



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 AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, AUGUST 9, 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 Commission. To address the Planning Commission 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 Final Plat for Shadowglen Section 9, fifty-five (55) single family lots on 13.30 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 11, fifty-nine (59) single family lots on 15.43 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24 A, seventy-one (71) single family lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Stantec | Scott Dunlop
Planning Coordinator |

- | | |
|---|--------------------------------------|
| 4. Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Phase 1, two (2) park and drainage easement lots on 22.62 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development 973, LP. Applicant: ALM Engineering | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action on a Final Plat for Lagos Phase 1, one hundred and twenty-three (123) single family, village cluster, and open space lots on 48.51 acres more or less located near FM 973 and Murchison Street, Manor, Texas. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn. | Scott Dunlop
Planning Coordinator |

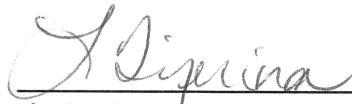
REGULAR AGENDA

- | | |
|--|--------------------------------------|
| 6. Consideration, discussion, and possible action on the July 12, 2017 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
| 7. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 16, eight-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn | Scott Dunlop
Planning Coordinator |
| 8. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 2, one hundred (100) single family lots on 26.72 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: West Elgin Development Corp. Applicant: Kimley-Horn. | Scott Dunlop
Planning Coordinator |
| 9. Consideration, discussion, and possible action on a Preliminary Plat for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.98 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development, LP. Applicant: ALM Engineering. | Scott Dunlop
Planning Coordinator |
| 10. Consideration, discussion, and possible action on a setback waiver for Lot 1 and West ½ Lot 2 Block 61 Town of Manor, locally known as 101 E. Wheeler Street, to allow for a 10-foot rear setback. Owner: Germaine Swenson. Applicant: Germaine Swenson. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning and Zoning Commission Regular Meeting Agenda was posted on this 4th day of August, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code and remained posted for at least two hours after said meeting was convened.



Lluvia Tijerina
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 the City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 9, fifty-five (55) single family lots on 13.30 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM

BACKGROUND/SUMMARY:

This item 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 the Shadowglen Sec 9 Final Plat be denied as submitted.

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

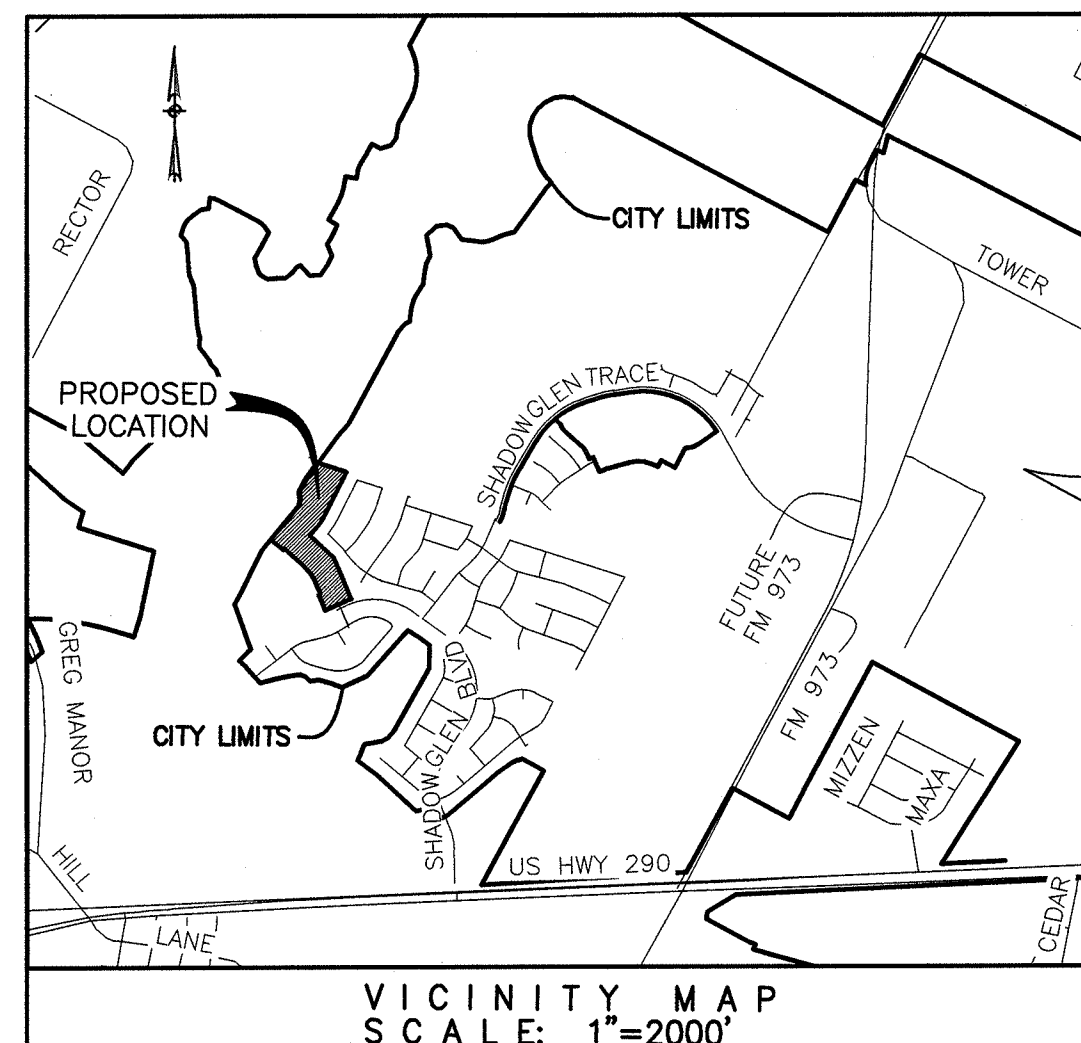
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

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.



SHADOWGLEN PHASE 1
SECTION 9
FINAL PLAT

13.302 TOTAL ACRES OUT OF 35.60 ACRES (TRACT 5)
OF THE SG LAND HOLDINGS, LLC. (2012217281).

55 LOTS 3 BLOCKS

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

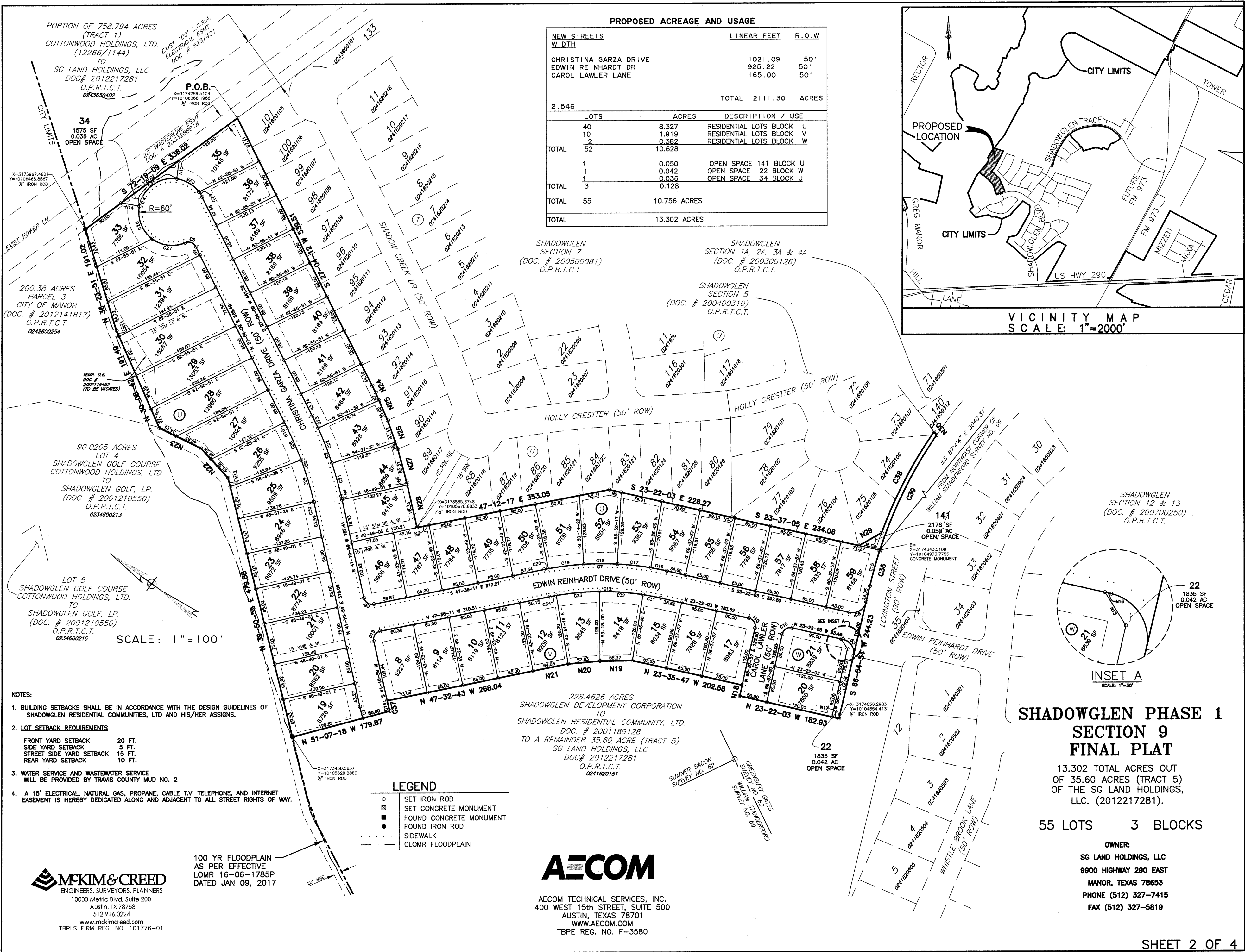
AECOM

AECOM TECHNICAL SERVICES, INC.
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580

JOB NO. 60302044 JULY 2017

SHEET 1 OF 4

DRAWING: L:\SH-GLEN\PH1\60020551\CADD\Plats\Final\PLAT RESUBMITTAL 2013.dwg PLOTTED: Jul 06, 2017 - 7:51am





AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 11, fifty-nine (59) single family lots on 15.43 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM

BACKGROUND/SUMMARY:

This item 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 the Shadowglen Sec 11 Final Plat be denied as submitted.

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

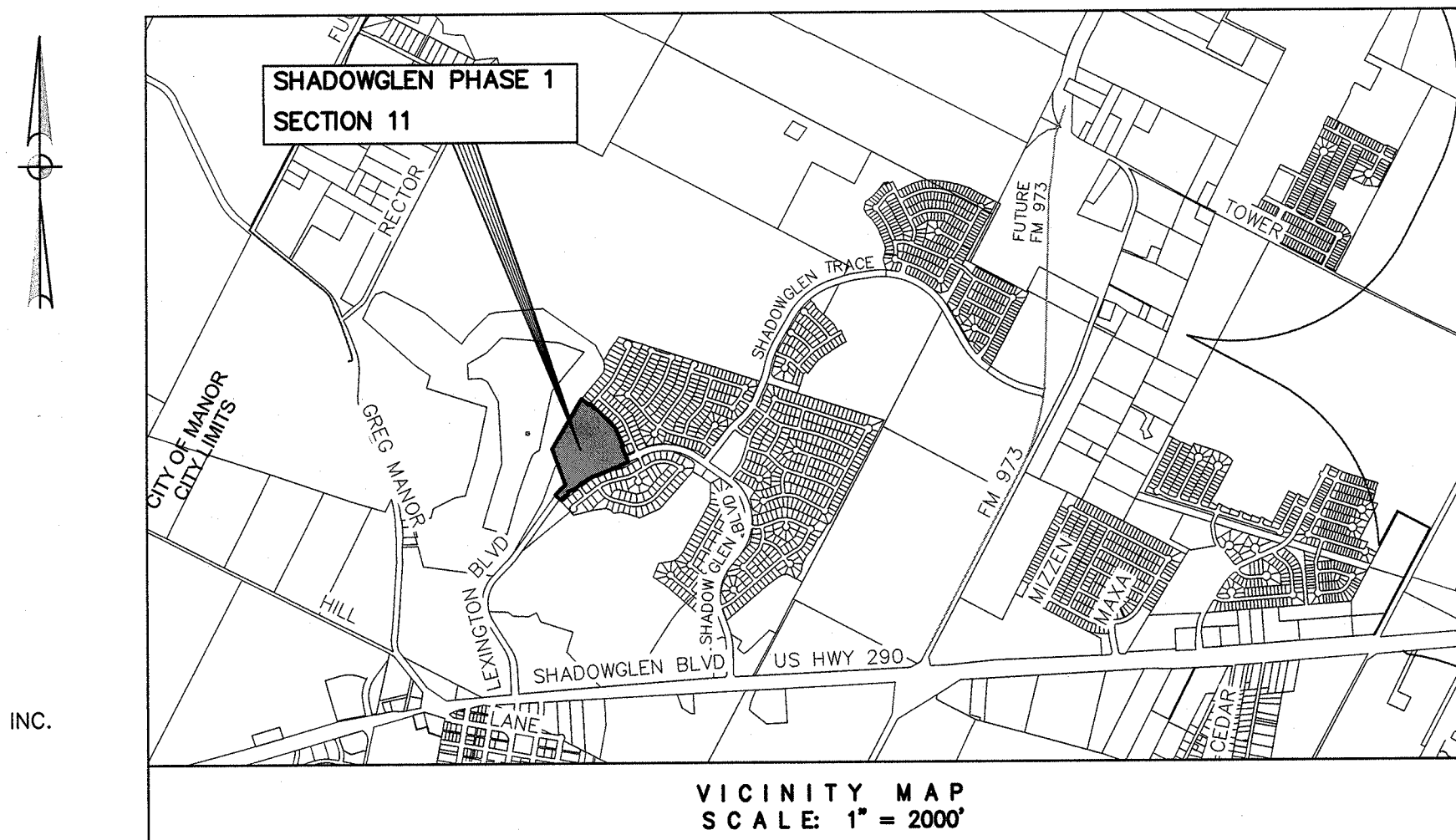
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

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
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NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
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IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF
THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



