Drive, Ste. 212-121
Georgetown, Texas 78633
512-779-7414 - phone
josh.baran@jabeng.com

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2023, A.D.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). COMBINED ADJUSTMENT FACTOR OF 0.9999211178.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 35 FEET OF PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE SOUTH PROPERTY LINE FOR ONE-HALF OF FUTURE COLLECTOR.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
- ALL DRAINAGE EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- SETBACKS SHALL COMPLY WITH CITY'S ZONING ORDINANCE.
- WATER SERVICE IS PROVIDE BY CITY OF MANOR.
- WASTEWATER SERVICE IS PROVIDED BY CITY OF MANOR.

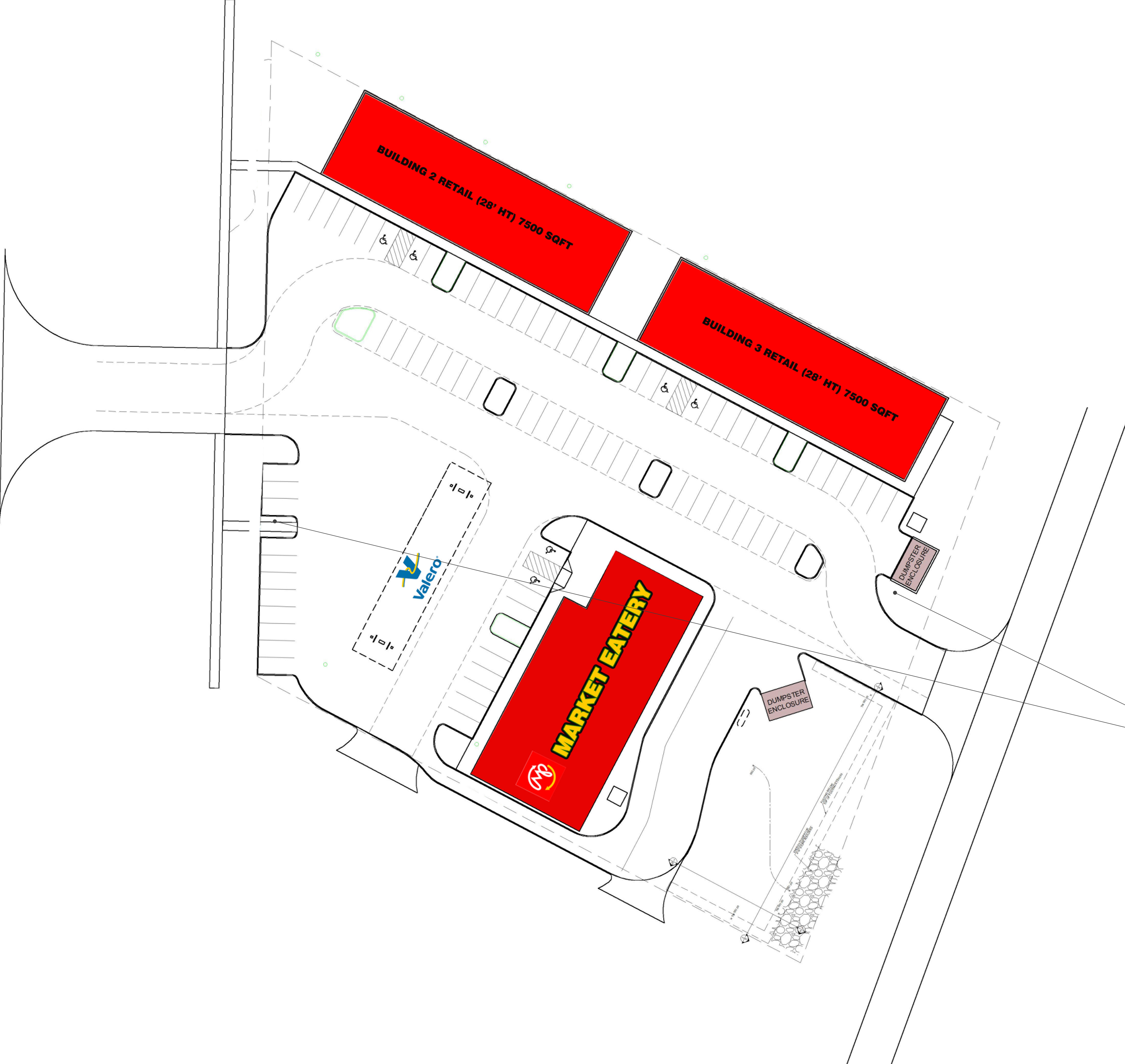
LEGEND

- 1/2" IRON ROD FOUND
- CAPPED IRON ROD FOUND
- TYPE II TxDOT R.O.W. MON
- 60D NAIL SET
- P.O.B. POINT OF BEGINNING

SHEET

1
OF
2

EXHIBIT B



FLAG POLE SIGN

30'



