



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, JULY 12, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.***

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | |
|---|--------------------------------------|
| 1. Consideration, discussion, and possible action on a Preliminary Plan for Lagos Phases 2 – 4, three hundred and fifty-three (353) single family lot, multi-family, and commercial lots on 96.06 acres more or less, located near the intersection of South Lexington and East Brenham Street. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 16, eighty-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 24B, sixty-three (63) single family lots on 11.27 acres more or less, located near Shadowglen Trace and Pecangate Way. Owner: SG Land Holding, LLC. Applicant: Stantec | Scott Dunlop
Planning Coordinator |

- | | |
|--|--------------------------------------|
| 4. Consideration, discussion, and possible action on a Preliminary Plat for Sky Village South, two hundred and seventy-one (271) single family lots on 127.22 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: Sky Village Kimbro Estates, LLC. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action on a Short Form Final Plat for the Ramirez Addition, 4 lots on 5 acres more or less, located at 13800 Rector Loop. Owner: Francisco Reyes Ramirez. Applicant: Moncada Enterprises, LLC. | Scott Dunlop
Planning Coordinator |

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 6. Consideration, discussion, and possible action on the June 14th Planning Commission Minutes. | Scott Dunlop
Planning Coordinator |
| 7. Consideration, discussion, and possible action on a setback waiver for Lot 13, Block 13 Town of Manor, locally known as 215 East Burton Street to allow for a 10 foot rear setback and 20 foot front setback. Owner: Ralph Reyes Sr & Antonia Reyes Falcon | Scott Dunlop
Planning Coordinator |
| 8. Consideration, discussion, and possible action on Final Plat for Stonewater Resubdivision of Lot 132, Block H, Phase 2, ten (10) single family lots on 1.7 acres more less, located near Stoneridge Gap Lane and Almodine Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc. | Scott Dunlop
Planning Coordinator |
| 9. Consideration, discussion, and possible action on Final Plat for Stonewater Phase 8, seventy-four (74) single family lots on 12.50 acres more or less, located near Jaime Drive and Strata Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc. | Scott Dunlop
Planning Coordinator |
| 10. Consideration, discussion, and possible action on a Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred and seventeen (417) single family lots on 112.80 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: Presidential Glen, LTD. Applicant: Kimley-Horn and Associates | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning Commission Regular Meeting Agenda was posted on this 7th day of July, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.

Frances Aguilar, TRMC, CMC
City Secretary

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2017 at _____ am/pm by _____.
City Secretary's Office
City of Manor, Texas



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for Lagos Phases 2 – 4, three hundred and fifty three (353) single family lot, multi-family, and commercial lots on 96.06 acres more or less, located near the intersection of South Lexington and East Brenham Street.

BACKGROUND/SUMMARY:

This Preliminary Plan has not been approved by our engineers.

It encompasses the remaining phases within the City of Manor for the Lagos development; the majority of the project is in Austin's ETJ/Travis County. There are a couple commercial and multi-family lots along the main roads that were approved as part of the PUD zoning process.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Summary Letter
Preliminary Plan
Engineer Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be denied as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

May 23, 2017

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

**Re: *Summary Letter – Lagos Phase 2-4
Preliminary Plat Application
Southeast Corner of FM 973 and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

The proposed Lagos Phase 2-4 development is located near the southeast corner of FM 973 and Blake Manor Road in Manor, Texas. The proposed preliminary plat is approximately 96 acres. The site is currently undeveloped.

The proposed development includes the construction of approximately 340 single-family residential units, 3.6 acres of village clusters with a density of approximately 10 units/acre, approximately 15,200 linear feet of roadway, sidewalks, landscaping, stormwater management infrastructure, water, and wastewater improvements. Water and wastewater service for the development will be provided by existing adjacent City of Manor water and wastewater lines. This property is a part of the Lagos PUD established on June 15, 2016 under ordinance number 441. As such, this development is bound to the development standards outlined in the PUD and the City of Manor code at the time of its implementation.

This project is located within the Gilleland Creek Watershed, classified as a Suburban Watershed within the City of Austin Desired Development Zone. No portion of the site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map #48453C0485J, Travis County, Texas and incorporated areas, dated August 18, 2014.

Runoff from the proposed development is intended to be detained in the Phase 1 detention pond to the west of the property. The detention pond has been sized to capture and detain the proposed impervious cover for all phases of the Lagos Manor PUD. Runoff will be released from the pond so that the peak flow at the point of analysis "A" to an existing tributary of Gilleland Creek does not exceed existing conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

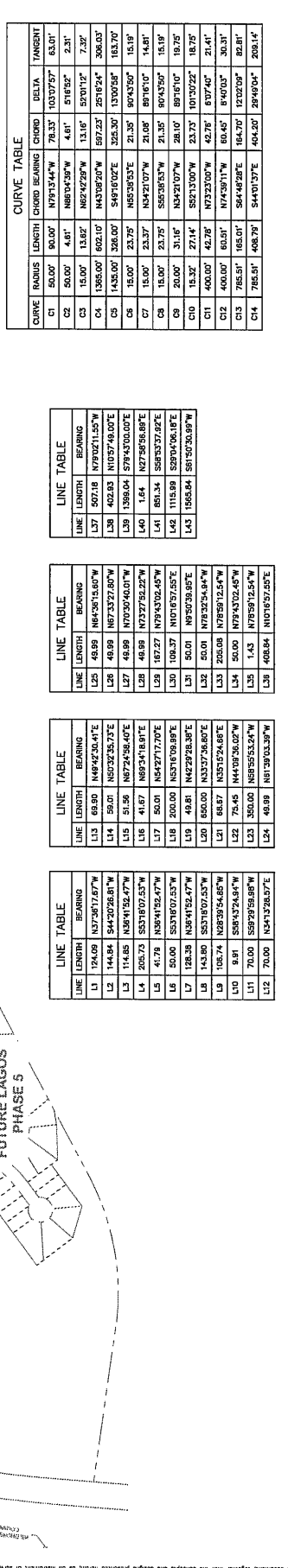
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

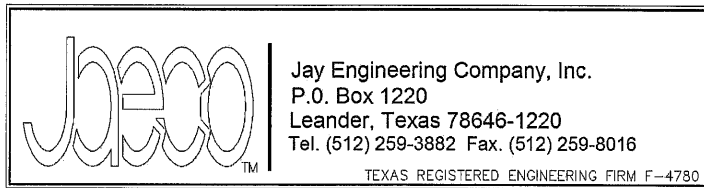
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

[illegible]



Date: Tuesday, June 27, 2017

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1056
Job Address: , Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Lagos Phase 2-4 Preliminary (*Preliminary Plan*) submitted by Kimley-Horn and received on June 05, 2017, have been reviewed for compliance with the City of Manor Zoning 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 Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

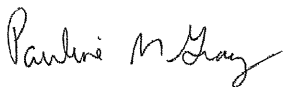
1. Mailing labels should be provided for property owners within three hundred (300) feet of the subdivision boundary.
2. On Sheet 2 of the submittal there is a label for 213' r.o.w. dedication near the intersection of Street A and E Brenham Street. It is unclear what is proposed for this area.
3. On Sheet 2 there are lots located near Lot 45 Block K that are marked differently. Clarification should be made as to what is being shown for those lots.
4. Section 22(c)(2)(i) of Subdivision Ordinance 263B requires that the existing property lines, including bearings and distances be shown.
5. On Sheet 8 there is a label for an 8" waterline, but no waterline is shown (near the intersection of Street A and E Brenham Street). There is also a fire hydrant shown that is not on a waterline.
6. Section 22(c)(2)(viii) of Subdivision Ordinance 263B requires that the locations, dimensions, names and descriptions of all existing streets be shown.
7. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires that the locations, dimensions, names, and description of all proposed streets be shown.
8. The Parkland Table on Sheet 3 should be verified. No required parkland was calculated. The Lagos Parkland Table should also be verified.
9. The Parkland Table lists 0.94 acres of parkland for Phases 2-4. The proposed parkland lots should be clearly labeled.

