



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, May 20, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd. Ste. 150
Austin TX 78750
ElliotCondos@forestar.com

Permit Number 2025-P-1724-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos,

The first submittal of the Manor Heights Phase 7 and 8 preliminary plat (*Preliminary Plan*) submitted by Forestar (USA) Real Estate Group, Inc. and received on January 12, 2026, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

- i. Preliminary Plats shall be provided and drawn on eighteen by twenty four inch (18"x24") sheets.
- ii. Existing Conditions:
 - a. Provide 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. (North side of the northern property is the edge of the city limits)
- iii. **Tree survey**
 - a. Correct the mitigation ratio to follow the current City of Manor Ordinance. As per Manor Code of Ordinance Chapter 15, section 15.03.036 (d). All trees removed are mitigated at a 50% ratio:
 1. Class 1: Unprotected trees—Trees with DBH < 8 inches (unless tree was planted to satisfy requirements of this chapter) **Ratio: N/A**
 2. Class 2: Protected trees with DBH 8—17.99 inches and trees planted to satisfy the requirements of this chapter **Ratio: 1:1**
 3. Class 3: Protected trees with DBH 18—24.99 inches **Ratio: 2:1**
 4. Class 4: Protected trees with DBH 25 inches or greater (not Heritage Species) **Ratio: 2.5:1**
 5. Class 5: Heritage tree—Protected trees with DBH 25 inches or greater **Ratio: 3:1**
 - b. Provide the approved variance for Cottonwood, Hackberry, and Mesquite trees being mitigated at 50%. An approved note is not sufficient; a variance is required.
 - c. When was this tree survey conducted? Provide a date. A tree survey is only valid for 5 years. As per City of Austin tree and natural area preservation 3.1.0
 - d. **City Ordinance requires that replacement trees be shown on the preliminary plat. Provide location for the proposed trees that will be located along Liberty Bell Boulevard. Trees proposed to be on single family lots do not need to be shown.**
- iv. Provide a reviewed and approved TIA:
 - 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.
- v. Provide a reviewed and approved concept plan:
 - a. Preliminary Plat can't be approved until the concept plan is approved.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply:
 - a. The current engineering report only refers to drainage.

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,



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Manor Heights Phase 7 and 8 preliminary plat
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Tyler Shows
Staff Engineer
GBA

July 8, 2025

Tyler Shows
Senior Engineer
GBA
1500 County Road 269
Leander, TX 78641

**RE: Permit Number: 2025-P-1724-PP
Job Address: Old Kimbro Road, Manor, TX. 78653**

Dear Tyler Shows:

Please accept this **Comment Response Letter** in reply to your review, dated May 20th, 2025, of the first submittal of the *Manor Heights Phase 7 & 8 Preliminary Plan* submitted on April 23rd, 2025. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review:

1. Preliminary Plats shall be provided and drawn on eighteen by twenty-four inch (18"x24") sheets.

Response: Per discussion with city staff, a sheet size of 24" x 36" has been deemed sufficient for the Preliminary Plat.

2. Existing Conditions.
 - a. Provide 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. (North side of the northern property is the edge of the city limits)

Response: Manor city limits and ETJ have been provided and labeled on the existing conditions sheet as requested.

3. Tree survey
 - a. Correct the mitigation ratio to follow the current City of Manor Ordinance. As per Manor Code of Ordinance Chapter 15, section 15.03.036 (d). All trees removed are mitigated at a 50% ratio.
 - i. Class 1: Unprotected trees — Trees with DBH < 8 inches (unless tree was planted to satisfy requirements of this chapter) Ratio: N/A
 - ii. Class 2: Protected trees with DBH 8—17.99 inches and trees planted to satisfy the requirements of this chapter Ratio: 1:1
 - iii. Class 3: Protected trees with DBH 18—24.99 inches Ratio: 2:1

- iv. Class 4: Protected trees with DBH 25 inches or greater (not Heritage Species) Ratio: 2.5:1
- v. Class 5: Heritage tree—Protected trees with DBH 25 inches or greater Ratio: 3:1

Response: The correct mitigation ratios have been provided per the current City of Manor Code of Ordinance Chapter 15, section 15.03.036 (d) for all trees that are not subject to the tree ordinance specified in the approved PUD (Cottonwood, Hackberry, and Mesquite trees). The total mitigation required for Phases 7 & 8 is now 1,212 caliper inches. Two 2-inch trees will be planted per residential home proposed, accounting for 1,040 caliper inches. The mitigation for the remaining 172 inches will be fulfilled within the landscape lots along Liberty Bell Boulevard in the Manor Heights Phase 8 plans.