SHADOWGLEN PHASE 1
SECTION 11
FINAL PLAT

15.43 TOTAL ACRES OUT OF 276.88 ACRES
(TRACT 2) OF THE SG LAND HOLDINGS, LLC.
(2012217281).

59 LOTS 3 BLOCKS

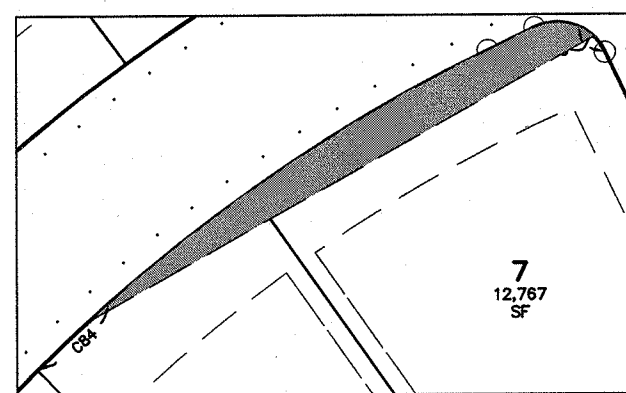
OWNER:
SG LAND HOLDINGS, LLC
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PHONE (512) 327-7415
FAX (512) 327-5819

SHADOWGLEN PHASE 1
SECTION 11
FINAL PLAT
SHEET 1 OF 4

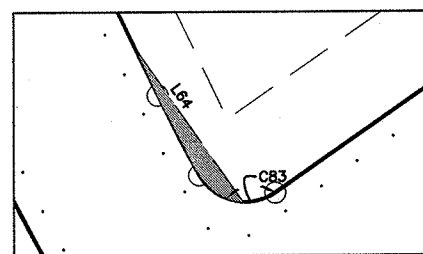
AECOM

AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BLVD
AUSTIN, TEXAS 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580

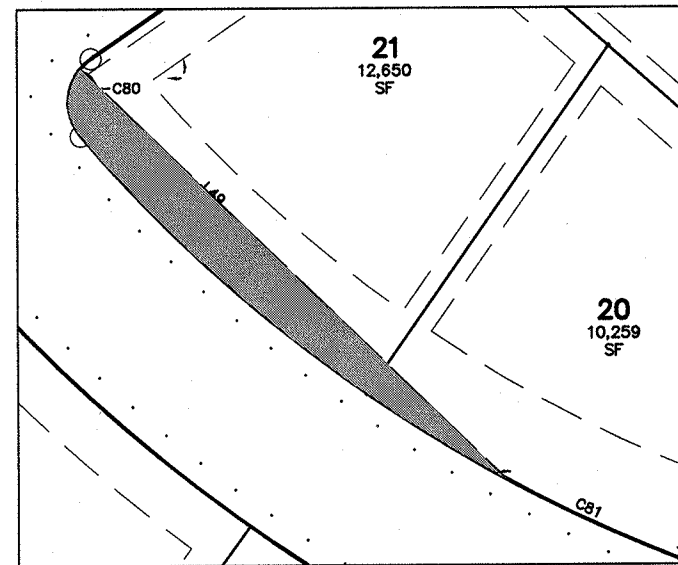
JOB NO. 60020552 JULY 2017



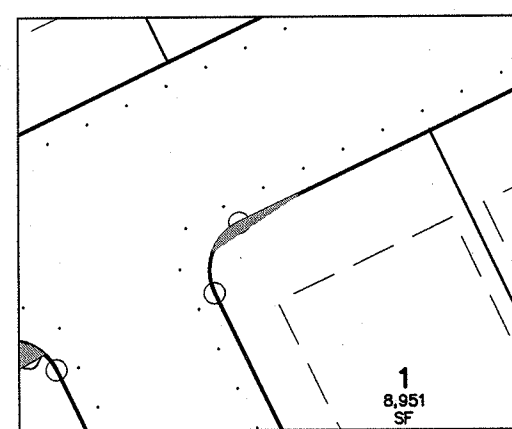
SIGHT DISTANCE
DETAIL "A"
SCALE 1"=50'



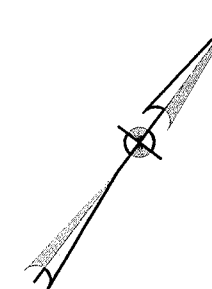
SIGHT DISTANCE
DETAIL "B"
SCALE 1"=50'



SIGHT DISTANCE
DETAIL "C"
SCALE 1"=50'



SIGHT DISTANCE
DETAIL "D"
SCALE 1"=50'



SCALE: 1"=100'

LOT 5
(CALLED 39.813 ACRES)
(OPEN SPACE)
SHADOWGLEN GOLF COURSE
FINAL PLAT DOC# 200300186
O.P.R.T.C.T.

LOT 4
(CALLED 90.032 ACRES)
(OPEN SPACE)
SHADOWGLEN GOLF COURSE
FINAL PLAT
DOC# 200300186
O.P.R.T.C.T.

SG LAND HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
(PORTION OF CALLED 35.60 ACRES)
TRACT 5
DOC# 2012217281
O.P.R.T.C.T.

SG LAND
HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY
COMPANY
TRACT 5
PORTION OF (CALLED 35.60
ACRES)
DOC #2012217281
O.P.R.T.C.T.
TO
SHADOWGLEN
LEXINGTON STREET
SEGMENT B
DOC #

100 YR FLOODPLAIN
AS PER EFFECTIVE
LOMR 16-06-1785P
DATED JAN 09, 2017

TBM
X=3,173,122.7769
Y=10,104,298.5521
1/2" IRON ROD

129.99
S53° 03' 38"W
1A
OPEN SPACE
3,150
SF

74.25
S53° 03' 38"W
OPEN SPACE
8,891
SF

SHADOWGLEN PHASE 1
SECTIONS 12 & 13
FINAL PLAT
DOC# 200700250
O.P.R.T.C.T.

SG LAND HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
PORTION OF
(CALLED 35.60 AC TRACT)
(TRACT 5)
DOC# 2012217281
O.P.R.T.C.T.
PRIOR PLAT OF SHADOWGLEN
PHASE 1 SECTION 9 WAS VACATED IN
DOC# 2010168920
O.P.R.T.C.T.

LEGEND

- SET IRON ROD CAPPED "MCKIM & CREED"
- △ FOUND AND CAPPED "CHAPARRAL"
- FOUND AND CAPPED "SURVCON, INC"
- SIDEWALK
- CLOMR FLOODPLAIN

NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SG LAND HOLDINGS, LLC. AND HIS/HER ASSIGNS.
2. LOT SETBACK REQUIREMENTS
FRONT YARD SETBACK..... 20 FT. - FOR IRREGULAR SHAPED LOTS
25 FT. - FOR ALL OTHER LOTS
SIDE YARD SETBACK..... 5 FT.
STREET SIDE YARD SETBACK..... 15 FT.
REAR YARD SETBACK..... 10 FT.
3. WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 1
4. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
5. FOR ADDITIONAL INFORMATION ON ADJACENT PROPERTY OWNERS SEE TABLE ON SHEET 4.

PROPOSED ACREAGE AND USAGE

NEW STREETS	LINEAR FEET	ROW WIDTH
CHRISTINA GARZA DRIVE	1,309.38 LF	50'
CAROL LAWLER LANE	1,067.28 LF	50'
RAKESH WAY	577.02 LF	50'
TOTAL =	2,954 LF	2.86 ACRES

DESCRIPTION/USE	LOTS	ACRES
RESIDENTIAL BLOCK U	18	3.89
RESIDENTIAL BLOCK W	19	4.14
RESIDENTIAL BLOCK V	20	4.26
RESIDENTIAL BLOCK TOTAL =	57	12.30
OPEN SPACE	2	.28
RESIDENTIAL/OPEN SPACE TOTAL =	59 LOTS	12.57 ACRES
TOTAL =		15.43 ACRES

SHADOWGLEN PHASE 1
SECTION 11
FINAL PLAT
SHEET 2 OF 4



AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24 A, seventy-one (71) single family lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Stantec

BACKGROUND/SUMMARY:

This item 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 the Shadowglen Sec 24A Final Plat be denied as submitted.

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

SHADOWGLEN PHASE 2, SECTION 24A 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.

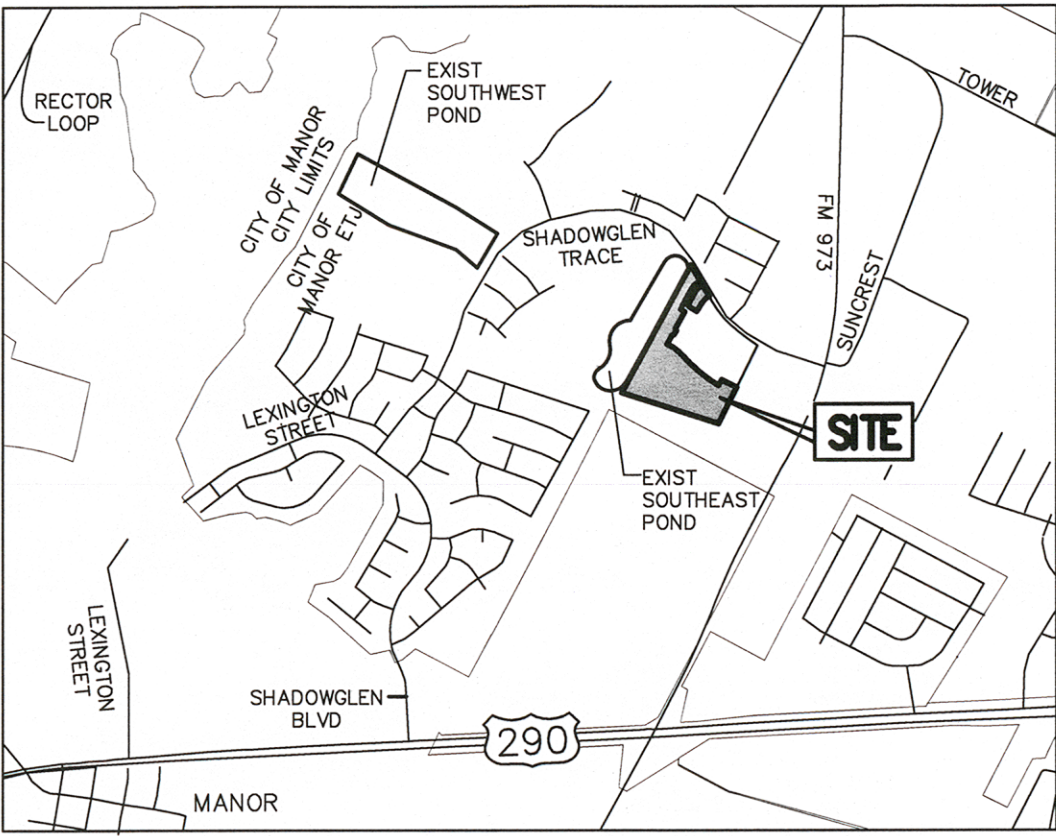
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

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
SERVICE, 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



VICINITY MAP
1"=2000'

SHADOWGLEN PHASE 2,
SECTION 24A FINAL PLAT

A 71 LOT SUBDIVISION
CONSISTING OF 15.765 ACRES
DATE: DECEMBER 2016
PREPARED BY:

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2017

Drawn by: MJR Approved by: MJR Project No.: 222010426 File: V:\2220\222010426\222010426PL1.dwg

SHEET
1
OF 5

V:\2220\active\222010426\survey\222010426PL6.dwg Jun 8, 17 3:22 PM by: mraobe

SHADOWGLEN PHASE 2, SECTION 24A FINAL PLAT

GENERAL NOTES:

1. COORDINATES SHOWN ARE GRID COORDINATES.

2. LOT SETBACK REQUIREMENTS - AS SHOWN

FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS
25 FT. FOR ALL OTHER LOTS
SIDE YARD SETBACK 5 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 10 FT.

SUMNER BACON
SURVEY NO. 62

REMAINDER OF
94.85 ACRES
SG LAND HOLDINGS, LLC
DOCUMENT NO. 2012217281

GREENBURY GATES
SURVEY NO. 63

APPROXIMATE SURVEY LINE

DRAINAGE AND DETENTION POND
DOCUMENT NO. 2006012271

PINE ARBOR TRAIL
(50' R.O.W.)

SHADOWGLEN PHASE 2
SECTION 15A FINAL PLAT
DOCUMENT NO. 200600181

SHADOWGLEN PHASE 2,
SECTION 15B FINAL PLAT
DOCUMENT NO. 200600382

PECANGATE WAY
(R.O.W. VARIES)

REMAINDER OF 109.5069 ACRES
COTTONWOOD HOLDINGS, LTD.
DOCUMENT NO. 1999115220

ADJOINING OWNER NAMES:

SHADOWGLEN PHASE 2, SECTION 15A
BLOCK C
LOT 28 - JAMIE HERNANDEZ
LOT 29 - TIMOTHY HAYS
LOT 61 OS - SG LAND HOLDINGS LLC
SHADOWGLEN PHASE 2, SECTION 15B
BLOCK C
LOT 50 - WILLIAM W. MYERS II
LOT 51 - ELIZABETH STEPHENSON
LOT 52 - REY VALLEJO
LOT 53 - KAY BAILEY
LOT 61 OS - SG LAND HOLDINGS LLC
SHADOWGLEN PHASE 2, SECTION 24B
BLOCKS J, LOTS 5-11 - SG LAND HOLDINGS LLC
BLOCKS K, LOTS 1-15 - SG LAND HOLDINGS LLC
BLOCKS M, LOTS 1-27 - SG LAND HOLDINGS LLC
BLOCKS N, LOTS 1-14 - SG LAND HOLDINGS LLC

LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "SURVCON" CAP FOUND
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊗ BLOCK
- ⋯⋯⋯ SIDEWALK
- ⊕116 ELEVATION BENCHMARK

SHADOWGLEN PHASE 2,
SECTION 24A FINAL PLAT

A 71 LOT SUBDIVISION
CONSISTING OF 15.765 ACRES
DATE: DECEMBER 2016
PREPARED BY:

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2017

Drawn by: MJR Approved by: MJR Project No.: 222010426 File: V:\2220\222010426\222010426PL6.dwg

V:\2220\active\222010426\survey\222010426PL6.dwg Jun 8, 17 3:22 PM by: mraobe



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Phase 1, two (2) park and drainage easement lots on 22.62 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development 973, LP. Applicant: ALM Engineering

BACKGROUND/SUMMARY:

This item 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 the Manor Commons SE Commercial Ph. 1 Final Plat be denied as submitted.