10. On Sheet 8 the stub outs for the future commercial sections should be labeled.
11. On Sheet 10 the forcemain should be shown in bold since it is proposed with this project.
12. On Sheet 11 stub outs for the future commercial should be labeled.
13. On Sheet 13 the sizes of the existing culverts and drainage swale should be labeled as is required by Section 22(c)(2)(iv) of Subdivision Ordinance 263B.14.
14. On Sheets 14-17 the sizes of all proposed storm drain pipes should be clearly labeled as required by Section 22(c)(3)(i) of Subdivision Ordinance 263B.
15. On Sheet 16 clarification should be made as to what is existing and what is proposed for the storm sewer lines that drain into the pond. Also, the storm sewer line does not line up with the storm sewer line and headwall shown on the northern part of the existing pond.
16. On Sheet 16 there is a label for Street N that is not in the correct place.
17. The lot numbers on Sheet 16 do not match lot numbers shown on other sheets.
18. Provide a copy of the TIA for the project as required by Section 22(c)(4)(iv).

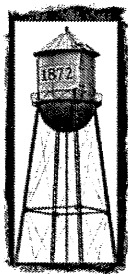
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 16, eighty-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn and Associates

BACKGROUND/SUMMARY:

This Final Plat has not been approved by our engineers.

This section is currently under construction in Shadowglen. The final plat had previously been approved but was not recorded within 1 year so it expired so the applicant is refileing to be able to record the plat.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

Engineer Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be denied as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



**SHADOWGLEN PHASE 2
SECTION 16
FINAL PLAT**

33.711 TOTAL ACRES OUT OF 94.85 ACRES
(TRACT 4) OF THE SG LAND HOLDINGS, LLC.
(2012217281).

86 LOTS 3 BLOCKS

OWNER:
SQ LAND HOLDINGS, LLC
13308 SHADOWGLEN BOULEVARD
DALLAS, TEXAS 75053
PHONE (512) 278-8024

SHEET 2 OF 6



AECOM

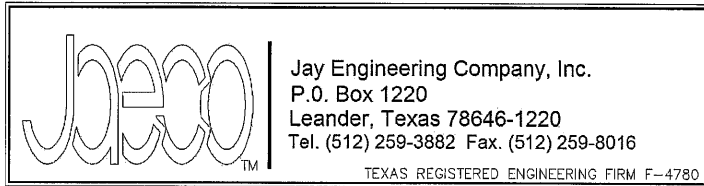
AEQOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BOULEVARD
AUSTIN, TEXAS 78729
WWW.AEQOM.COM
TYPE REG. NO. F-3680

JOS NO. 60302044 FEBRUARY 2016



CAREERS, SURVEYORS, PLANNERS
10000 Metric Blvd., Suite 200
Austin, TX 78758
512.916.0224
www.mckinireed.com
BPLS FIRM REG. NO. 101276-01

www.mountreed.com
T8PLUS FIRM REG. NO. 301776-01



Date: Monday, June 26, 2017

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1059
Job Address: , , TX. 78653

Dear Alex Granados,

The first submittal of the Shadowglen Phase 2 Section 16 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on June 05, 2017, have been reviewed for compliance with the City of Manor Zoning 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 Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

Correspondence from Travis County 911 Addressing was not submitted approving street names for Deer Valley Lane and Rustic Court as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

Tax certificates must be submitted showing taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 263B.

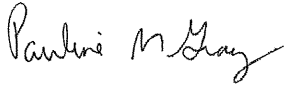
Provide documentation that fiscal for the unfinished improvements for the project has been posted with Travis County.

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,

6/26/2017 3:18:40 PM
Shadowglen Phase 2 Section 16 Final Plat
2017-P-1059
Page 2

A handwritten signature in cursive script, reading "Pauline M. Gray". The signature is written in dark ink on a white background.

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 24B, sixty-three (63) single family lots on 11.27 acres more or less, located near Shadowglen Trace and Pecangate Way. Owner: SG Land Holding, LLC. Applicant: Stantec

BACKGROUND/SUMMARY:

This Final Plat has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be denied as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

SHADOWGLEN PHASE 2, SECTION 24B FINAL PLAT

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE
WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE
CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT
CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE
THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO
RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT
OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE
WITH A RESIDENTIAL NEIGHBORHOOD.

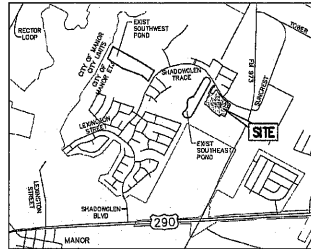
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON
SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF
THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR
REPRESENTATIVES.

OWNER:
SG LAND HOLDINGS, LLC
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PHONE (512) 327-7415
FAX (512) 327-5819

ENGINEER:
STANTEC CONSULTING
SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
PHONE (512) 328-0011
FAX (512) 328-0325

SURVEYOR:
STANTEC CONSULTING
SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
PHONE (512) 328-0011
FAX (512) 328-0325



SHADOWGLEN PHASE 2, SECTION 24B FINAL PLAT

A 63 LOT SUBDIVISION
CONSISTING OF 11,269 ACRES
DATE: APRIL 2016
PREPARED BY:



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0025
TIFPS # 4-0234 TIFPS # 4-10184230
Copyright © 2017

SHEET
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OF 5

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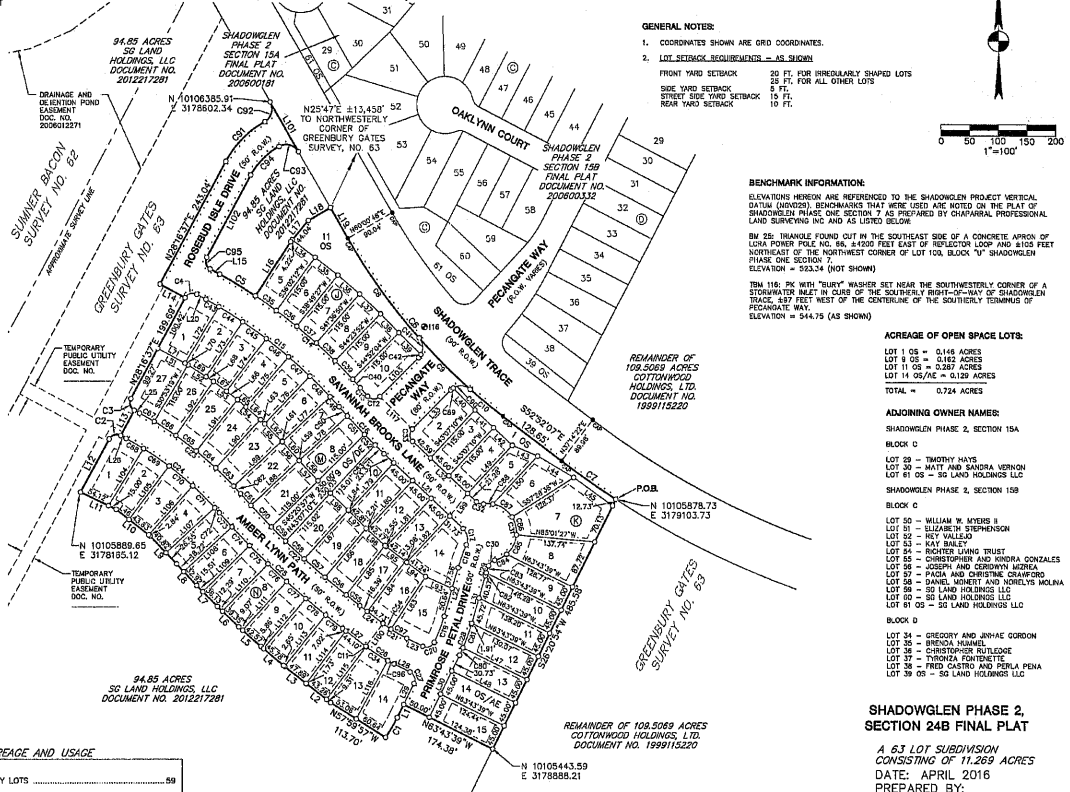
LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- 4E ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- ⊙ BLOCK
- SEB SEWAGE
- ⊙ BENCHMARK

LOT AREA BLOCK N		LOT AREA BLOCK J	
LOT #	AREA	LOT #	AREA
1	5,775 SQ. FT.	5	5,548 SQ. FT.
2	5,652 SQ. FT.	6	5,486 SQ. FT.
3	5,678 SQ. FT.	7	5,486 SQ. FT.
4	5,654 SQ. FT.	8	5,485 SQ. FT.
5	5,200 SQ. FT.	9	5,219 SQ. FT.
6	5,366 SQ. FT.	10	5,363 SQ. FT.
7	5,366 SQ. FT.	11	5,249 SQ. FT.
8	5,361 SQ. FT.		
9	5,365 SQ. FT.		
10	5,368 SQ. FT.		
11	5,335 SQ. FT.		
12	5,180 SQ. FT.		
13	6,176 SQ. FT.		
14	7,130 SQ. FT.		

