



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, January 2, 2025

Elliot Condos  
Forestar (USA) Real Estate Group

TX  
ElliotCondos@forestar.com

Permit Number 2024-P-1695-ZO  
Job Address: 13354 Old Kimbro Road, Manor, TX. 78653

Dear Elliot Condos ,

The first submittal of the Manor Heights PUD Amendment (Nagle Estates) (*Zoning Request*) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

### **Engineer Review**

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

- ~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~
- 2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.**
- 3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.**
- 4. The P&Z Chairperson is Felix Paiz.**
- 5. The previous revision on Page 4 should be clouded and marked.**
- 6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.**
- 7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.**

1/2/2025 12:50:40 PM  
Manor Heights PUD Amendment (Nagle Estates)  
2024-P-1695-ZO  
Page 2

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.  
Lead AES  
GBA

January 21, 2025

GBA  
Attn: Pauline Gray, P.E.  
1500 CR 269  
Leander, Texas 78641

**Re: 2024-P-1695-ZO Manor Heights PUD Amendment (Nagle Estates)  
Comment Response Letter Draft 2**

Dear Ms. Gray:

Please accept this comment response for the above-referenced project.

- 1. Comment: An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.**

KH Response: The updated PUD is included in this submittal for review.

- 2. Comment: The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.**

KH Response: Noted.

If you have any questions or comments regarding this request, please contact me at 512-580-5803.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ethan Howell, AICP  
Project Manager



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, February 20, 2025

Sarah Starkey  
Kimley-Horn  
501 S Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1695-ZO  
Job Address: 13354 Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights PUD Amendment (Nagle Estates) submitted by Forestar (USA) Real Estate Group and received on March 07, 2025, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. 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.

- ~~1. An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~
- 2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.**
- 3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.**
- 4. The P&Z Chairperson is Felix Paiz.**
- 5. The previous revision on Page 4 should be clouded and marked.**
- 6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.**
- 7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://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](mailto: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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

Pauline Gray, P.E.  
Lead AES  
GBA



March 3rd, 2025

Pauline Gray, P.E.  
GBA  
P.O. Box 2029  
Leander, Texas 78646

RE: 2024-P-1695-ZO  
Manor Heights PUD Amendment  
(Nagle Estates)

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 20<sup>th</sup>, 2025. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

#### Engineer Review

1. ~~An updated PUD drawing showing the revision is required to be submitted. There was nothing to review.~~
2. The addition of the proposed lots to the PID and TIRZ is still being discussed and has not been approved by the City.

Response: Understood, the DA amendment is still being discussed/finalized, we would like to proceed with the PUD process to run concurrently with the DA amendment.

3. Table 1 should be updated as there is an increase in acreage. This table does not match the total acreage provided in Table 8.

Response: The total PUD acreage provided in Table 1 has been updated to match the overall acreage provided in Table 8.

4. The P&Z Chairperson is Felix Paiz.

Response: The name of the P&Z Chairperson has been updated to Felix Paiz on the Page 2 signature block.

5. The previous revision on Page 4 should be clouded and marked.

Response: All previous revisions have been clouded and marked including those on Page 4 as requested.

6. For the TIA, prepare a memo with the updated trip counts in order for City Staff to verify if the proposed changes warrant a revised TIA.

Response: An updated TIA has been provided for the Nagle lots, this approach was discussed with City staff.

7. Provide trip generation information for the additional/proposed SF-1 area. Provide calculations that compare what was originally submitted to what is being proposed to be added in order to verify if an updated TIA will be required.

Response: A TIA for only the Nagle Estate lots has been submitted with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.  
alex.granados@kimley-horn.com