Valero

REGULAR CASH 8.88 ⁹/₁₀

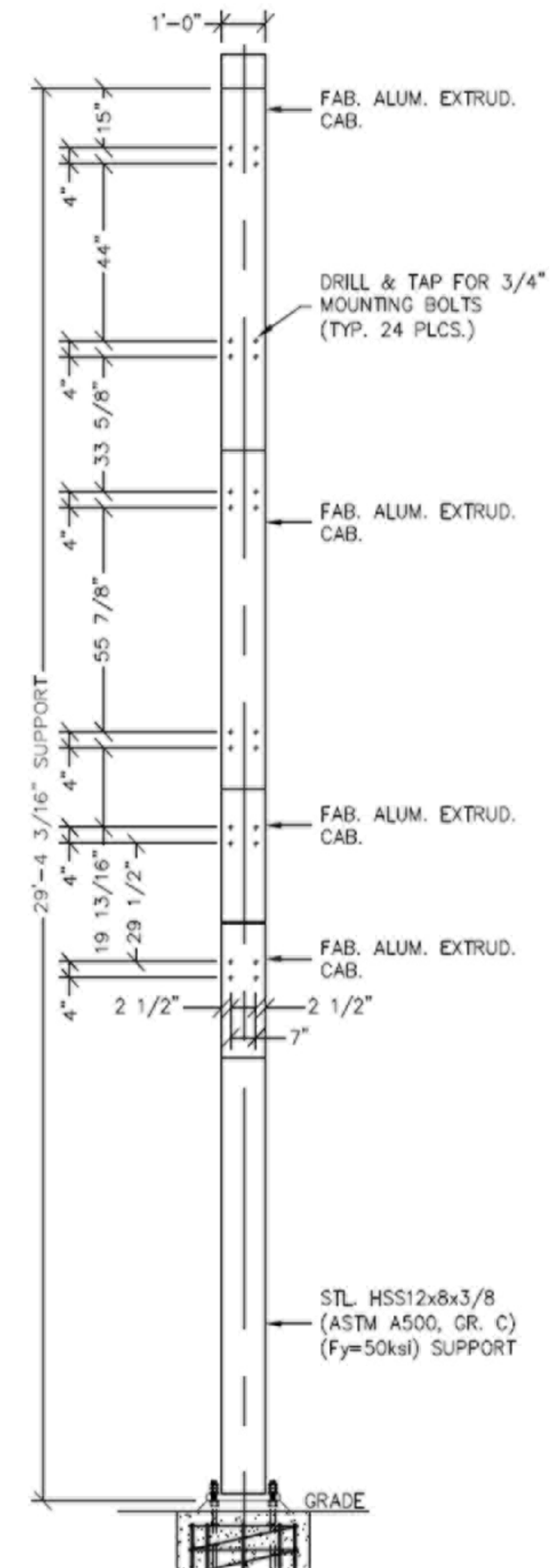
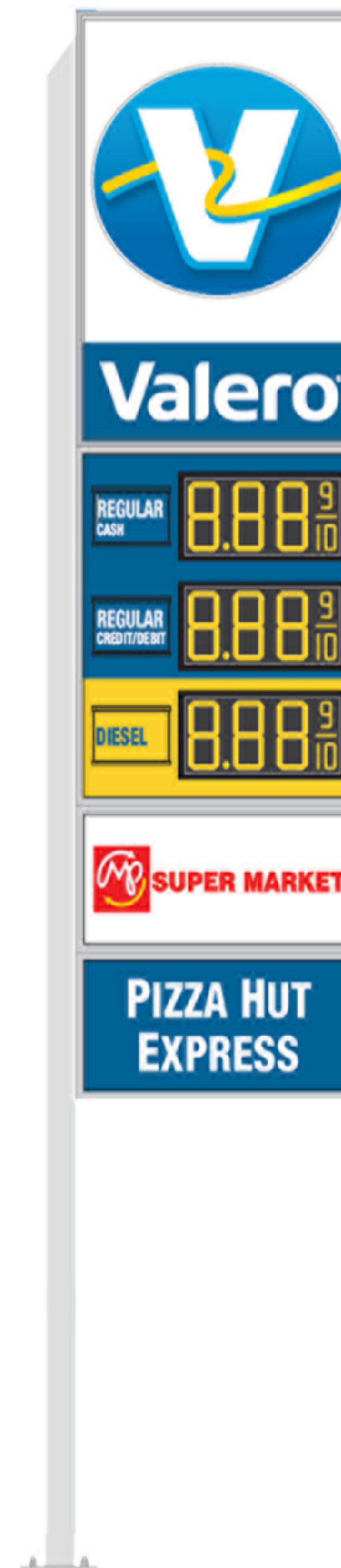
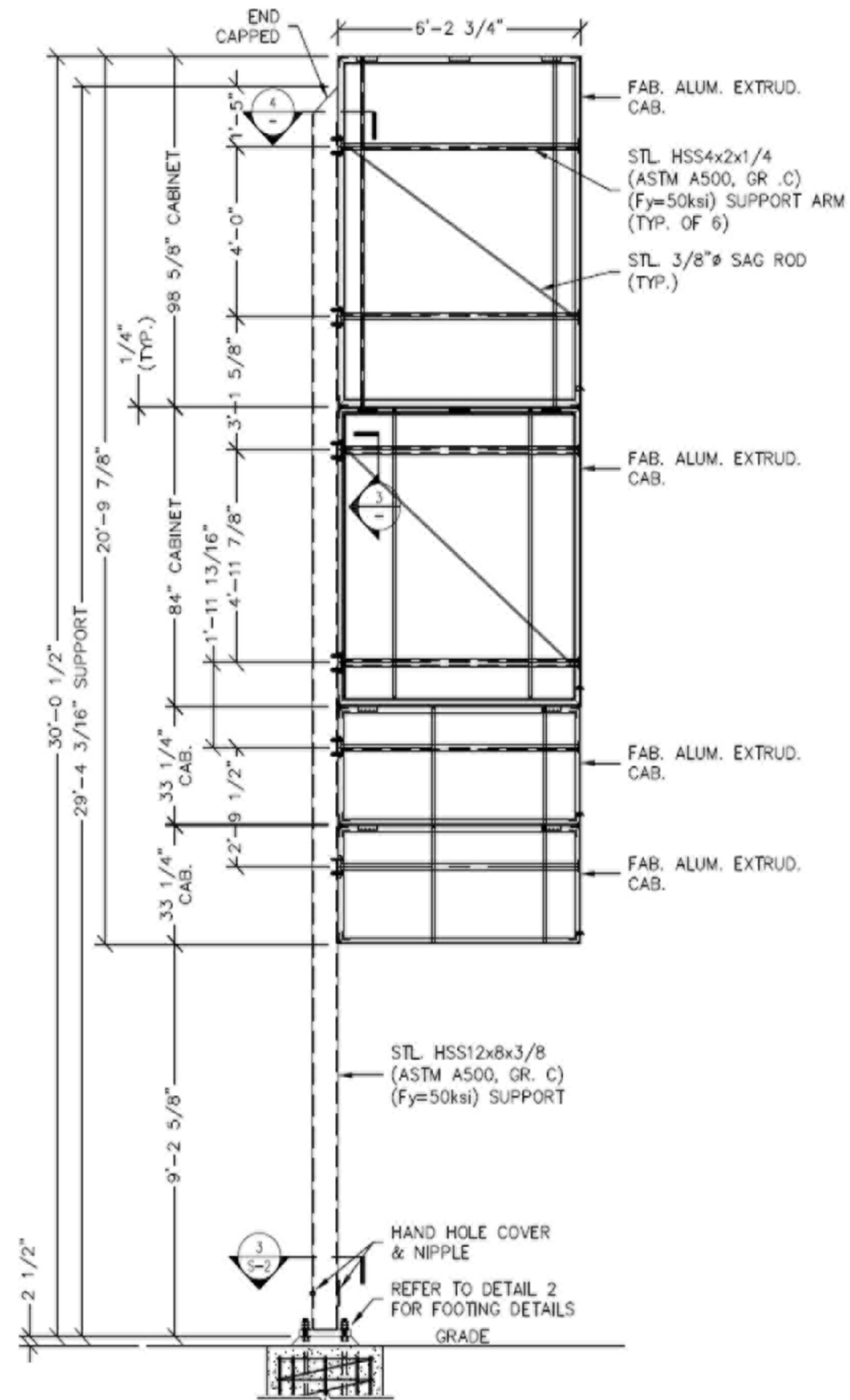
REGULAR CREDIT/DEBIT 8.88 ⁹/₁₀