LOT AREA BLOCK K		LOT AREA BLOCK M	
LOT #	AREA	LOT #	AREA
1	5,338 SQ. FT.	1	5,456 SQ. FT.
2	6,474 SQ. FT.	2	5,379 SQ. FT.
3	5,178 SQ. FT.	3	5,123 SQ. FT.
4	5,178 SQ. FT.	4	5,458 SQ. FT.
5	5,380 SQ. FT.	5	5,430 SQ. FT.
6	5,384 SQ. FT.	6	5,436 SQ. FT.
7	12,271 SQ. FT.	7	5,148 SQ. FT.
8	5,384 SQ. FT.	8	5,302 SQ. FT.
9	5,380 SQ. FT.	9	7,053 SQ. FT.
10	6,402 SQ. FT.	10	5,189 SQ. FT.
11	6,038 SQ. FT.	11	5,175 SQ. FT.
12	5,712 SQ. FT.	12	5,320 SQ. FT.
13	5,609 SQ. FT.	13	5,088 SQ. FT.
14	5,609 SQ. FT.	14	5,088 SQ. FT.
15	5,599 SQ. FT.	15	5,074 SQ. FT.
		16	5,074 SQ. FT.
		17	5,074 SQ. FT.
		18	5,074 SQ. FT.
		19	5,074 SQ. FT.
		20	5,074 SQ. FT.
		21	5,074 SQ. FT.
		22	5,074 SQ. FT.
		23	5,074 SQ. FT.
		24	5,074 SQ. FT.
		25	5,074 SQ. FT.
		26	5,074 SQ. FT.
		27	6,541 SQ. FT.

SHADOWGLEN PHASE 2, SECTION 24B FINAL PLAT



GENERAL NOTES

- COORDINATES SHOWN ARE GRID COORDINATES.
- LOT SETBACK REQUIREMENTS - AS SHOWN

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE SHADOWGLEN PROJECT VERTICAL DATUM (VDATUM). BENCHMARKS THAT WERE USED AND NOTED ON THE PLAT OF SHADOWGLEN PHASE ONE SECTION 7 AS PREPARED BY CHAPMAN PROFESSIONAL LAND SURVEYING INC. AND AS LISTED BELOW.

BM 25: TRIANGLE FOUND OUT IN THE SOUTHEAST SIDE OF A CONCRETE APRON OF LOCAL POWER POLE NO. 8A, 4,930 FEET EAST OF REFLECTOR LOOP AND 4105 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 100, BLOCK "N" SHADOWGLEN PHASE ONE SECTION 7.

BM 118: PK WITH "BURY" WASHER SET NEAR THE SOUTHWESTERLY CORNER OF A STORMWATER INLET IN CURB OF THE SOUTHERLY RIGHT-OF-WAY OF SHADOWGLEN TRAIL, 687 FEET WEST OF THE CENTERLINE OF THE SOUTHERLY TURNING OF PECANATE WAY. ELEVATION = 544.75 (AS SHOWN)

ACREAGE OF OPEN SPACE LOTS:

LOT 1 OS = 0.145 ACRES
LOT 8 OS = 0.142 ACRES
LOT 11 OS = 0.257 ACRES
LOT 14 OS/4E = 0.129 ACRES
TOTAL = 0.724 ACRES

ADJOINING OWNER NAMES:

SHADOWGLEN PHASE 2, SECTION 15A
BLOCK C
LOT 29 - TIMOTHY HAYS
LOT 30 - MATT AND SANDRA VERNON
LOT 81 OS - SG LAND HOLDINGS LLC
SHADOWGLEN PHASE 2, SECTION 15B
BLOCK C
LOT 50 - WILLIAM W. MYERS II
LOT 51 - ELIZABETH STEPHENSON
LOT 52 - RAY VALLEJO
LOT 53 - RAY VALLEJO
LOT 54 - RICHTER LIVING TRUST
LOT 55 - CHRISTOPHER AND ROSA GONZALES
LOT 56 - JOSEPH AND CHERYNN MIZRA
LOT 57 - JACOB AND CHRISTOPHER GONZALES
LOT 58 - DANIEL MONTNEY AND NOELYES MOLINA
LOT 59 - SG LAND HOLDINGS LLC
LOT 60 - SG LAND HOLDINGS LLC
LOT 61 OS - SG LAND HOLDINGS LLC
BLOCK D
LOT 34 - GREGORY AND JINAE GORDON
LOT 35 - BRENDA HAMMILL
LOT 36 - CHRISTOPHER RUTLEDGE
LOT 37 - THOMAS FONTENETTE
LOT 38 - FRED CASTRO AND ROSA PENA
LOT 39 OS - SG LAND HOLDINGS LLC

SHADOWGLEN PHASE 2, SECTION 24B FINAL PLAT

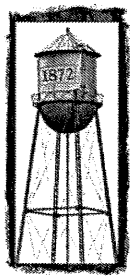
A 63 LOT SUBDIVISION
CONSISTING OF 11,269 ACRES
DATE: APRIL 2016
PREPARED BY:



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0025
TIFPS # 4-0234 TIFPS # 4-10184230
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SHEET
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OF 5

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CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. ⁴_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Sky Village South, two hundred and seventy-one (271) single family lots on 127.22 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: Sky Village Kimbro Estates, LLC. Applicant: Kimley-Horn and Associates

BACKGROUND/SUMMARY:

The City Council is still considering the zoning and waiver for this property and the preliminary plan has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Preliminary Plan

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be denied as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

Kimley»Horn

June 12, 2017

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Building IV, Suite 300
Austin, Texas
78759

*Re: Summary Letter – Sky Village South Phases 1-2
Preliminary Plan Application
Southeast of Corner of Bois D’Arc Road and Integrity Blvd.
Manor, Texas 78653*

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Sky Village South is a proposed residential subdivision located north of Highway 290 at the southwest intersection of Bois D’Arc Road and Integrity Boulevard in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phases 1, and 2. The existing property is approximately 267.972 acres of mostly undeveloped land. Phases 1 and 2 encompass approximately 127 acres of this property.

The proposed improvements include 264 residential lots, sidewalk, storm sewer, water, a temporary lift station, force main, wastewater and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of this site is in the Federal Emergency Management Agency’s 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014. One jurisdictional waterway runs through the subject property along the floodplain creek centerline. All lots adjacent to the FEMA floodplain will have minimum floor elevations per City of Manor requirements.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Allison Kennaugh, P.E.

Allison Kennaugh, P.E.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Please do not distribute or use for any other purpose without the prior written consent of the architect.



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Ramirez Addition, 4 lots on 5 acres more or less, located at 13800 Rector Loop. Owner: Francisco Reyes Ramirez. Applicant: Moncada Enterprises, LLC.

BACKGROUND/SUMMARY:

This plat has not been approved by our engineers.