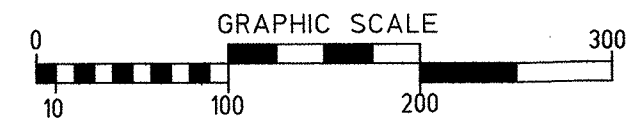
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

FINAL PLAT ESTABLISHING MANOR COMMONS SE COMMERCIAL PHASE 1

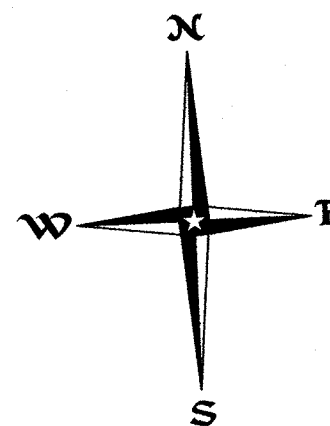
PREPARED: JUNE 1, 2017

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

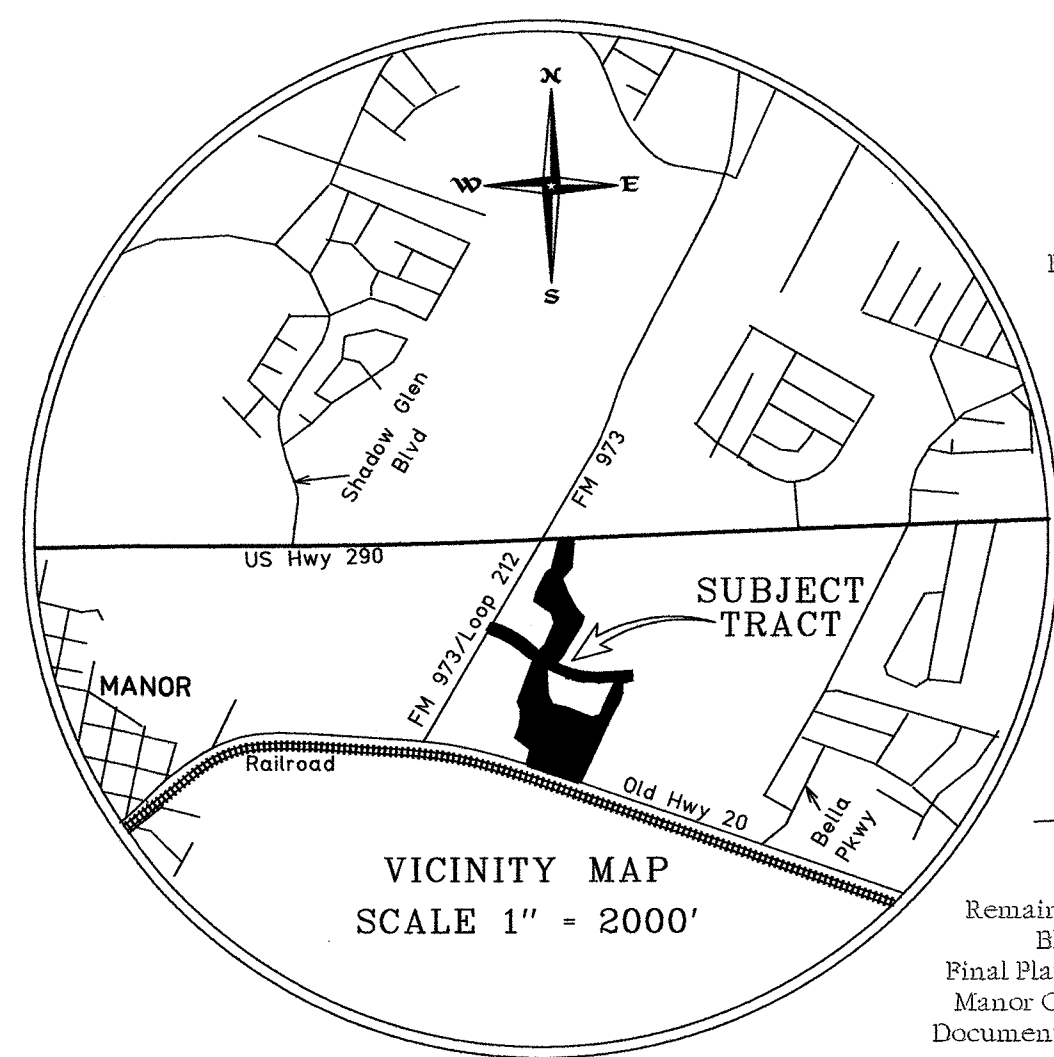


SCALE: 1" = 100'



Legend

- ▲ 60D Nail Found in fence post
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- ◇ 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- Calculated Point
- (Record Bearing and Distance)



LOT SUMMARY

Total Number of Lots = 2
Lot 7 = 5.995 Acres = 261,176 Square Feet
Lot 8 = 13.746 Acres = 598,788 Square Feet
New R.O.W. = 2.877 Acres = 125,322 Square Feet
Total Area = 985,287 Square Feet = 22.619 Acres
Lots 7 and 8 Park and Drainage Easement
1,551 LINEAR FEET OF NEW STREET

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.
NAVD1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark No. 1 (BM#1) Chiseled square on top of concrete headwall near Northwest corner of Lot 7, Block A: North: 10101780.4'
East: 3178333.4'
NAVD 1988 Elevation: 512.78 ft.

Site Benchmark No. 2 (BM#2) Cut triangle on top of concrete headwall near Southwest corner of Lot 8, Block B: North: 10099397.5'
East: 3178069.3'
Elevation: 499.11 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP
Greenview Development Greenbury, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC.
2525 Wallingwood Dr., Ste. 600
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

(82,254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824

Tract D
(0.76 Acre)
Atmos Gas Line
Easement
Document No. 2017023573

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

15' Wastewater Easement
per Document No. _____

U.S. HIGHWAY 290 (204' R.O.W.)

State Plane Coordinates:
North: 10101720.86'
East: 3177705.17'
STA 19+12.50
177.99 RT

Remainder of Lot 7
Block A
Final Plat Establishing
Manor Commons SW
Document No. 201500112

STA 21+44.50
90.00' RT
"Holt Carson, Inc."

LOOP 212 A.K.A. F.M. HIGHWAY 973
(R.O.W. VARIES)

(Remainder of 30.17 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

LOT 7
BLOCK A
5.995 ACRES
Park and Drainage Easement

Approximate Limits of
100 Year Flood Plain

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

(Remainder of 30.17 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

(250 Acres)
Greenview Development 973, L.P.
Document No. 2005187926

(10,000 Acres)
Odeen Hibbs
Document No. 2002010174

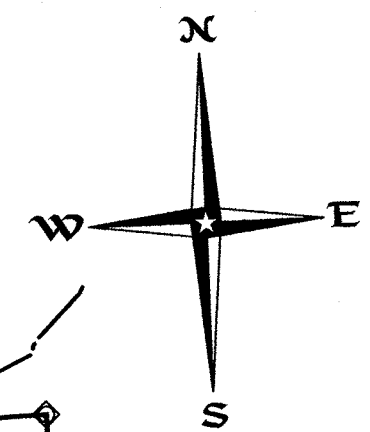
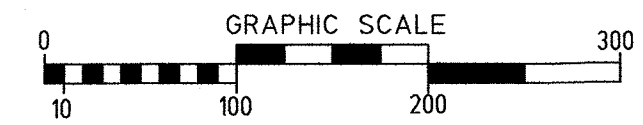
GREENBURY DATES SURVEY NO. 33
ABSTRACT NO. 313

(Remainder of 104.61 Acres)
Greenview Development Greenbury, LP
Document No. 2005237215

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

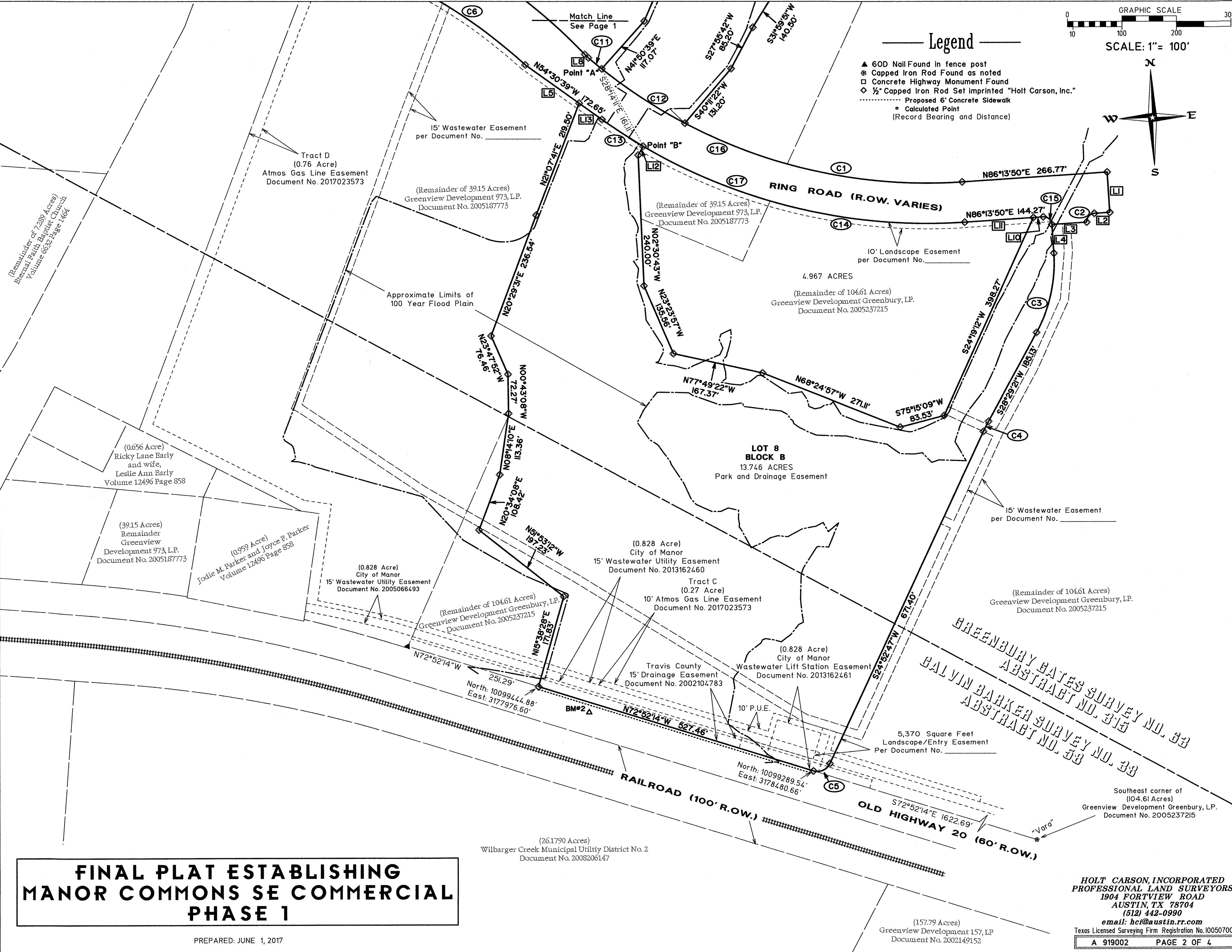
email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700

A 919002 PAGE 1 OF 4



Legend

- ▲ 60D Nail Found in fence post
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- ◇ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- Calculated Point
(Record Bearing and Distance)



FINAL PLAT ESTABLISHING MANOR COMMONS SE COMMERCIAL PHASE 1

PREPARED: JUNE 1, 2017

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700
A 919002 PAGE 2 OF 4



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Lagos Phase 1, one hundred and twenty-three (123) single family, village cluster, and open space lots on 48.51 acres more or less located near FM 973 and Murchison Street, Manor, Texas. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

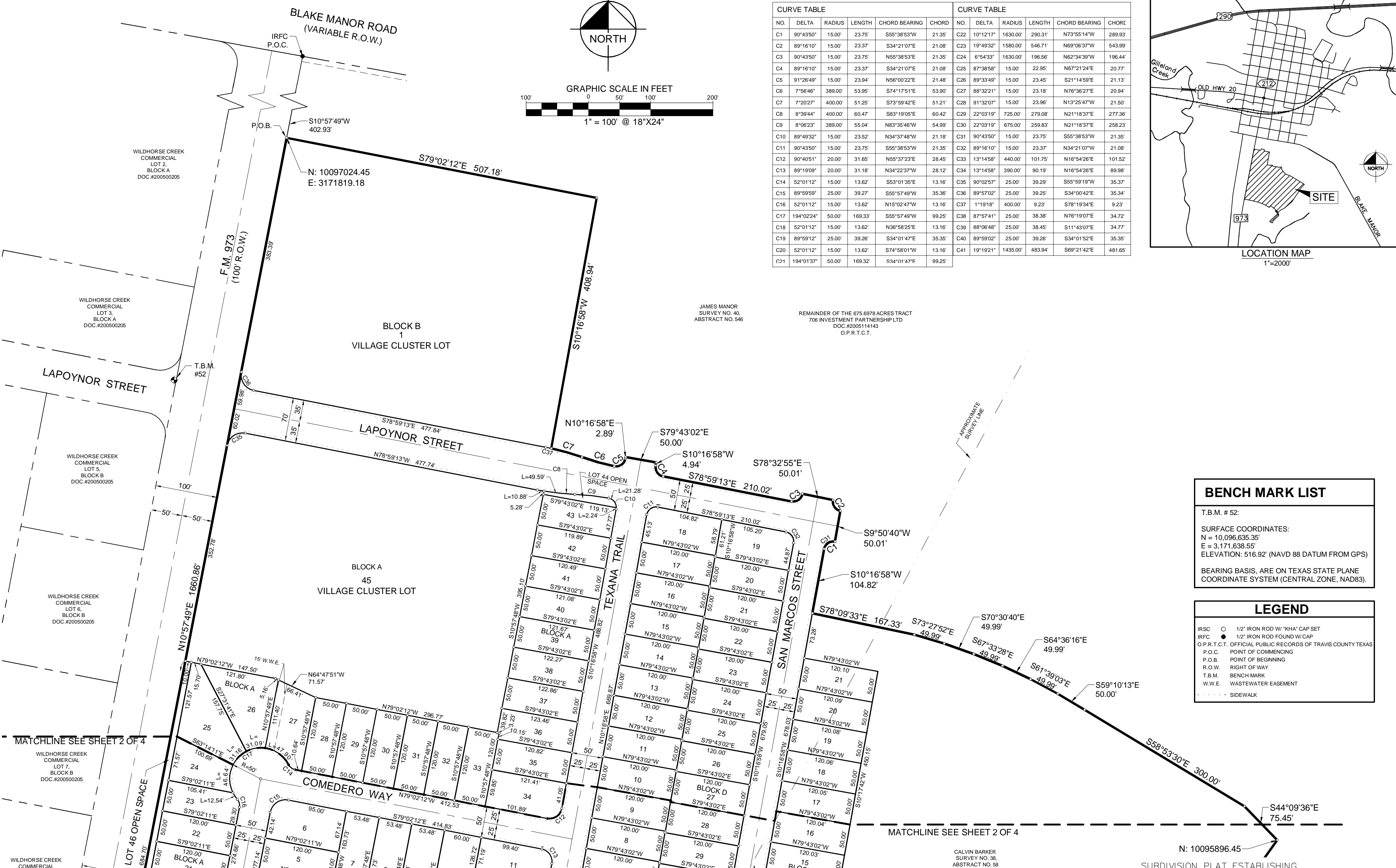
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