- b. Provide the approved variance for Cottonwood, Hackberry, and Mesquite trees being mitigated at 50%. An approved note is not sufficient; a variance is required.

Response: The development is subject to the old tree ordinance per the approved PUD. Per discussion with the city, the note on the Preliminary Plat has been deemed sufficient.

- c. When was this tree survey conducted? Provide a date. A tree survey is only valid for 5 years. As per City of Austin tree and natural area preservation 3.1.0

Response: The tree survey was conducted in June 2024 and remains valid, as per the City of Austin Code. Per discussion with the city, the tree survey comment has been cleared.

- 4. Provide a reviewed and approved TIA.
 - 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: Nagle Tract TIA was reviewed and approved with the approved PUD amendment.

- 5. Provide a reviewed and approved concept plan.
 - a. Preliminary Plat can't be approved until the concept plan is approved.

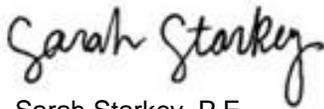
Response: Acknowledged. The concept plan has been approved by staff and is awaiting signatures from P&Z and Council in July.

6. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.
 - a. The current engineering report only refers to drainage.

Response: Type of street surfacing, water, wastewater, and parkland dedication have been included in the Engineer's Report as requested. Please see the updated Engineer's Report included in the submittal package.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512)-617-8504
sarah.starkey@kimley-horn.com

January 9, 2026

Pauline Gray
Senior Engineer
GBA
1500 County Road 269
Leander, TX 78641

RE: Permit Number: 2025-P-1724-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated August 6th, 2025, of the second submittal of the *Manor Heights Phase 7 & 8 Preliminary Plan* submitted on July 9th, 2025. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review:

- ~~1. Preliminary Plats shall be provided and drawn on eighteen by twenty four inch (18"x24") sheets.~~
- ~~2. Existing Conditions.~~
 - ~~a. Provide 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. (North side of the northern property is the edge of the city limits)~~
3. Tree survey
 - ~~a. Correct the mitigation ratio to follow the current City of Manor Ordinance. As per Manor Code of Ordinance Chapter 15, section 15.03.036 (d). All trees removed are mitigated at a 50% ratio.~~
 - ~~i. Class 1: Unprotected trees — Trees with DBH < 8 inches (unless tree was planted to satisfy requirements of this chapter) Ratio: N/A~~
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 - ~~iii. Class 3: Protected trees with DBH 18 — 24.99 inches Ratio: 2:1~~
 - ~~iv. Class 4: Protected trees with DBH 25 inches or greater (not Heritage Species) Ratio: 2.5:1~~
 - ~~v. Class 5: Heritage tree — Protected trees with DBH 25 inches or greater Ratio: 3:1~~
 - ~~b. Provide the approved variance for Cottonwood, Hackberry, and Mesquite trees being mitigated at 50%. An approved note is not sufficient; a variance is required.~~

~~c. When was this tree survey conducted? Provide a date. A tree survey is only valid for 5 years. As per City of Austin tree and natural area preservation 3.1.0~~

d. City Ordinance requires that replacement trees be shown on the preliminary plat. Provide location for the proposed trees that will be located along Liberty Bell Boulevard. Trees proposed to be on single family lots do not need to be shown.

Response: A preliminary Tree Planting Plan has been added to the preliminary plat showing the location of the proposed additional tree locations outside of the single-family lots, please see sheet 4. Final size and location of trees to be determined by the final landscaping plans.

~~4. Provide a reviewed and approved TIA.~~

~~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.~~

~~5. Provide a reviewed and approved concept plan.~~

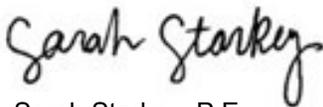
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~~a. The current engineering report only refers to drainage.~~

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512)-617-8504
sarah.starkey@kimley-horn.com