It is a 4 lot subdivision in the ETJ with no public improvements being dedicated to the city.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Short Form Final Plat

STAFF RECOMMENDATION:

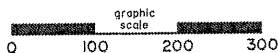
It is City staff's recommendation, that this item be denied as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

RAMIREZ ADDITION

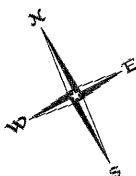
PREPARED: APRIL 23, 2017

SCALE: 1" = 100'



Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc." (Record Bearing and Distance)



(4 ACRES)
JESUS ROSALES
AND
LILIA ROSALES
DOCUMENT NO. 2007203197

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That we, Francisco Reyes Ramirez, Pablo Reyes Ramirez, Serafin Reyes Ramirez and Vaney Reyes Ramirez, owners of 5.008 acres of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, in Travis County, Texas, as conveyed to us by virtue of deed recorded in Document No. 2013183105 of the Official Public Records of Travis County, Texas, do subdivide said property in accordance with the attached map or plat to be known as

RAMIREZ ADDITION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Francisco Reyes Ramirez
1109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this the ____ day of _____, A.D., 2017, did personally appear Francisco Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Pablo Reyes Ramirez
1109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this the ____ day of _____, A.D., 2017, did personally appear Pablo Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Serafin Reyes Ramirez
1109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this the ____ day of _____, A.D., 2017, did personally appear Serafin Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Vaney Reyes Ramirez
1109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this the ____ day of _____, A.D., 2017, did personally appear Vaney Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

SUMNER BACON SURVEY NO. 62

ABSTRACT NO. 63

Northeast corner of
Juarez (4.139 Acres)
in South right-of-way line
of Rector Loop

(1.411 ACRES)
JANICE KAY CAMPNEY
DOCUMENT NO. 2004092147

(1.411 ACRES)
JOSEPH L. METCALF
DOCUMENT NO. 2004092146

(4.139 ACRES)
RICARDO JUAREZ
DOCUMENT NO. 2013170203

North: 10109833.65'
East: 3170973.86'

(S59°49'17"E 856.19')
S62°22'02"E 856.55'

North: 10109436.38'
East: 3171732.71'

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(5.01 ACRES)
JORGE A. MOGUEL UTRERA
CIRO M. UTRERA
MARGARITO M. UTRERA
DOCUMENT NO. 2016064757

Orientation for this survey is based upon the State Plane Coordinate System
(4203 - Texas Central Zone) Combined Scale Factor 0.99999133
All distances shown hereon are surface values

LOT SUMMARY

Total Number of Lots = 4
Lot 1 = 1.252 Acres
Lot 2 = 1.252 Acres
Lot 3 = 1.252 Acres
Lot 4 = 1.252 Acres
Total Area = 5.008 Acres

PROPOSED LOT USES

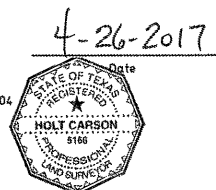
Lot 1 = Residential
Lot 2 = Residential
Lot 3 = Residential
Lot 4 = Residential

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC. 1904 Fortview Road Austin, Texas 78704
(512)-442-0990



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2017.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

FRANCES AGUILAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2017.

APPROVED:

ATTEST:

RITA JONSE, MAYOR

FRANCES AGUILAR, CITY SECRETARY

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2017, A.D., at ____ o'clock ____ M., and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, JUNE 14, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard

Place 2: Deja Hill

Place 3: Raul Hernandez, Vice-Chair

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Charles Russell, Jr.

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:30 PM

PRESENTATIONS

No presentations

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

No public comments

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

1. Consideration, discussion, and possible action on the May 10th Planning Commission Minutes.

Scott Dunlop
Planning Coordinator

Motion to approve the May 10th Planning and Zoning Commission Minutes by Commissioner Leonard, seconded by Commissioner Stutsman. 5 – 0 to approve

2. Consideration, discussion, and possible action on a Conditional Use Permit to allow for a Daycare use in a Neighborhood Business zoning district, Lot 1 Block 42 Town of Manor, locally known as 101 East Boyce Street.

Scott Dunlop
Planning Coordinator

Commissioner Leonard asked if parking and traffic issues had been addressed.

Staff explained a site plan had been submitted was being reviewed by the City Engineer and that addresses parking.

Thomesa Chester, applicant, explained the proposed daycare business, how drop-off would be staggered to reduce traffic, providing alternative traffic patterns to patrons, and some families have multiple children to enroll so there wouldn't be as many cars as students.

Commission Hill asked the applicant if any of the neighbors had expressed concerns about traffic.

Thomesa Chester replied she hadn't heard any concerns

Commission Leonard asked if in the future the location would move or be expanded

Thomesa Chester explained her business is aimed towards being small and knowing every child so there are not intentions to move or enlarge at this time

Commission Hill asked if the character of the structure would remain.

Thomesa Chester said the house would remain as it is but with an ADA ramp

Commissioner Hill asked staff if this would affect neighboring home values

Staff responded they were unsure how the Appraisal District determines valuation based on adjacent property uses

Commissioner Leonard asked if the outdoor space is safe and appropriate for children

Thomesa Chester said the home was safe and is regulated by the State and the children are required to be outside at certain times of the day.

8 notices of support for the Conditional Use were given to Staff

Motion to recommend approval at the June 21st City Council by Commissioner Miller, seconded by Commissioner Hill. 5 – 0 to recommend approval.

Vice-Chair Hernandez arrived at 6:50 PM

3. Consideration, discussion, and possible action on a Conditional Use Permit to allow for a Service Station use in a Neighborhood Business zoning district, 1.68 acres out of the Greenbury Gates Survey No. 63, Abstract 315 and Calvin Barker Survey No. 38, Abstract 58, locally known as 12920 Old Hwy 20.

Scott Dunlop
Planning Coordinator

Mark Thoman, 12741 Bella Pkwy, stated he had 43 signatures from residents in the area opposing the Conditional Use. He said the area is enclosed on 3 sides by the Bell Farms neighborhood, there are unsafe distances to residential properties, water & air pollution from use or a spill can find its way into neighborhood, asphalt plant has already increased traffic and adding more tanker trucks is a hazard to drivers and

the watershed, storing in excess of 6,000 gallons the FHA won't insure homes within 300 feet, and there are already too many gas stations.

Commissioner Hill asked if a Service Station was not allowed, would a Convenience Store be appropriate

Mark Thoman said the main issue is the contamination and hazardous waste; can decrease property values

Commissioner Leonard asked if the proposed use was in a flood area

Mark Thoman said the surface water goes to the drainage easement, which flows to the Bell Farms pond meaning spilled gas can get into the pond

Andrew Myers, 12856 St. Mary Dr on behalf of the HOA Board of Directors, stated that this use is surrounded by the Bell Farms neighborhood, the Directors support the petition in opposition, the area should be used as closely to R-1 residential like Bell Farms is, this use harms the privacy, safety, enjoyment of Bell Farms, and noise, light, water, and air, can damage the integrity of the pipeline, the HOA only wants to support uses that enhance the community, there would be traffic throughout the day, and the Ergon plant is already impacting the neighborhood.

Nash Gonzales, property owner's agent, stated the only traffic would be coming from the neighborhood, TCEQ tightly regulates any spills, the gas line already goes through the neighborhood with the park and houses closer to it than the Service Station would be, they're only using 1.6 out of 10 acres, the Station will be designed to City standards, and the Station would only capture existing traffic and not generate new traffic.

Commissioner Leonard asked about the potential denial of insurance & property values.

Nash Gonzales was not sure about the insurance and property values shouldn't change

Commissioner Hill asked why a Service Station and not a convenience store

Nash Gonzales said it was greater convenience for the area and there are none in the immediate area and they've reduced the pumps from 6 to 3

Commissioner Leonard asked if it was possible to just do a convenience store

Nash Gonzales said they can reduce the number of fuel pumps but they need to have them

Commissioner Stutsman stated that the Commission has heard many times there are too many gas stations, and why can't other uses be built

Nash Gonzales said that the gas is necessary, and they moved it further away from the gas line

Commissioner Leonard asked if the owners had other gas stations

Nash Gonzales said they did

Commissioner Hill stated the station is very close to homes compared to other stations at subdivision entrances

Nash Gonzales said they considered other sites but they were too close to homes and this site is 10 acres of which only 1.6 is being used so it makes a good buffer and there can't be cross traffic through the neighborhood

Motion to recommend denial at the June 21st City Council by Commissioner Stutsman, Seconded by Commissioner Leonard. 4 – 2 to deny with Commissioner Hernandez and Commissioner Miller dissenting.