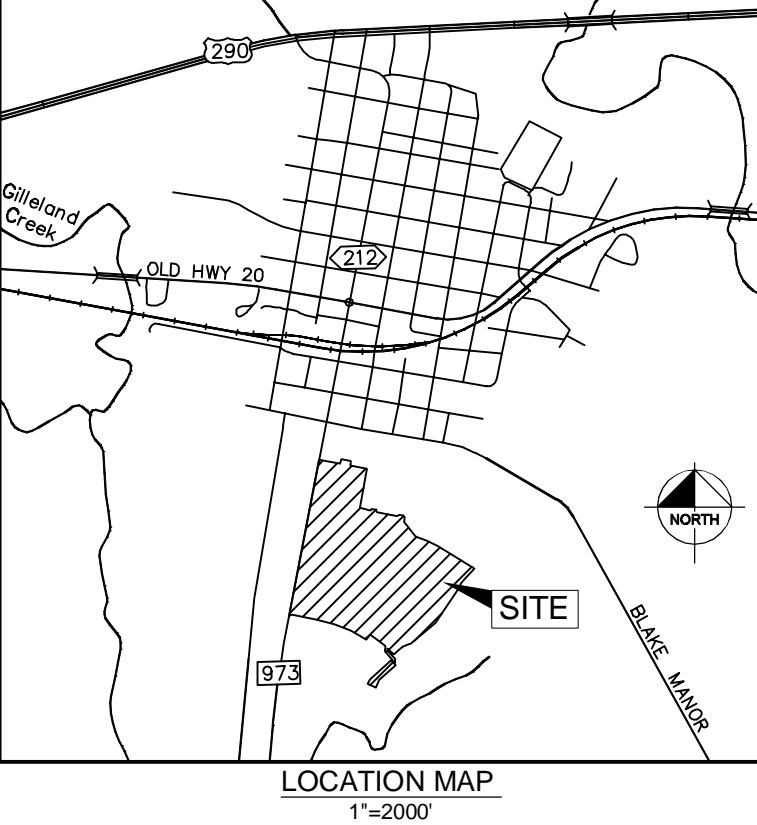
STAFF RECOMMENDATION:

It is City staff's recommendation, that the Lagos Ph. 1 Final Plat be denied as submitted.

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



CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	90°43'50"	15.00'	23.75'	S55°38'53"W	21.35'	C22	10°12'17"	1630.00'	290.31'
C2	89°16'10"	15.00'	23.37'	S34°21'07"E	21.08'	C23	19°49'32"	1580.00'	546.71'
C3	90°43'50"	15.00'	23.75'	N55°38'53"E	21.35'	C24	6°54'33"	1630.00'	196.56'
C4	89°16'10"	15.00'	23.37'	S34°21'07"E	21.08'	C25	87°38'58"	15.00'	22.95'
C5	91°26'49"	15.00'	23.94'	N56°00'22"E	21.48'	C26	89°33'49"	15.00'	23.45'
C6	7°56'46"	389.00'	53.95'	S74°17'51"E	53.90'	C27	88°32'21"	15.00'	23.18'
C7	7°20'27"	400.00'	51.25'	S73°59'42"E	51.21'	C28	91°32'07"	15.00'	23.96'
C8	8°39'44"	400.00'	60.47'	S83°19'05"E	60.42'	C29	22°03'19"	725.00'	279.08'
C9	8°06'23"	389.00'	55.04'	N83°35'46"W	54.99'	C30	22°03'19"	675.00'	259.83'
C10	89°49'32"	15.00'	23.52'	N34°37'48"W	21.18'	C31	90°43'50"	15.00'	23.75'
C11	90°43'50"	15.00'	23.75'	S55°38'53"W	21.35'	C32	89°16'10"	15.00'	23.37'
C12	90°40'51"	20.00'	31.65'	N55°37'23"E	28.45'	C33	13°14'58"	440.00'	101.75'
C13	89°19'09"	20.00'	31.18'	N34°22'37"W	28.12'	C34	13°14'58"	390.00'	90.19'
C14	52°01'12"	15.00'	13.62'	S53°01'35"E	13.16'	C35	90°02'57"	25.00'	39.29'
C15	89°59'59"	25.00'	39.27'	S55°57'49"W	35.36'	C36	89°57'02"	25.00'	39.25'
C16	52°01'12"	15.00'	13.62'	N15°02'47"W	13.16'	C37	1°19'18"	400.00'	9.23'
C17	194°02'24"	50.00'	169.33'	S55°57'49"W	99.25'	C38	87°57'41"	25.00'	38.38'
C18	52°01'12"	15.00'	13.62'	N36°58'25"E	13.16'	C39	88°06'48"	25.00'	38.45'
C19	89°59'12"	25.00'	39.26'	S34°01'47"E	35.35'	C40	89°59'02"	25.00'	39.26'
C20	52°01'12"	15.00'	13.62'	S74°58'01"W	13.16'	C41	19°19'21"	1435.00'	483.94'
C21	194°01'37"	50.00'	169.32'	S34°01'47"E	99.25'				



BENCH MARK LIST
T.B.M. # 52:
SURFACE COORDINATES:
N = 10,096,635.35'
E = 3,171,638.55'
ELEVATION: 516.92' (NAVD 88 DATUM FROM GPS)
BEARING BASIS, ARE ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83).

LEGEND
IRSC ○ 1/2" IRON ROD W/ "KHA" CAP SET
IRFC ● 1/2" IRON ROD FOUND W/ CAP
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
T.B.M. BENCH MARK
W.W.E. WASTEWATER EASEMENT
--- SIDEWALK

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S10°16'58"W	91.04'	L12	N63°57'23"W	49.23'	L23	S20°10'44"W	58.26'	L34	N03°02'54"E	17.93'
L2	S32°55'32"W	39.91'	L13	N62°00'42"W	49.20'	L24	S24°07'49"W	58.26'	L35	N48°02'54"E	1.04'
L3	N35°54'58"W	41.15'	L14	S57°39'43"E	55.64'	L25	S28°04'54"W	58.26'	L36	S41°57'06"E	22.50'
L4	N78°58'22"W	49.87'	L15	S27°49'25"W	75.41'	L26	S31°41'30"W	54.77'	L37	N23°25'03"E	57.95'
L5	N77°36'05"W	49.43'	L16	S27°18'05"W	47.69'	L27	S32°16'44"W	50.00'	L38	N66°34'57"W	90.87'
L6	N75°38'56"W	49.40'	L17	S24°02'43"W	47.82'	L28	N32°20'17"E	45.90'	L39	S23°25'03"W	88.19'
L7	N73°41'50"W	49.37'	L18	N79°01'23"W	89.06'	L29	S19°06'27"W	47.82'	L40	S41°57'06"E	22.50'
L8	N71°44'49"W	49.34'	L19	S79°01'23"E	87.81'	L30	N10°28'57"E	48.75'	L41	S48°02'54"W	11.39'
L9	N69°47'51"W	49.31'	L20	S10°16'58"W	50.04'	L31	S14°08'52"W	47.82'	L42	S03°02'54"W	38.64'
L10	N67°50'58"W	49.29'	L21	S16°13'39"W	58.26'	L32	N02°43'04"E	52.78'	L43	S41°57'06"E	118.22'
L11	N65°54'09"W	49.26'	L22	S12°16'33"W	58.26'	L33	N41°57'06"W	118.14'	L44	S02°43'04"W	21.30'

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

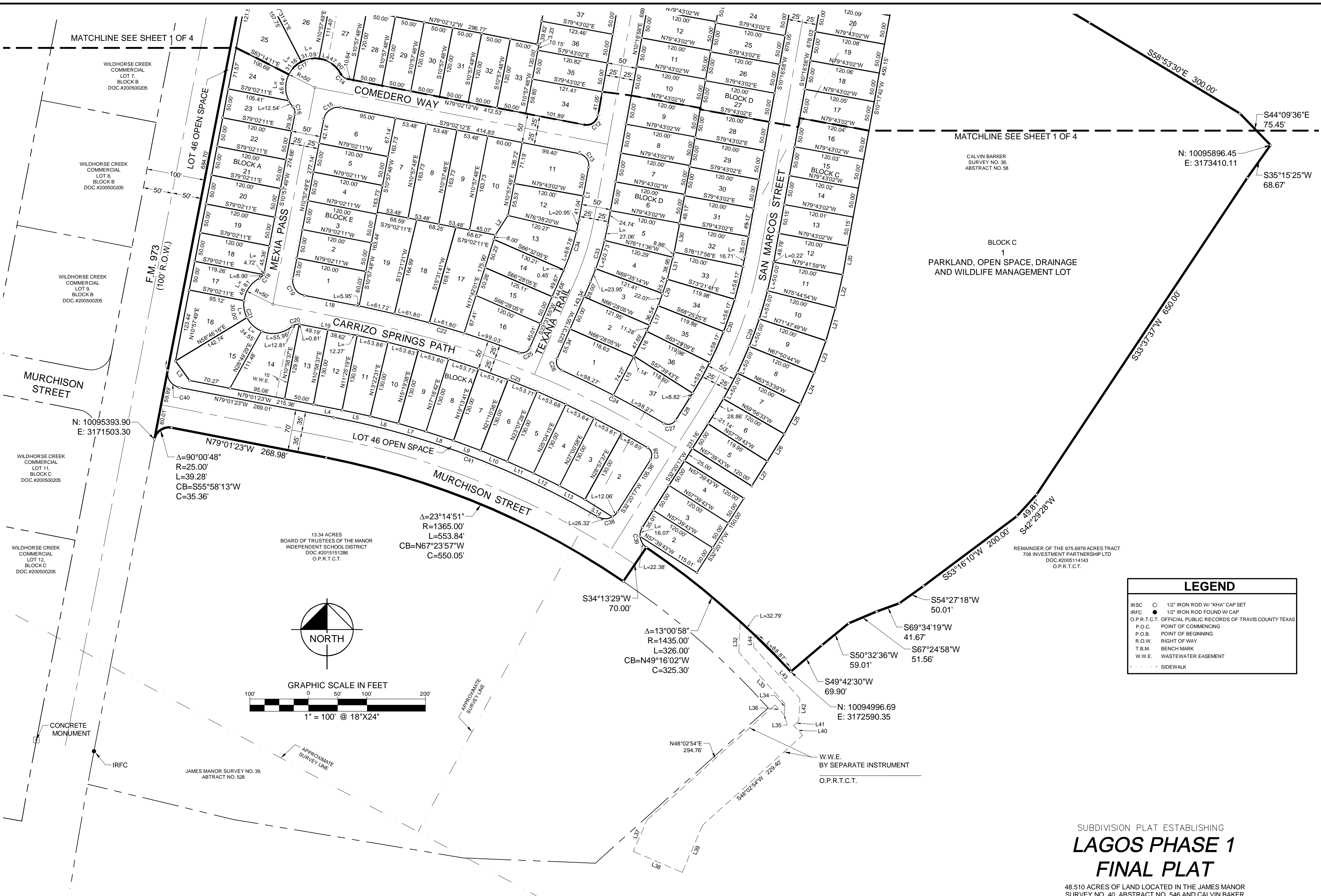
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: ROBERTO A. ARAUJO-CRUZ, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

LAGOS PHASE 1 FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn



LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
T.B.M.	BENCH MARK
W.W.E.	WASTEWATER EASEMENT
- - - - -	SIDEWALK

SUBDIVISION PLAT ESTABLISHING
LAGOS PHASE 1
FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

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SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: ROBERTO A. ARAUJO-CRUZ, R.P.L.S.
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706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT



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 AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, JULY 12, 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 4: Charles Russell Jr.

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

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

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 Commission. To address the Planning Commission 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 |

Motion to approve the denial as submitted of consent agenda items 1 – 5 by Commissioner Hill, seconded by Commissioner Stutsman. 7 – 0 to approve the denial as submitted.

REGULAR AGENDA

- | | |
|--|--------------------------------------|
| 6. Consideration, discussion, and possible action on the June 14, 2016 Planning and Zoning Commission Minutes. | Scott Dunlop
Planning Coordinator |
| Motion to approve the June 14 Planning and Zoning Commission minutes by Commissioner Miller, seconded by Commissioner Leonard. 7 – 0 to approve. | |
| 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 |
| Motion to approve by Commissioner Leonard, seconded by Commissioner Miller. 7 – 0 to approve. | |
| 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 |
| Motion to approve by Commissioner Russell, seconded by Commissioner Stutsman. 7 – 0 to approve. | |

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

Motion to approve by Commissioner Hill, seconded by Commissioner Miller. 7 – 0 to approve.

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

Thom McInnis, a Stonewater resident, spoke in opposition to the connection between Presidential Heights and Stonewater citing the increased traffic through Stonewater, the reduced sight lines because of parked cars, and narrow roads making travel difficult.

Danny Burnett, developer, spoke that the connection is due in part for fire access requiring two points of entry but the majority of the traffic will be direct to Tower Road and Bois D’Arc Road.

Motion to approve contingent on a traffic study for proposed Phase 5 connection to Jaime Drive in Stonewater before Final Platting by Commissioner Russell, seconded by Commissioner Stutsman. 7 – 0 to approve with traffic study.

ADJOURNMENT

Motion to adjourn at 7:05 PM by Commissioner Stutsman, seconded by Commissioner Russell. 7 – 0 to adjourn.

Bill Myers
Chairperson



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This item has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Engineer letter

Approval letter

Final Plat

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Shadowglen Sec 16 Final Plat be approved.