DIESEL 8.88 ⁹/₁₀



PIZZA HUT EXPRESS

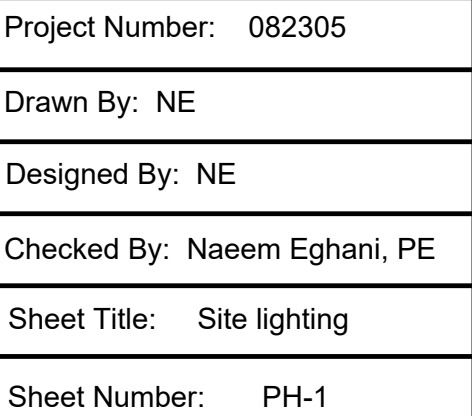
EXHIBIT B



High Rise MEP Engineering
213 Watergate Way
Hutto, Texas 78634
designmep@aol.com
(512) 431 6702
Mechanical - Electrical
Plumbing



High Rise
Engineering
F-9491

[illegible]

<i>CALLOUT</i>	<i>SYMBOL</i>	<i>MOUNTING</i>	<i>MODEL</i>	<i>QUANTITY</i>	<i>DEFAULT ELEVATION</i>	<i>TOTAL LUMENS</i>
B		CEILING	Lithonia Lighting, PCNY LED AL01 30K DPCL	24	20'	7000
D		POLE	Lithonia Lighting, RSX1 LED P4 40K R3	12	25'	14500
S		POLE	DSXW1 LED 10C 1000 30K T2M MVOLT	2		3000