4. Consideration, discussion, and possible action a rezoning application for 127.220 acres more or less, located in the A.C. Caldwell Survey, Abstract No. 124, Travis County, Texas and being a portion of that certain called 267.942 acre tract of land conveyed to Sky Village Kimbro Estates, LLC, as described in document number 2016214460 Official Public Records of Travis County, located near the intersection of Bois D'Arc Road and Tower Road, from R-1 Single Family to R-2 Single Family.

Scott Dunlop
Planning Coordinator

Brett Burke, owner's agent, stated they wanted to do this section first while the larger subdivision is considered. It is 268 lots that would be ready by the 3rd quarter of next year. A TIA would be reviewed for traffic and not all the traffic would go to Bois D'Arc because there are connections to Presidential Glen

Commissioner Stutsman asked if this area would have a new amenities.

Brett Burke said this phase would not, it would share amenities with Presidential Glen because it's proposed to be part of their HOA

Joe Coffoy, 14212 Bois D'Arc Road, stated he lives north of this proposed development and he wants to enhance the area and values. The City doesn't properly maintain Bois D'Arc now so adding more cars will only make it worse. The more subdivisions that are approved the greater the flooding on Bois D'Arc, the County has had to add three culverts to his property. There is too much density and runoff and the road is in too bad of condition for this development.

Motion to recommend denial at the June 21st City Council by Commissioner Leonard, Seconded by Commissioner Stutsman. 5 – 0 to deny with Commissioner Hill abstaining.

5. Consideration, discussion, and possible action on a Concept Plan for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.981 acres located near the intersections of FM 973 and Old Highway 20.

Scott Dunlop
Planning Coordinator

Cristal Almaguer, 12760 St. Mary Dr., stated that all the construction in Briarcreek had damaged the roads and was concerned that construction of this proposed phase would damage the existing roads and who would be responsible to fix those.

Commissioner Stutsman said that Old Highway 20 was owned by County and they would responsible for the maintenance.

Barth Timmermann, developer, said this plan was part of the larger PUD that included extending Ring Road so that would help alleviate traffic on Old Highway 20

Motion to recommend approval at the June 21st City Council by Commissioner Stutsman, Seconded by Commissioner Miller. 6 – 0 to approve.

6. Consideration, discussion, and possible action on a Preliminary Plan for Manor Commons Commercial SE, twenty-two (22) commercial and multifamily lots on 73.248 acres located near the intersections of FM 973 and Old Highway 20.

Scott Dunlop
Planning Coordinator

Motion to approve by Commissioner Stutsman, Seconded by Commissioner Leonard. 6 – 0 to approve.

ADJOURNMENT

Motion to adjourn at 7:55 PM by Commissioner Hill, Seconded by Commissioner Miller. 6 – 0 to adjourn.

**Bill Myers,
Chairperson**

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2017 at _____ am/pm by _____.
City Secretary's Office
City of Manor, Texas



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a setback waiver for Lot 13, Block 13 Town of Manor, locally known as 215 East Burton Street to allow for a 10 foot rear setback and 20 foot front setback. Owner: Ralph Reyes Sr & Antonia Reyes Falcon

BACKGROUND/SUMMARY:

This is a 25' wide R-1 (single family residential) lot on East Burton Street. By Ordinance the Commission can reduce the front setback from 25' to 20' and the rear setback from 25' to 10'. The side setbacks are 5' and cannot change.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Waiver request

Lot image

STAFF RECOMMENDATION:

It is City staff's recommendation, that a setback waiver for Lot 13, Block 13 Town of Manor to allow for a 10 foot rear setback and 20 foot front setback be approved.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

June 23, 2017

Scott Dunlop
Planning Coordinator


RE: LOT 13, BLOCK 13 MANOR TOWN OF
(215 Burton Street, Manor, TX)

Dear Mr. Dunlop:

I am requesting a waiver of the above referenced property setbacks from 25 front and 25 back to a 20 front and 10 back setback.

The reason for the request is to extend the area Needed for building a new home for our family.

Thank you for your time and consideration!


Ralph Reyes Sr.


Antonia Reyes Falcón

Cell (713-291-3810)





AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Final Plat for Stonewater Resubdivision of Lot 132, Block H, Phase 2, ten (10) single family lots on 1.7 acres more less, located near Stoneridge Gap Lane and Almodine Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc.

BACKGROUND/SUMMARY:

Lot 132 is adjacent to the original Stonewater amenity center. The developer has filed to subdivide it into 10 single family lots. The final plat has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

Engineer Letters

Approval Letter

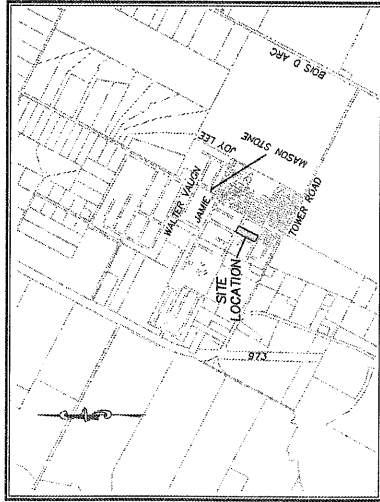
STAFF RECOMMENDATION:

It is City staff's recommendation, that a Final Plat for Stonewater Resubdivision of Lot 132, Block H, Phase 2 be approved.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

VICINITY MAP

SCALE: 1" = 2000'



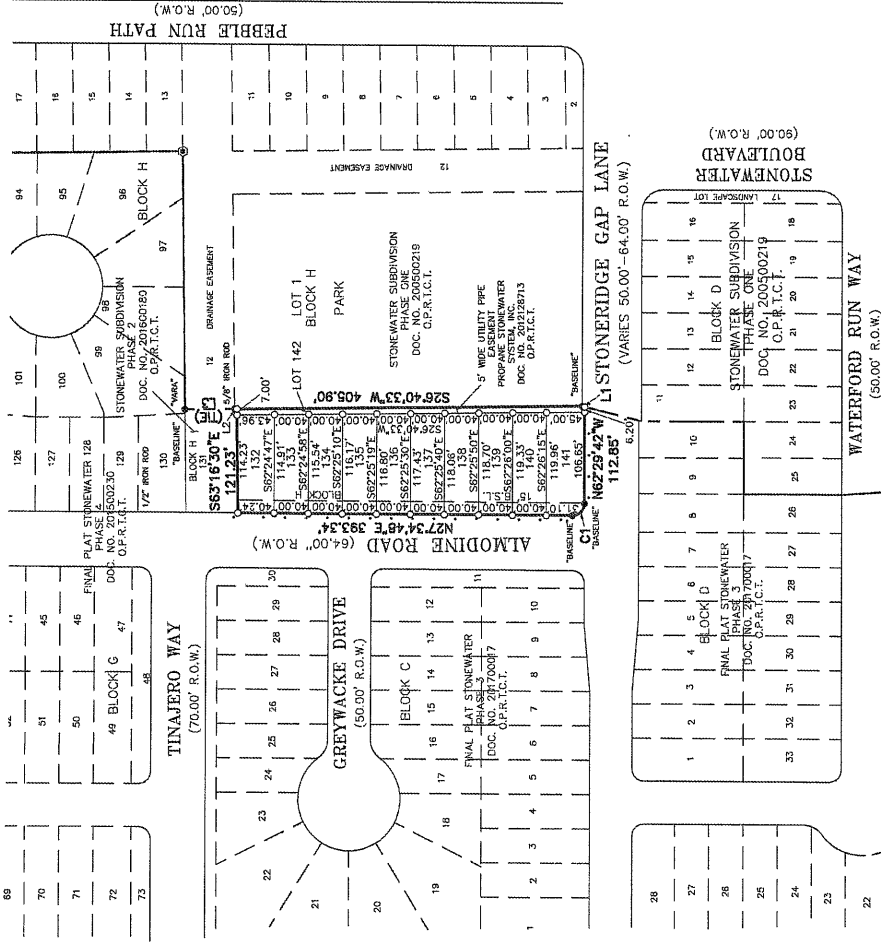
RESUBDIVISION OF LOT 132, BLOCK H OF STONEWATER PHASE 2