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

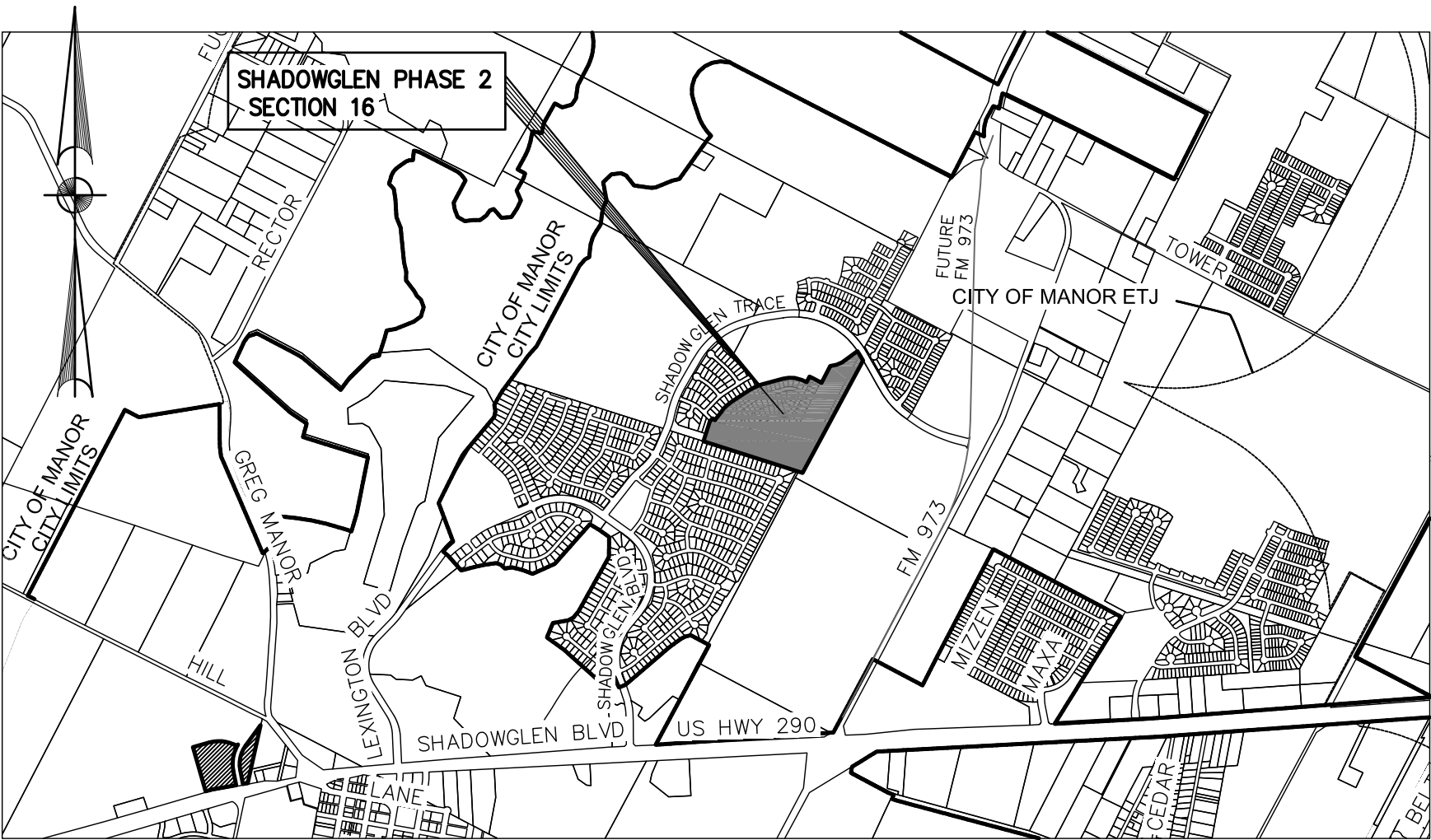
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

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.



VICINITY MAP
SCALE: 1" = 2000'

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

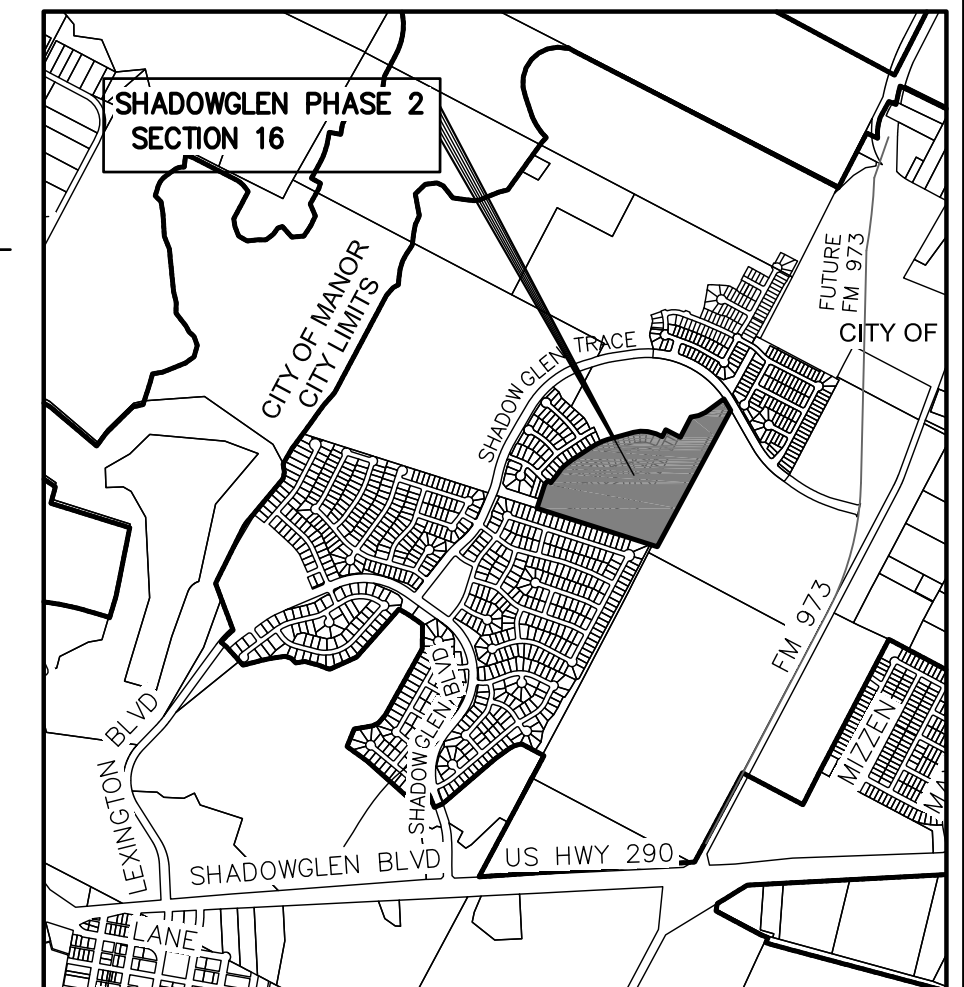
OWNER:
SG LAND HOLDINGS, LLC
13509 SHADOWGLEN BOULEVARD
MANOR, TEXAS 78653
PHONE (512) 278-8024

AECOM

AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BOULEVARD
AUSTIN, TEXAS 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580

JOB NO. 60302044 FEBRUARY 2016

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com
TBPLS FIRM REG. NO. 101776-01



VICINITY MAP
SCALE: 1" = 2000'

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

86 LOTS 3 BLOCKS

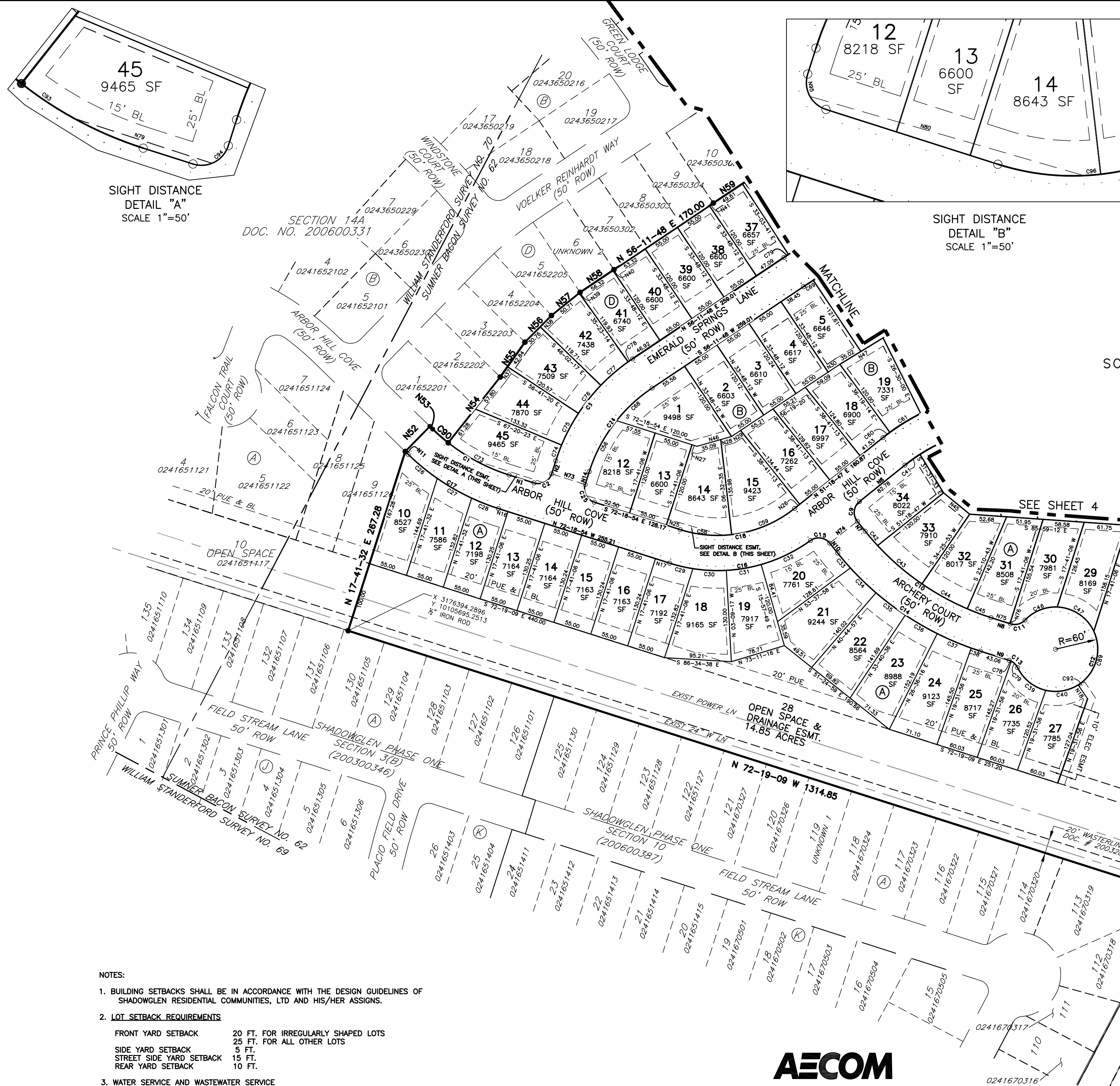
OWNER:
SG LAND HOLDINGS, LLC
13509 SHADOWGLEN BOULEVARD
MANOR, TEXAS 78653
PHONE (512) 278-8024

SHEET 2 OF 6



AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BOULEVARD
AUSTIN, TEXAS 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580

JOB NO. 60302044 FEBRUARY 2016



PROPOSED ACREAGE AND USAGE			
NEW STREETS		LINEAR FEET	
ARBOR HILL COVE		1633.10	
EMERALD SPRINGS LANE		1155.43	
ARCHERY COURT		408.85	
TOTAL		3197.38	3.779 ACRES

LOTS	ACRES	DESCRIPTION / USE			
37	6.798	RESIDENTIAL LOTS	BLOCK	A	
27	4.804	RESIDENTIAL LOTS	BLOCK	B	
21	3.476	RESIDENTIAL LOTS	BLOCK	D	
TOTAL	15.078	ACRES			
1	14.854	OPEN SPACE	28	BLOCK	A
		& DRAINAGE ESMT			
TOTAL	29.932	ACRES			
TOTAL	33.711	ACRES			

- LEGEND**
- SET IRON ROD
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - SIDEWALK

- NOTES:**
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SHADOWGLEN RESIDENTIAL COMMUNITIES, LTD AND HIS/HER ASSIGNS.
 - LOT SETBACK REQUIREMENTS**
 - FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS
25 FT. FOR ALL OTHER LOTS
 - SIDE YARD SETBACK 5 FT.
 - STREET SIDE YARD SETBACK 15 FT.
 - REAR YARD SETBACK 10 FT.
 - WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY TRAVIS COUNTY MUD NO. 2
 - A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 - FOR ADDITIONAL INFORMATION ON ADJACENT PROPERTY OWNERS SEE TABLE ON SHEET 5 OF 6.