LOT AREA TABLE
S.F. = SQUARE FEET

BLOCK H	
LOT 132	4,936 S.F.
LOT 133	4,608 S.F.
LOT 134	4,654 S.F.
LOT 135	4,654 S.F.
LOT 136	4,684 S.F.
LOT 137	4,709 S.F.
LOT 138	4,750 S.F.
LOT 139	4,750 S.F.
LOT 140	4,785 S.F.
LOT 141	5,378 S.F.
LOT 142	2,861 P.U.E.
TOTAL: 11 LOTS	
TOTAL ACREAGE: 1.165	
OPEN SPACE LOTS: 0	
DRAINAGE LOTS: 0	
PARK LOTS: 0	
UTILITY & ACCESS LOTS: 10 LOTS	
SINGLE FAMILY LOTS: 11 LOTS	

LEGEND

PROPERTY LINE	
EXISTING EASEMENTS	
EXISTING R.O.W. LINES	
1/2" IRON ROD WITH "DOUCET"	
1/2" IRON ROD WITH CAP FOUND	
(UNLESS NOTED)	
NUMBER	
DOC. #	
VOL.	
PAGE	
RIGHT-OF-WAY	
OFFICIAL PUBLIC RECORDS,	
TRANS. COUNTY, TEXAS	
O.P.R.T.C.T.	



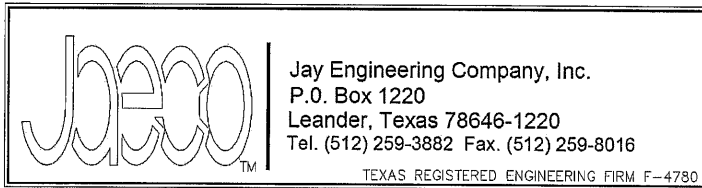
NO.	BEARING	LENGTH
L1	S41°02'42"W	3.24'
L2	N26°40'33"E	2.59'
L3	N26°40'33"E	58.16'

CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	22.01'	14.00'	90°04'30"
C2	19.81'	11.72'	27°27'W

OWNERS: CONTINGENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE: 1.165 ACRES
SURVEY: GREENBURY GATES SURVEY NO. 63
DATE: MARCH 22, 2017
SURVEYOR: DOUCET AND ASSOCIATES
ENGINEER: DOUCET AND ASSOCIATES
ACREAGE BY LOT TYPE: RESIDENTIAL: 1.100 AC.; UTILITY LOT: 0.065 AC.
BENCHMARK INFORMATION:
BM#1 MAGNETIC NAIL SET IN ASPHALT AT THE INTERSECTION OF MASON STONE LANE AND JAMIE DRIVE. ELEVATION: 571.90'
BM#2 MAGNETIC NAIL SET IN ASPHALT AT THE WESTERN TERMINUS OF JAMIE DRIVE. ELEVATION: 573.46'
AN ON-SITE PERMANENT BENCHMARK WILL BE ESTABLISHED DURING THE CONSTRUCTION PHASE.

D&A DOUCET & ASSOCIATES
Civil Engineering • Planning • Surveying/Mapping
7401 B. Highway 71 W. Suite 140
Austin, Texas 78735. Phone: (512) 583-2400
www.doucetandassociates.com
TSPS Firm Registration Number: 10106800
C. Vance Vancura, Director/President 1208-013 H.A.I. Long

Date:	03-29-2017
Scale:	1"=100'
Drawn by:	DRK
Reviewed by:	Exp
Project:	1208-060
Sheet:	1 of 2
Field Book:	420
Party Chief:	JM
Survey Date:	03/29/2017



Date: Tuesday, April 25, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1045
Job Address: , Manor, TX. 78653

Dear Melony May,

The first submittal of the Stonewater Final Resub Lot 132 Blk H Ph 2 (*Final Plat*) submitted by Doucet & Associates, Inc. and received on May 18, 2017, have been reviewed for compliance with the City of Manor Zoning 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 Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

Section 24(c)(3)(i) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

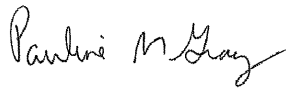
The final plat cannot be approved until the construction plans have been approved.

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,

4/25/2017 3:50:05 PM
Stonewater Final Resub Lot 132 Blk H Ph 2
2017-P-1045
Page 2

A handwritten signature in cursive script, reading "Pauline M. Gray". The signature is written in dark ink and is positioned above the printed name and title.

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

May 18, 2017

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: U#1 Comment Response to Pauline Gray's [Jay Engineering] First Final Plat Review for Stonewater Resubdivision of Lot 132 Block H Phase 2, dated April 25, 2017.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's first final plat comment letter dated 04/25/2017 regarding the project listed above:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

Response: The owner's address is now shown on the Final Plat.

2. Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires that true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response: True bearings and distances with the State Plane Coordinate System, using X and Y coordinates, now identify the four corners, two monument corners and two proposed corners, of the site on the Final Plat.

3. The final plat cannot be approved until the construction plans have been approved.

Response: Acknowledged.

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.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



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.

END OF COMMENTS

Sincerely,

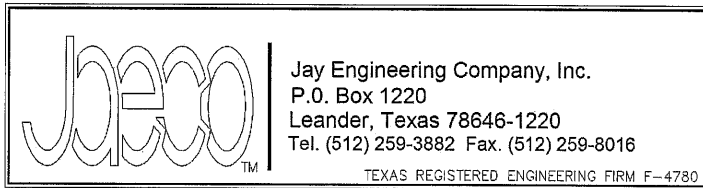
A handwritten signature in black ink, appearing to read 'Benjamin Green', is written over the typed name.

Benjamin Green, E.I.T.
Associate Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Jay Engineering

Enclosures:

- 1 copy U#1 Final Plat updated May 17, 2017
- 1 Final Plat Fee Check for \$275.00



Date: Thursday, June 08, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1045
Job Address: , Manor 78653

Dear Melony May,

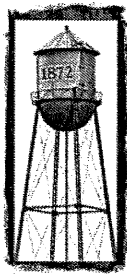
We have conducted a review of the final plat for the above-referenced project, submitted by Melony May and received by our office on May 18, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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 cursive script that reads "Pauline M. Gray".

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Final Plat for Stonewater Phase 8, seventy-four (74) single family lots on 12.50 acres more or less, located near Jaime Drive and Strata Road. Owner: Continental Homes of Texas. Applicant: Doucet and Associates, Inc.

BACKGROUND/SUMMARY:

The Phase 8 Final Plat had previously been approved June 2016 but the plat was revised to increase a roadway width and modify the lot sizes and layout of some of the lots. This revision has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat
Engineer Letters
Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that a Final Plat for Stonewater Phase 8 be approved.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

[illegible]

March 16, 2016

Vincent D. Musat
Senior Project Engineer
Doucet & Associates
7401B Highway 71 West, Suite 160
Austin, TX 78735

Re: First Final Plat Review for
Stonewater Subdivision, Phase 8
City of Manor, Texas

Dear Mr. Musat:

The first submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on March 8, 2016, has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

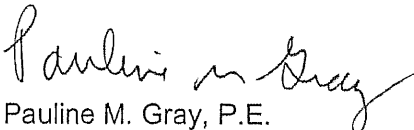
1. The year on signature blocks should be revised to 2016.
2. The City of Manor city secretary and mayor names are incorrect on the plat.
3. Proposed landscaped lots should be identified on the plat.
4. The proposed location of sidewalks for each street should be shown on the plat.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Review of this submittal does not constitute a verification of 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.

Yours truly,


Pauline M. Gray, P.E.

PMG/s

Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

May 9, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Pauline M. Gray's [Jay Engineering]
First Final Plat Review for Stonewater Subdivision Phase 8 to the City of Manor, Texas -
March 16, 2016.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 03/16/2016, regarding the project listed above:

1. The year on the signature blocks should be revised to 2016.

Response: The signature blocks have been revised to 2016.

2. The City of Manor city secretary and mayor names are incorrect on the plat.

Response: The City of Manor secretary and mayor have been revised to show the correct names.

3. Proposed landscaped lots should be identified on the plat.

Response: Proposed landscape lots are now identified on the plat.

4. The proposed location of sidewalks for each street should be shown on the plat.

Response: Proposed sidewalks are now shown on the plat.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



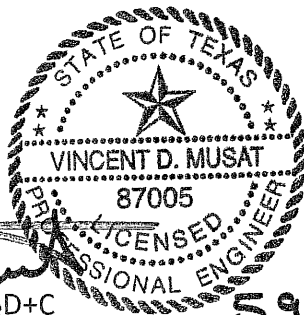
solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Please call if you have any questions or need additional information.

END OF COMMENTS

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musat', written over a circular professional engineer seal.



5.9.16

Vincent D. Musat, P.E., LEED AP BD+C
Senior Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E. and Pauline Gray, P.E./Jay Engineering with enclosures

Enclosures:

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

May 19, 2016

Vincent D. Musat
Senior Project Engineer
Doucet & Associates
7401B Highway 71 West, Suite 160
Austin, TX 78735

Re: Second Final Plat Review for
Stonewater Subdivision, Phase 8
City of Manor, Texas

Dear Mr. Musat:

The second submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on May 9, 2016, has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

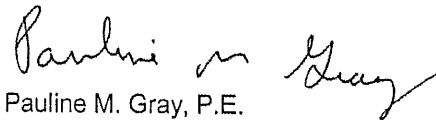
1. ~~The year on signature blocks should be revised to 2016.~~
2. **The City of Manor city secretary and mayor names are incorrect on the plat. The City Secretary's name is still incorrect by the planning and zoning signature line.**
3. ~~Proposed landscaped lots should be identified on the plat.~~
4. ~~The proposed location of sidewalks for each street should be shown on the plat.~~
5. **The floodplain note should be revised with the current effective date of August 18, 2014.**

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Review of this submittal does not constitute a verification of 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.

Yours truly,


Pauline M. Gray, P.E.

PMG/s

Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

May 24, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Pauline M. Gray's [Jay Engineering]
Second Final Plat Review for Stonewater Subdivision Phase 8 to the City of Manor, Texas -
March 16, 2016.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 03/16/2016, regarding the project listed above:

1. The City of Manor city secretary and mayor names are incorrect on the plat. The City Secretary's name is still incorrect by the planning and zoning signature line.

Response: The City of Manor secretary and mayor's names have been correctly added to the plat.

2. The floodplain note should be revised with the current effective date of August 18, 2014.

Response: The floodplain note has been revised to the correct effective date.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

END OF COMMENTS

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musat', is written over a horizontal line. The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Vincent D. Musat, P.E., LEED AP BD+C
Senior Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E. and Pauline Gray, P.E./Jay Engineering with enclosures (1 copy set, minus fee check)

Enclosures:

- 2 Copies of this Comment Response Letter
- 2 Copies of the revised (U#2 – dated 5/18/16)
- 1 review fee check for \$275.00

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

June 3, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Third Final Plat Review for
Stonewater Subdivision, Phase 8
City of Manor, Texas

Dear Mr. Musat:

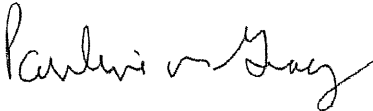
The third submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on May 24, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.

Review of this submittal does not constitute a verification of 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.

Yours truly,



Pauline M. Gray, P.E.

PMG/s

Copy: Vincent D. Musat, P.E. – Doucet & Associates
Scott Dunlop - City of Manor



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

May 18, 2017

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Stonewater Subdivision: Phase 8 - Final Plat Revision Submittal

Dear Mr. Bolt:

Please accept the enclosed documents for review of the Stonewater Subdivision: Phase 8 Final Plat revisions.

The revisions to the Stonewater Phase 8 Final Plat are summarized as follows:

- Landscape Lot 52 has been incorporated into Lot 53 Block J.
- Rip Rap Road now maintains a 64' right-of-way through the west portion of Phase 8.
- The depths of residential Lots 1-20 of Block W have been decreased to 120'.
- A portion of landscape Lot 131 Block Q has been incorporated into Lot 130 Block Q.

Find the following documents enclosed for your review:

1. Fee Check of \$275.00 for Final Plat Revision Review
2. (2) Two full sized copies of the Revised Stonewater Phase 8 Final Plat dated May 16, 2017

An additional copy of the Final Plat has been submitted directly to Frank Phelan at the office of the Jay Engineering Company and Bill Carlson at ESD#12. Should you have any questions please do not hesitate to contact me.

Sincerely,

Benjamin Green, E.I.T.
Engineer Associate
Doucet & Associates, Inc.

TBPE Firm # 3937

State of Texas Surveying Firm Certification # 10105800

Cc: Frank Phelan/Jay Engineering, Bill Carlson/ESD#12; with enclosures

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

June 9, 2017

Mr. Tom Bolt
Director of Development Services/City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Revised Final Plat Review for
Stonewater Subdivision, Phase 8
City of Manor, Texas

Dear Mr. Bolt:

The submittal of the section revision of the Final Plat for Stonewater Subdivision, Phase 8 prepared by Doucet & Associates and received by our office on May 18, 2017 and the subsequent submittal on June 9, 2017, have been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B.

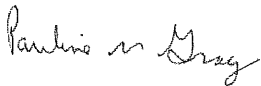
The second revision of the Final Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.

Review of this submittal does not constitute a verification of 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.

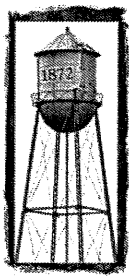
Yours truly,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Benjamin Green, E.I.T. - Doucet & Associates
Keith E. Young, P.E. - Doucet & Associates



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred and seventeen (417) single family lots on 112.80 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: Presidential Glen, LTD. Applicant: Kimley-Horn and Associates

BACKGROUND/SUMMARY:

This Preliminary Plan is for the remaining phases of Presidential Heights, phases 3-6. Phase 2 is under construction now. It has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Preliminary Plat
Summary Letter
Engineer Letters
Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Preliminary Plat for Presidential Heights Phases 3-6 be approved.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

CITY OF MANOR, TRAVIS COUNTY, TEXAS

This document, together with the concepts and designs presented herewith, as an instrument of service, is prepared only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose and no reliance on it should be placed. It is the property of Kinney-Horn and Associates, Inc. and should be returned to Kinney-Horn and Associates, Inc. without delay.

PHASES 3-6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

KHA PROJECT	069241701
DATE	JUNE 2017
SCALE: AS SHOWN	
DESIGNED BY: BJG	
DRAWN BY: AEG	
CHECKED BY: RJS	



Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOYVANTE ROAD, AVALON, TX 76706
PHONE: 817-418-1771 FAX 817-418-1781
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928





March 15, 2017

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Avallon IV, Suite 300
Austin, Texas
78759

**Re: *Summary Letter – Presidential Heights Phases 3 Thru 6
Preliminary Plan Application
Northeast Corner of Bois D’Arc Road and Tower Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Presidential Heights is a proposed residential subdivision located north of Highway 290 at the northwest intersection of Bois D’Arc Road and Tower Road in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phases 3, 4, 5, and 6 within the Presidential Heights subdivision. The existing property is approximately 169 acres of mostly undeveloped land. Phases 3 thru 6 encompass approximately 112 acres of this property.