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com
TBPLS FIRM REG. NO. 101776-01

AECOM
AECOM TECHNICAL SERVICES, INC.
9400 AMBERGLEN BOULEVARD
AUSTIN, TEXAS 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580
JOB NO. 60302044 FEBRUARY 2016

116.45 ACRES
BUTLER FAMILY PARTNERSHIP LTD.
(TRACT 1)
(VOL. 12271, PG. 872)
0234601001

SHADOWGLEN PHASE 2
SECTION 16
FINAL PLAT
SHEET 3 OF 6

DRAWING: L:\SH-BLEN\TCOG\222175.0001\FINAL PLAT\SG16 FINAL PLAT.DWG PLOTTED: Jul 05, 2017 - 1:54pm

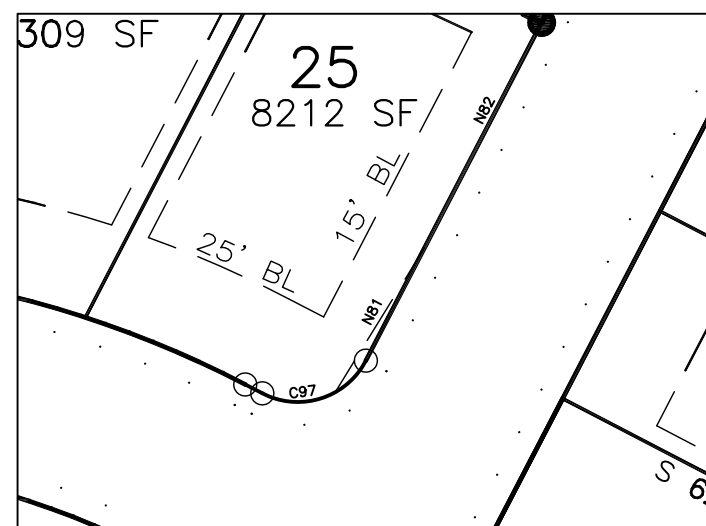
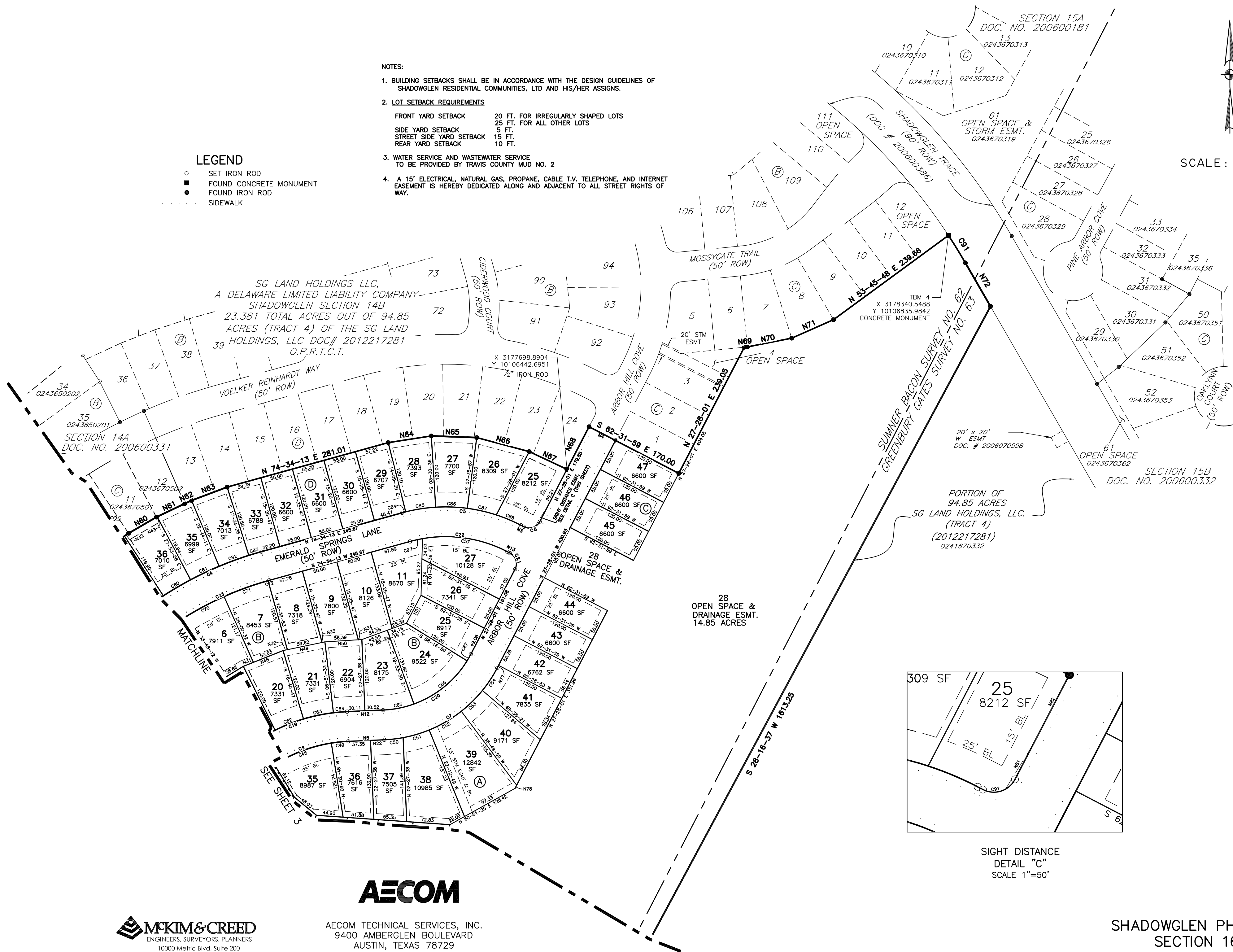
LEGEND

- SET IRON ROD
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- SIDEWALK

NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SHADOWGLEN RESIDENTIAL COMMUNITIES, LTD AND HIS/HER ASSIGNS.
2. LOT SETBACK REQUIREMENTS
FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS
25 FT. FOR ALL OTHER LOTS
SIDE YARD SETBACK 5 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 10 FT.
3. WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY TRAVIS COUNTY MUD NO. 2
4. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.

SCALE: 1" = 100'



SIGHT DISTANCE
DETAIL "C"
SCALE 1"=50'

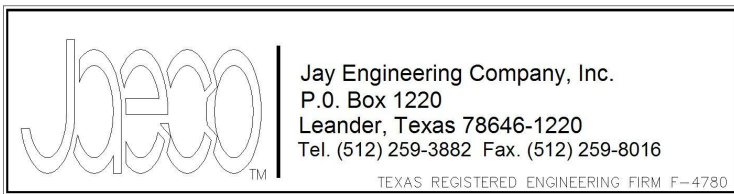
AECOM

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WWW.AECOM.COM
TBPE REG. NO. F-3580

JOB NO. 60302044 FEBRUARY 2016

SHADOWGLEN PHASE 2
SECTION 16
FINAL PLAT
SHEET 4 OF 6



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 July 13, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact 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



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



COMMENT RESPONSE LETTER

July 13, 2017

Pauline Gray, P.E.
Jay Engineering Company, Inc.
PO Box 1220
Leander TX 78646
512-259-3882

Delivered via E-Mail

**RE: Engineering Review Comments:
Shadowglen Phase 2 Section 16 Final Plat 1st Submittal
Manor Texas
JAECO Permit Number 2017-P-1059**

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 26, 2017. The original comments have also been included below for reference.

GENERAL

1. 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.

Response: It has come to our attention that street names shown in the plat at the time of the first submittal are incorrect. Rustic Court has been changed to Archery Court and Deer Valley Lane has been changed to Emerald Springs Lane. See attached email correspondence with 911 Addressing to confirm approval of these new street names. A revised copy of the plat will also be uploaded to My Permit Now in parallel with this submittal to reflect the correct street names.

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

Response: Tax certificate attached herewith.

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

Response: See attached email correspondence with the Travis County (Paul Scoggins) and a copy of the associated bond.

If there any questions associated with this letter or its attachments please contact me by phone or email at 512-782-0614 or Allison.kennaugh@kimley-horn.com.

KIMLEY-HORN AND ASSOCIATES, INC.



Allison Kennaugh, P.E.

Kennaugh, Allison

From: Winfrey, Cathy <Cathy.Winfrey@austintexas.gov>
Sent: Wednesday, February 10, 2016 12:47 PM
To: Pavur, Robert
Subject: Shadowglen Phase 2 section 16

Robert:

ARCHERY CT has been Reserved for use on this section
EMERALD SPRINGS LN has been Reserved for use on this section.

ARBOR HILL CV has portions which are already dedicated, so there's nothing that can be done about that one.

In conclusion, the labels on the streets in this section are good to go.

Cathy Winfrey

Address Management Services, City of Austin
GIS Analyst

Addressing@austintexas.gov

Addressing: 512-974-2797

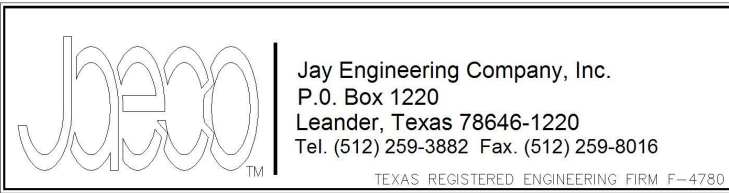
Fax : 512 974-3337

Verify your jurisdiction with our new Jurisdiction Web Map at

<http://www.austintexas.gov/gis/JurisdictionsWebMap/>

To visit the 911 Addressing office online:

<http://www.austintexas.gov/department/911-addressing>



Date: Friday, July 14, 2017

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

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

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on July 13, 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.

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

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

Sincerely,

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



AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 2, one hundred (100) single family lots on 26.72 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: West Elgin Development Corp. Applicant: Kimley-Horn.

BACKGROUND/SUMMARY:

This item has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Engineer letter

Approval letter

Final Plat

STAFF RECOMMENDATION:

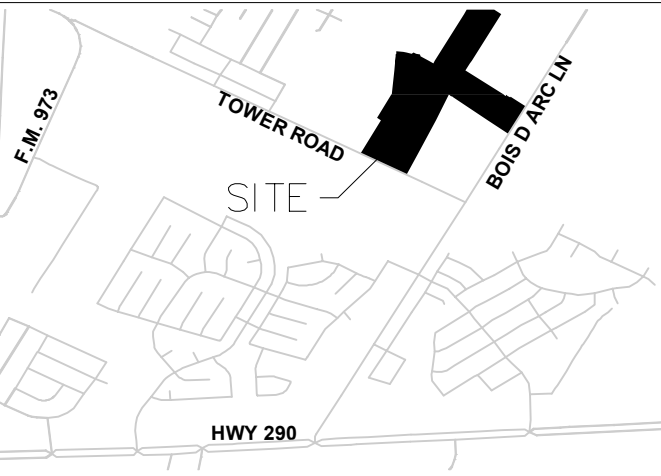
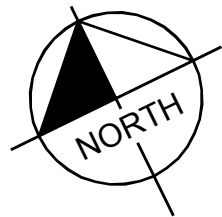
It is City staff's recommendation, that the Presidential Heights Ph 2 Final Plat be approved.

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

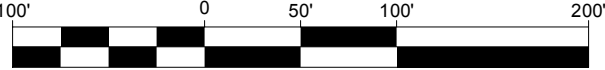
VICINITY MAP



SCALE 1"=2000'

X= 3,186,443
Y= 10,108,981

GRAPHIC SCALE IN FEET



1" = 100' @ 18"X24"

Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: ROBERTO A. ARAUJO-CRUZ, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

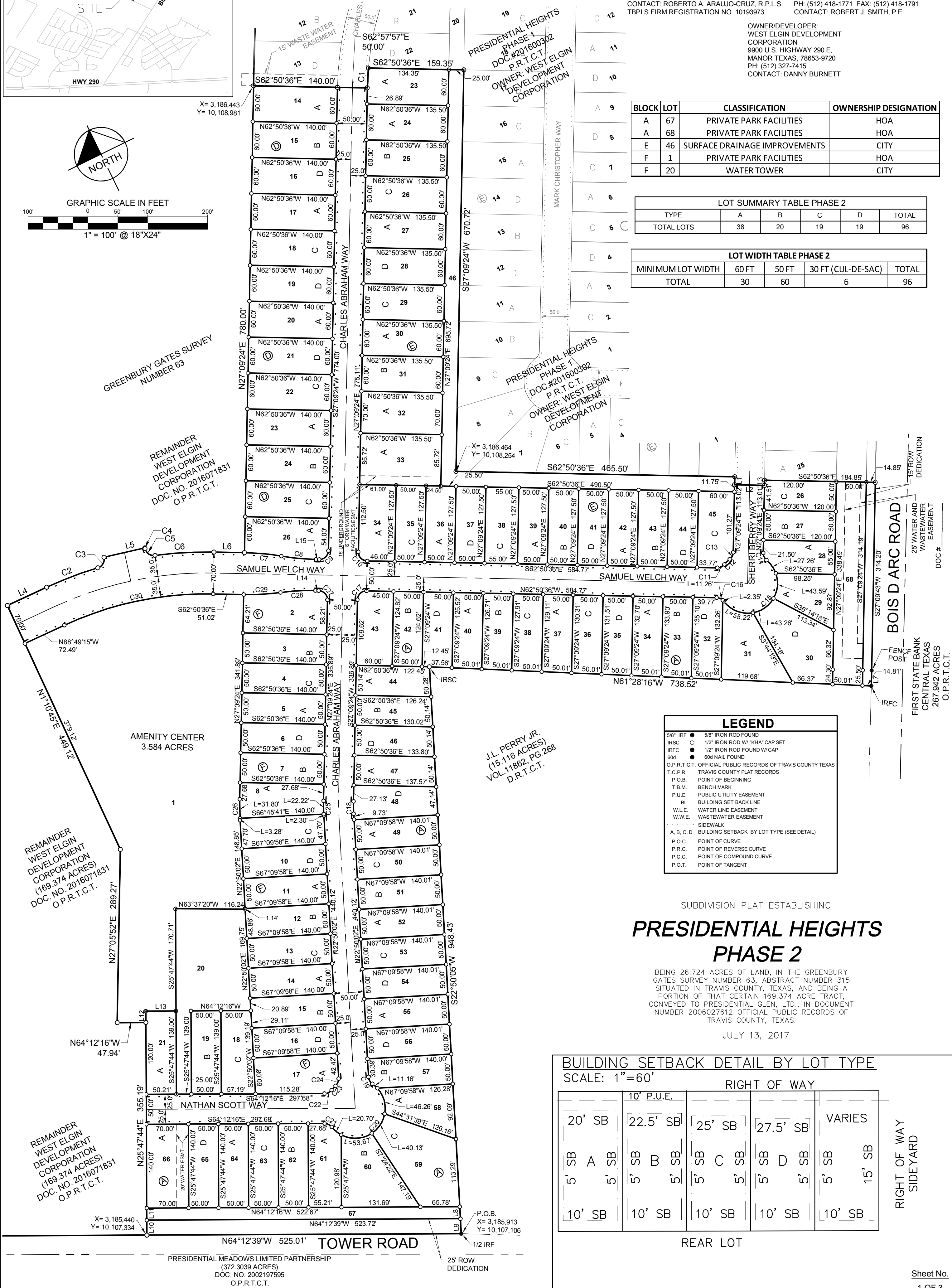
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT
CORPORATION
9900 U.S. HIGHWAY 290 E.
MANOR TEXAS, 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
A	67	PRIVATE PARK FACILITIES	HOA
A	68	PRIVATE PARK FACILITIES	HOA
E	46	SURFACE DRAINAGE IMPROVEMENTS	CITY
F	1	PRIVATE PARK FACILITIES	HOA
F	20	WATER TOWER	CITY

LOT SUMMARY TABLE PHASE 2					
TYPE	A	B	C	D	TOTAL
TOTAL LOTS	38	20	19	19	96

LOT WIDTH TABLE PHASE 2				
MINIMUM LOT WIDTH	60 FT	50 FT	30 FT (CUL-DE-SAC)	TOTAL
TOTAL	30	60	6	96



LEGEND

5/8" IRF	5/8" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
60d	60d NAIL FOUND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS	
T.C.P.R. TRAVIS COUNTY PLAT RECORDS	
P.O.B. POINT OF BEGINNING	
T.B.M. BENCH MARK	
P.U.E. PUBLIC UTILITY EASEMENT	
BL BUILDING SET BACK LINE	
W.L.E. WATER LINE EASEMENT	
W.W.E. WASTEWATER EASEMENT	
SIDEWALK	
A, B, C, D BUILDING SETBACK BY LOT TYPE (SEE DETAIL)	
P.O.C. POINT OF CURVE	
P.R.C. POINT OF REVERSE CURVE	
P.C.C. POINT OF COMPOUND CURVE	
P.O.T. POINT OF TANGENT	

SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS
PHASE 2

BEING 26.724 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.374 ACRE TRACT, CONVEYED TO PRESIDENTIAL GLEN, LTD., IN DOCUMENT NUMBER 2006027612 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

JULY 13, 2017

BUILDING SETBACK DETAIL BY LOT TYPE
SCALE: 1"=60'

RIGHT OF WAY				
20' SB	22.5' SB	25' SB	27.5' SB	VARIABLE
5' SB	5' SB	5' SB	5' SB	5' SB
10' SB	10' SB	10' SB	10' SB	10' SB

REAR LOT

RIGHT OF WAY
SIDEYARDSheet No.
1 OF 3



Date: Thursday, July 06, 2017

Alejandro Granados

10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1049

Job Address: , Manor 78653

Dear Alejandro Granados,

The subsequent submittal of the Presidential Heights Phase 2 Final Plat submitted by West Elgin Development Corp and received on July 14, 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. ~~Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires the date be shown on the final plat.~~
2. ~~Section 24(c)(1)(iii) of Subdivision Ordinance 263B requires a location map be shown on the final plat using a scale of one (1) inch equals two thousand feet (1"=2000').~~
3. ~~Lot 46 Block E was not shown on the preliminary plat. No surface drainage was shown on the preliminary plat. Surface drainage should not run in between the backs of lots.~~
4. ~~Section 24(c)(1)(v) of Subdivision Ordinance 263B requires that the owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references be shown on the final plat.~~
5. ~~The planning and zoning chairperson is William Myers.~~
6. ~~Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that documentation Travis County 911 Addressing be provided to demonstrate that street names proposed on the final plat are not duplicated within the County. Samuel Welch Way and Nathan Scott Way are new street names.~~
7. ~~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.~~

~~8. Section 24(c)(4)(i) of Subdivision Ordinance 263B requires that the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys easements and rights of way be shown on the final plat.~~

~~9. Section 24(c)(4)(vii) of Subdivision Ordinance 263B requires that the proposed locations of sidewalks for each street be shown as a dotted line inside the proposed right of way lines.~~

~~10. Per Section 24(d)(1) of Subdivision Ordinance 263B, a final plat shall not be approved until the construction plans have been approved. The construction plans for Presidential Heights Phase 2 have not been approved.~~

~~11. The tax certificate shows taxes due for the property. Section 24(d)(2)(v) requires certification from all applicable taxing authorities that all taxes due on the property have been paid.~~

12. Additional comments may be generated upon completion of review of the final plat by the City Attorney.

13. The underground stormwater facilities easement that is located along Lots 34, 35 and 36 on Block E will not be allowed. The lot lines for Lot 33 should be adjusted and the proposed easement should be located solely on Lot 33 of Block A.

14. Lot 46 on Block E is to be maintained by the HOA. A note should be added to the plat stating this. See attached example note that was used in a previous section of Presidential Heights.

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.



July 07, 2017

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

RE: **Permit No. 2017-P-1039**
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 July 06, 2017. The original comments have also been included below, for reference.

Engineer Review

12. Additional comments may be generated upon completion of review of the final plat by the City Attorney.

Response: We recognize that more comments may arise and will address them accordingly.

13. The underground stormwater facilities easement that is located along lots 34, 35, and 36 on Block E will not be allowed. The lot lines for Lot 33 should be adjusted and the proposed easement should be located solely on Lot 33 of Block E.

Response: Lot lines have been adjusted and easement is now solely located on Lot 33 of Block E.

14. Lot 46 on Block E is to be maintained by the HOA. A note should be added to the plat stating this. See attached example note that was used in a previous section of Presidential Heights,

Response: Note has been added about maintenance responsibility of lot on sheet 2 of 3, note #5.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "R. J. Smith".

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



Date: Friday, July 14, 2017

Alejandro Granados

10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2017-P-1049
Job Address: , Manor 78653

Dear Alejandro Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Danny Burnett and received by our office on July 14, 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.

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

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

Sincerely,

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

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



AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.98 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development, LP. Applicant: ALM Engineering.

BACKGROUND/SUMMARY:

This item has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Engineer letter

Approval letter

Preliminary Plat

STAFF RECOMMENDATION:

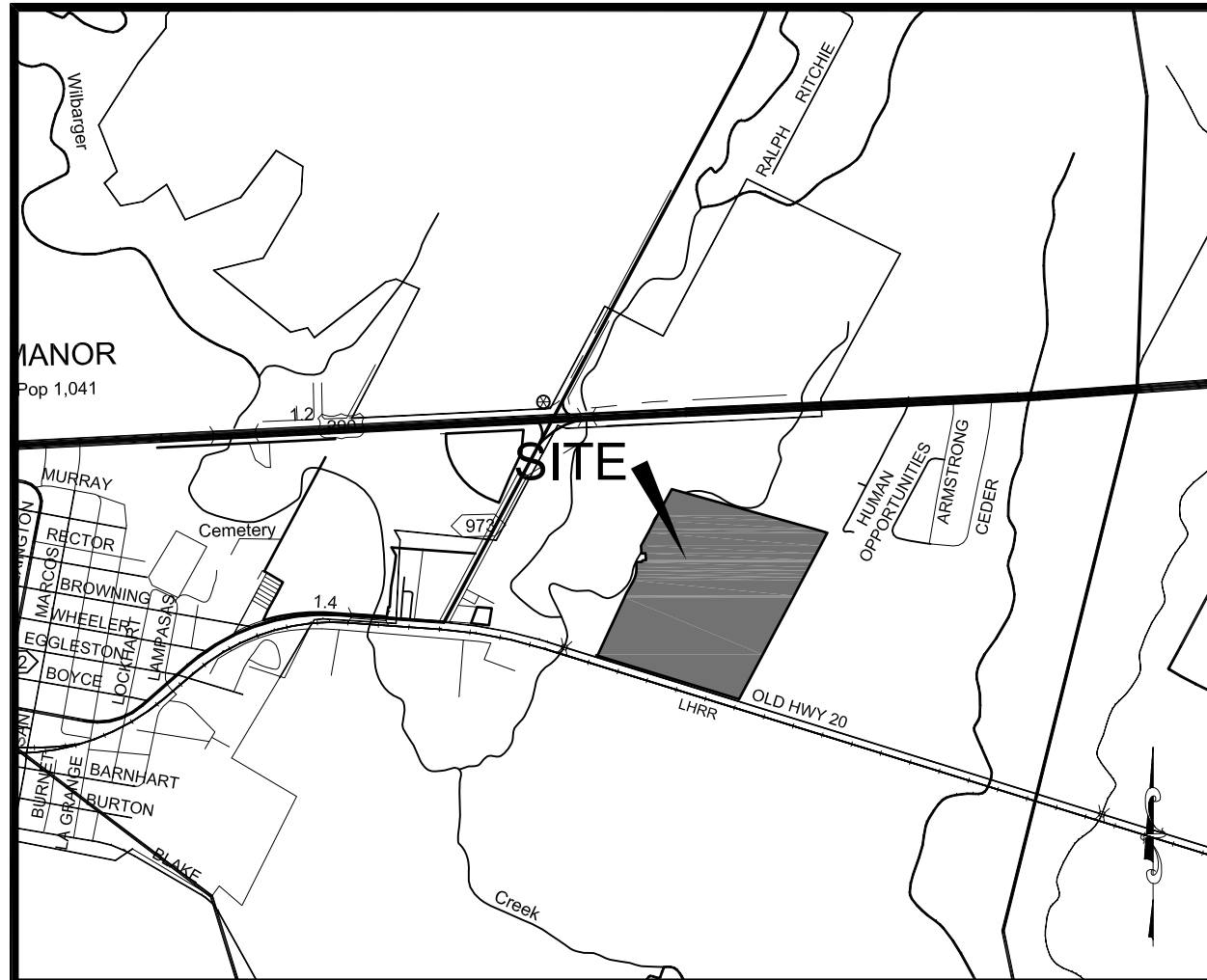
It is City staff's recommendation, that the Village at Manor Commons Preliminary Plat be approved.

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

THE VILLAGE AT MANOR COMMONS

PRELIMINARY PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: March 15, 2017



LOCATION MAP

Owner: Approximately 78,981 out of the 104.61 Acres Greenview Development Greenbury, LP.
Document No. 2005237215
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor: Shane Shafer, RPLS
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD,
GEORGETOWN, TX 78628
(512) 931-3100
shane@diamondsurveying.onmicrosoft.com

Total Number of Blocks: 11
Total Number of Lots: 369 SINGLE FAMILY
1 DRAINAGE LOT
2 LANDSCAPE LOT
3 ACCESS LOTS
TOTAL: 375 LOTS

Total Acreage: 75,981 AC
A portion of this property is located in Zone "AE", as defined in the map revision to FIRM Panel No. 48453C0485J,
Travis County, Texas, dated April 11, 2016.
All Zone "AE" flood plain limits will be contained within drainage lots, easements and R.O.W.

LINEAR FEET OF NEW STREETS: Water Provider : Manville Water Supply Corporation
13805 South SH 95
Coupiland, TX 78615
512-856-2488

Wastewater Provider : CITY OF MANOR
105 E Eggleston St,
Manor, TX 786531
Phone: 512-272-5555

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

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

ESTIMATED PHASE DATES
PHASE 1 - MAY 2017
PHASE 2 - NOVEMBER 2017
PHASE 3 - MAY 2018
PHASE 4 - NOVEMBER 2018
PHASE 5 - MAY 2019

GENERAL NOTES:
1.) Water and wastewater systems in this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor. Water and Wastewater Department for review.
2.) Water service will be provided by Manville W.S.C. and shall be designed and installed in accordance with their standards and specification.
3.) All water and wastewater construction must be inspected by the City of Manor and water construction must be inspected by Manville W.S.C.
4.) No lot in this subdivision shall be occupied until connected to Manville W.S.C. water and City of Manor wastewater.
5.) Prior to construction, a Final Plat and Subdivision Construction Plans must be reviewed and approved by the City of Manor.
6.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
7.) The property owners or assigns shall maintain all drainage easements on private property.
8.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
9.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
10. This subdivision is located within the City of Manor Corporated City Limits as of this date January 2015.
11. Lot 6, Block A and Lot 21, Block G must have a 15' drainage easement dedicated to the City of Manor. The HOA will be responsible for maintenance and repair of any damage or disturbance related to maintenance of the storm sewer line. A 10' access gate will be required at the front and rear fence of these lots where the fence crosses the easement. These gates will be centered over the storm sewer pipe.

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



SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN DIMENSIONS
3	TREE LOCATIONS
4	WATER UTILITY LAYOUT
5	WASTEWATER UTILITY LAYOUT
6	STORM SEWER LAYOUT
7	HEC-HMS DEVELOPED
8	HEC-HMS EXISTING
9	HEC-HMS CALCULATIONS

DATE	REVISION	#
7/17/2017		

DATE: 7/17/2017	JOB: SITE	DRAWN BY: MM	CHECKED BY: MM
-----------------	-----------	--------------	----------------

SCALE: 1"=200'

1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 * almeng@sbcglobal.net

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ OF ____, 20__ A.D.

APPROVED: WILLIAM MYERS, CHAIRPERSON ATTEST: CITY SECRETARY

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

APPROVED: HONORABLE MAYOR RITA G. JONSE ATTEST: CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

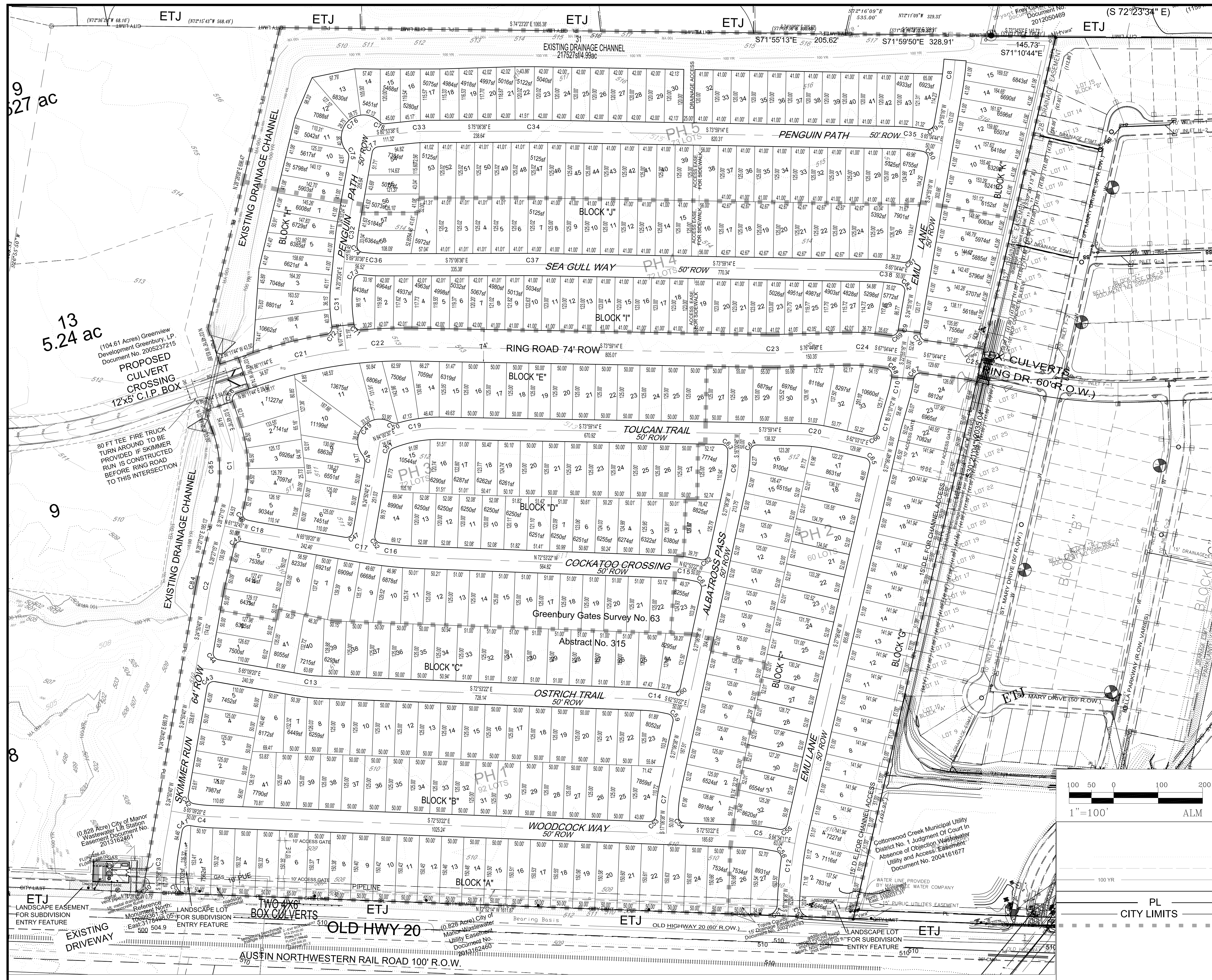
THE VILLAGE AT MANOR COMMONS PRELIMINARY PLAN NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.