The proposed improvements include 410 residential lots, 3 detention ponds, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

No portion of this site is in the Federal Emergency Management Agency’s 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014. One jurisdictional waterway runs adjacent to the subject property, for this we have approximated the extents of the non-regulated flood plain. Although small portions of Phases 4, 5 and 6 are located within the non-regulated flood plain area, finished lot elevations for these phases will result in a revised flood plain that does conflict with the lots.

Three detention facilities along the existing waterway will be constructed with Phases 3, 4 and 5.

If you have any questions or comments regarding this request, please contact me at 512-350-5703.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Robert J. Smith, P.E.

Engineer Review

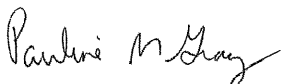
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. Some items on Exhibit F on Sheet 3 are difficult to read.
2. Section 22(2)(c)(iv) of Subdivision Ordinance 263B requires the centerline of watercourses, creeks, existing drainage structures and other pertinent data be shown on the preliminary plat.
3. Section 22(2)(c)(vi) of Subdivision Ordinance 263B requires that topographic data indicated 1 foot contour intervals be shown for slopes less than 5%.
4. Section 22(2)(c)(vii) of Subdivision Ordinance 263B requires that the locations, sizes and descriptions of all existing utilities, including but not limited to, wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks and wells within the subdivision, and/or adjacent thereto be shown on the preliminary plat.
5. The existing right-of-way widths of any boundary street to the proposed subdivision should be shown on the preliminary plat.
6. Elevations should be added to the contours shown on Sheets 10 and 11.
7. Section 22 (3)(i) of Subdivision Ordinance 263B requires that the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site be shown.
8. Section 22(3)(iii) of Subdivision Ordinance 263B requires that the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements and rights-of-way be shown on the preliminary plat.
9. The tie in to the existing water system should be shown on Sheets 6 and 7.

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,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



May 16, 2017

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220

RE: *Permit No. 2017-P-1044*
 Job Address: Manor, TX. 78653

Dear Ms. Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on May 8, 2017. The original comments have also been included below, for reference.

Engineer Review

1. Some items on Exhibit F on Sheet 3 are difficult to read.

Response: Exhibit F has been resized to make more legible.

2. Section 22(2)(c)(iv) of Subdivision Ordinance 263B requires the centerline of watercourses, creeks, existing drainage structures and other pertinent data be shown on the preliminary plat.

Response: Existing creek centerline has been added and labeled on plan sheets.

3. Section 22(2)(c)(vi) of Subdivision Ordinance 263B requires that topographic data indicated 1 foot contour intervals be shown for slopes less than 5%.

Response: Contour data has been updated to show contours at 1 foot intervals on plan sheets.

4. Section 22(2)(c)(vii) of Subdivision Ordinance 263B requires that the locations, sizes and descriptions of all existing utilities, including but not limited to, wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks and wells within the subdivision, and/or adjacent thereto be shown on the preliminary plat.

Response: All existing utilities/structures have been added and labeled on plan sheets.

5. The existing right-of-way widths of any boundary street to the proposed subdivision should be shown on the preliminary plat.

Response: All boundary street right-of-way widths have been labeled on plan sheets.

6. Elevations should be added to the contours shown on Sheets 10 and 11.

Response: Elevation labels have been added to sheets 10 and 11.

7. Section 22 (3)(i) of Subdivision Ordinance 263B requires that the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site be shown.

Response: All proposed drainage improvements including ponds and all storm sewer has been labeled on plan sheets.

8. Section 22(3)(iii) of Subdivision Ordinance 263B requires that the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements and rights-of-way be shown on the preliminary plat.

Response: Plans have been updated to show required labels.

9. The tie in to the existing water system should be shown on Sheets 6 and 7.

Response: Existing water tie-in has shown and labeled out on sheet 6, no existing water tie-ins on sheet 7.

Please note that phases 5 & 6 have been adjusted from original submittal. No additional lots have been added.

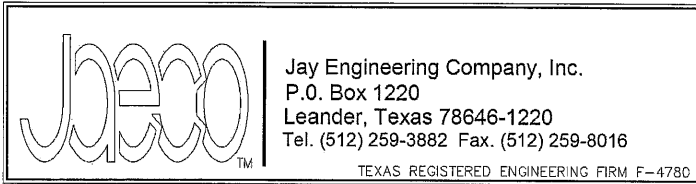
Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager



Date: Tuesday, June 06, 2017

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1044
Job Address: , Manor 78653

Dear Alex Granados,

The subsequent submittal of the Presidential Heights 3-6 Prelim submitted by Kimley-Horn and received on June 07, 2017, 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 (512) 259-3882 or by email at pgray@jaeco.net.

1. ~~Some items on Exhibit F on Sheet 3 are difficult to read.~~
2. ~~Section 22(2)(c)(iv) of Subdivision Ordinance 263B requires the centerline of watercourses, creeks, existing drainage structures and other pertinent data be shown on the preliminary plat.~~
3. ~~Section 22(2)(c)(vi) of Subdivision Ordinance 263B requires that topographic data indicated 1 foot contour intervals be shown for slopes less than 5%.~~
4. ~~Section 22(2)(c)(vii) of Subdivision Ordinance 263B requires that the locations, sizes and descriptions of all existing utilities, including but not limited to, wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks and wells within the subdivision, and/or adjacent thereto be shown on the preliminary plat.~~
5. ~~The existing right-of-way widths of any boundary street to the proposed subdivision should be shown on the preliminary plat.~~
6. ~~Elevations should be added to the contours shown on Sheets 10 and 11.~~
7. ~~Section 22 (3)(i) of Subdivision Ordinance 263B requires that the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site be shown.~~
8. ~~Section 22(3)(iii) of Subdivision Ordinance 263B requires that the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements and rights-of-way be shown on the preliminary plat.~~
9. ~~The tie in to the existing water system should be shown on Sheets 6 and 7.~~

10. Please provide a copy of the TIA for the project as required by Section 22(c)(4)(iv).

11. Clarification should be made as to which portion of the creek is jurisdictional waterway. The extents of the jurisdictional waterway should also be shown on the preliminary plat.

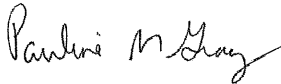
12. Please provide a copy of the aquatic resource delineation study conducted by SWCA Environmental Consultants.

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 (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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.
Staff Engineer
Jay Engineering Company, Inc.



June 07, 2017

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220

RE: *Permit No. 2017-P-1044*
 Job Address: Manor, TX. 78653

Dear Ms. Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on June 06, 2017. The original comments have also been included below, for reference.

Engineer Review

- i. Please provide a copy of the TIA for the project as required by Section 22(c)(4)(iv).

Response: Copy of TIA has been included in resubmittal.

- ii. Clarification should be made as to which portion of the creek is jurisdictional waterway. The extents of the jurisdictional waterway should also be shown on the preliminary plat.

Response: Jurisdictional waterway limits have been labeled on preliminary plan sheets, and drainage area maps.

- iii. Please provide a copy of the aquatic resource delineation study conducted by SWCA Environmental Consultants.

Response: Report has been included in resubmittal.

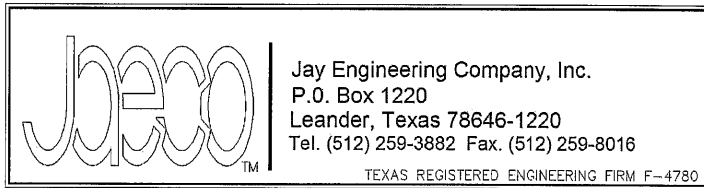
Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R. J. Smith", written over a horizontal line.

Robert J. Smith, P.E.
Senior Project Manager



Date: Tuesday, June 13, 2017

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1044
Job Address: , Manor 78653

Dear Alex Granados,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Alex Granados and received by our office on June 07, 2017, for conformance with the City of Manor 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.

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 cursive script that reads "Pauline M. Gray".

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.