PRELIMINARY PLAN THE VILLAGE AT MANOR COMMONS MANOR, TX

Sheet 1 of 9



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 12°19'29" W	300.00	168.91	166.68
C2	S 26°38'58" W	300.00	18.90	18.90
C3	S 20°54'18" W	470.00	64.63	64.58
C4	S 69°01'21" E	300.00	40.50	40.47
C5	S 68°53'47" E	300.00	41.82	41.78
C6	S 21°33'42" W	300.00	58.11	58.02
C7	S 22°06'38" W	300.00	52.36	52.29
C8	S 22°05'34" W	700.00	69.11	69.08
C9	S 23°55'16" W	300.00	10.47	10.47
C10	S 27°01'14" W	300.00	42.93	42.89
C11	S 29°32'00" W	300.00	16.61	16.61
C12	S 22°31'43" W	1000.00	189.13	188.84
C13	S 69°01'21" E	300.00	40.50	40.47
C14	S 67°53'22" E	300.00	52.36	52.29
C15	N 67°53'22" W	300.00	52.36	52.29
C16	N 69°01'59" W	1000.00	134.62	134.52
C17	N 65°09'57" W	1000.00	0.37	0.37
C18	N 63°21'02" W	300.00	18.90	18.90
C19	S 84°59'22" E	300.00	115.21	114.51
C20	S 68°01'13" E	300.00	62.49	62.37
C21	S 88°01'58" E	1000.00	201.47	201.13
C22	S 78°07'27" E	1000.00	144.40	144.28
C23	S 75°22'02" E	470.00	22.64	22.64
C24	S 71°54'47" E	470.00	79.31	79.22
C25	S 64°34'35" E	470.00	41.05	41.04
C31	N 14°06'52" E	300.00	66.76	66.63
C32	N 22°41'24" E	300.00	23.04	23.03
C33	S 78°00'07" E	300.00	30.28	30.27
C34	S 74°32'55" E	300.00	5.88	5.88
C35	S 69°31'59" E	300.00	46.84	46.60
C36	S 72°18'36" E	300.00	29.32	29.31
C37	S 74°32'55" E	300.00	5.88	5.88
C38	S 69°31'59" E	300.00	46.84	46.60
C39	S 27°57'43" E	25.00	39.21	35.31
C40	S 65°56'18" W	15.00	21.52	19.72
C41	S 69°50'40" W	15.00	23.56	21.21
C42	N 20°09'20" W	15.00	23.56	21.21
C43	S 69°50'40" W	15.00	23.56	21.21
C44	N 20°09'20" W	15.00	23.56	21.21
C45	N 73°27'15" E	15.00	23.56	21.21
C46	N 16°32'45" W	15.00	23.56	21.21
C47	N 69°50'40" E	15.00	23.56	21.21
C48	S 00°44'59" W	25.00	21.03	20.41
C49	N 55°05'56" E	50.00	136.91	97.97
C50	N 68°43'47" W	25.00	19.44	18.95
C51	S 54°25'35" W	15.00	15.49	14.81
C52	N 21°21'37" W	15.00	24.19	21.65
C53	N 62°06'38" E	15.00	23.56	21.21
C54	S 28°59'30" E	15.00	22.98	20.80
C55	S 71°11'57" W	15.00	22.98	20.80
C56	N 21°00'18" W	15.00	22.98	20.80
C57	S 62°07'02" W	25.00	39.28	35.36
C58	S 27°52'48" E	25.00	39.26	35.35
C59	S 17°53'22" E	15.00	23.56	21.21
C60	N 72°57'11" E	15.00	24.00	21.52
C61	S 17°53'22" E	15.00	23.56	21.21
C62	N 72°06'38" E	15.00	23.56	21.21
C63	S 28°59'14" E	15.00	23.56	21.21
C64	N 61°00'46" E	15.00	23.56	21.21
C65	N 17°03'12" W	15.00	23.56	21.21
C66	S 72°56'48" W	15.00	23.56	21.21
C67	N 67°55'16" E	15.00	23.56	21.21
C68	S 22°04'44" E	15.00	23.56	21.21
C69	N 68°20'22" E	15.00	23.34	21.06
C70	N 21°31'55" W	15.00	23.85	21.41
C72	S 51°39'17" W	15.00	22.99	20.81
C73	N 65°29'24" E	15.00	23.56	21.21
C74	S 24°30'36" E	15.00	23.56	21.21
C75	S 01°07'12" E	15.00	13.62	13.16
C76	N 61°59'53" E	50.00	155.56	99.99
C77	S 61°59'53" W	15.00	19.43	18.10
C78	N 54°53'02" W	15.00	13.62	13.16
C79	N 69°55'16" E	15.00	23.56	21.21
C80	N 20°04'44" W	15.00	23.56	21.21
C81	S 69°55'16" W	15.00	23.56	21.21
C82	N 20°04'44" W	15.00	23.56	21.21
C84	N 26°38'58" E	332.00	20.92	20.91
C85	N 12°19'29" E	268.00	150.89	148.90
C86	N 41°11'44" E	15.00	23.56	21.21

LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
100 YR FLOOD PLAIN
LOT LINES
PROPERTY LINE
CITY LIMITS
PHASE LINES

PRELIMINARY PLAN DIMENSIONS		ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 1705 S Capital of TX Hwy, Ste. 150 Austin, Texas, 78746. (512)431-9600 * almeng@sbcglobal.net	SCALE: 1"=100'	#	REVISION	DATE
VILLAGE AT MANOR COMMONS			DATE: 7/17/2017			
OLD HWY 20			JOB: SITE			
MANOR, TX			DRAWN BY: MM			
			CHECKED BY: MM			



Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Wednesday, April 19, 2017

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of Tx Hwy, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1043
Job Address: , Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Village at Manor Commons Preliminary (*Preliminary Plan*) submitted by ALM Engineering, Inc. and received on July 17, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The Concept Plan for The Village at Manor Commons has not been approved. The Preliminary Plat cannot be approved until the Concept Plan is approved per Section 22(a) of Subdivision Ordinance 263B.
2. Section 22(c)(1)(v) of Subdivision Ordinance 263B requires that mailing labels be provided for property owner's within 300 feet of the subdivision boundary.
3. On Sheet 1 the linear footage of new streets is shown on the plan, but the only street listed is Ring Road.
4. There was no submittal date listed on Sheet 1.
5. Due to the scale of the drawing, the different linetypes are hard to distinguish from one another. Per Section 22(b) of Subdivision Ordinance 263B the scale of the drawings should be 1" = 100'.
6. Section 22(c)(2)(vi) of Subdivision Ordinance 263B requires topography be shown on the plans. The topography is hard to read.
7. Section 22(c)(ix) of Subdivision Ordinance 263B requires that the City Limits and ETJ be shown on the plat. The lines should be clearly shown on the sheets.
8. On Sheets 4 and 5 the tie ins to existing waterlines and wastewater lines should be clearly shown/labeled.
9. On sheet 4 there is a label for the waterline that appears to be pointing to a wastewater line.
10. On Sheet 5 it is unclear which wastewater lines are proposed and which are existing (wastewater lines shown along Old Hwy 20).
11. Section 22(c)(2)(vii) of Subdivision Ordinance 263B requires that locations and sizes of all existing utilities be shown on the preliminary plat.
12. On Sheet 6 the proposed drainage areas should be clearly shown. No calculations were provided for the drainage areas.
13. Section 22(c)(3)(i) of Subdivision Ordinance 263B requires the location, size and description of any proposed drainage appurtenances, including storm sewers, be shown on the preliminary plat.
14. Section 22(c)(3)(ii) of Subdivision Ordinance 263B requires a copy of the complete application for FEMA floodplain map amendment or request be provided. It is noted that a LOMR for the project has been approved. A copy of the approval for the LOMR should be provided.
15. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights of way be shown.
16. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, the area of each non-rectangular lot should be provided.

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

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

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



May 4, 2017

RE: COMMENT RESPONSE #1
Permit Number 2017-P-1043
Job Address: , Manor, TX. 78653

To Whom it May Concern,

In response to your comments dated April 18, 2017 please see the following.

Engineer Review

The review of the submittal package has resulted in the following comments.

1. The Concept Plan for The Village at Manor Commons has not been approved. The Preliminary Plat cannot be approved until the Concept Plan is approved per Section 22(a) of Subdivision Ordinance 263B.
RESPONSE: Noted.
2. Section 22(c)(1)(v) of Subdivision Ordinance 2638 requires that mailing labels be provided for property owner's within 300 feet of the subdivision boundary.
RESPONSE: Provided.
3. On Sheet 1 the linear footage of new streets is shown on the plan, but the only street listed is Ring Road.
RESPONSE: Added.
4. There was no submittal date listed on Sheet 1.
RESPONSE: Added.
5. Due to the scale of the drawing, the different linetypes are hard to distinguish from one another. Per Section 22(b) of Subdivision Ordinance 263B the scale of the drawings should be 1" = 100'.
RESPONSE: Pages 2-6 are at 1"=100'
6. Section 22(c)(2)(vi) of Subdivision Ordinance 2638 requires topography be shown on the plans. The topography is hard to read.
RESPONSE: Labeling has been improved.
7. Section 22(c)(ix) of Subdivision Ordinance 2638 requires that the City Limits and ETJ be shown on the plat. The lines should be clearly shown on the sheets.
RESPONSE: Labeling has been improved.
8. On Sheets 4 and 5 the tie ins to existing waterlines and wastewater lines should be clearly shown/labeled.
RESPONSE: Labeled.
9. On sheet 4 there is a label for the waterline that appears to be pointing to a wastewater line.
RESPONSE: Leader has been correct.
10. On Sheet 5 it is unclear which wastewater lines are proposed and which are existing (wastewater lines shown along Old Hwy 20).
RESPONSE: The wastewater lines along Old Hwy 20 are existing and linetype has been shaded.
11. Section 22(c)(2)(vii) of Subdivision Ordinance 2638 requires that locations and sizes of all existing utilities be shown on the preliminary plat.
RESPONSE: Sizes and locations are labeled.

12. On Sheet 6 the proposed drainage areas should be clearly shown. No calculations were provided for the drainage areas.

RESPONSE: Table did not plot for some reason. This has been corrected.

13. Section 22(c)(3)(i) of Subdivision Ordinance 2638 requires the location, size and description of any proposed drainage appurtenances, including storm sewers, be shown on the preliminary plat.

RESPONSE: Preliminary storm sewer sizes have been added.

14. Section 22(c)(3)(ii) of Subdivision Ordinance 2638 requires a copy of the complete application for FEMA floodplain map amendment or request be provided. It is noted that a LOMR for the project has been approved. A copy of the approval for the LOMR should be provided.

RESPONSE: Copy has been uploaded.

15. Section 22(c)(3)(iii) of Subdivision Ordinance 2638 requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights of way be shown.

RESPONSE: Easement dimensions have been labeled.

16. Per Section 22(c)(3)(vii) of Subdivision Ordinance 2638, the area of each non-rectangular lot should be provided.

RESPONSE: Lot areas have been shown.

If you have any questions or comments, please contact me at 512-431-9600.

Sincerely


Matthew Mitchell, P.E.




5-4-2017



Date: Tuesday, May 16, 2017

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of Tx Hwy, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1043
Job Address: , Manor 78653

Dear Matt Mitchell,

The subsequent submittal of the Village at Manor Commons Preliminary submitted by ALM Engineering, Inc. and received on July 17, 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. The Concept Plan for The Village at Manor Commons has not been approved. The Preliminary Plat cannot be approved until the Concept Plan is approved per Section 22(a) of Subdivision Ordinance 263B.**
- ~~2. Section 22(c)(1)(v) of Subdivision Ordinance 263B requires that mailing labels be provided for property owner's within 300 feet of the subdivision boundary.~~
- ~~3. On Sheet 1 the linear footage of new streets is shown on the plan, but the only street listed is Ring Road.~~
- ~~4. There was no submittal date listed on Sheet 1.~~
- ~~5. Due to the scale of the drawing, the different linetypes are hard to distinguish from one another. Per Section 22 (b) of Subdivision Ordinance 263B the scale of the drawings should be 1" = 100'.~~
- ~~6. Section 22(c)(2)(vi) of Subdivision Ordinance 263B requires topography be shown on the plans. The topography is hard to read.~~
- ~~7. Section 22(c)(ix) of Subdivision Ordinance 263B requires that the City Limits and ETJ be shown on the plat. The lines should be clearly shown on the sheets.~~
- ~~8. On Sheets 4 and 5 the tie ins to existing waterlines and wastewater lines should be clearly shown/labeled.~~
- ~~9. On sheet 4 there is a label for the waterline that appears to be pointing to a wastewater line.~~
- ~~10. On Sheet 5 it is unclear which wastewater lines are proposed and which are existing (wastewater lines shown along Old Hwy 20).~~
- ~~11. Section 22(c)(2)(vii) of Subdivision Ordinance 263B requires that locations and sizes of all existing utilities be shown on the preliminary plat.~~
- ~~12. On Sheet 6 the proposed drainage areas should be clearly shown. No calculations were provided for the~~

drainage areas.

~~13. Section 22(c)(3)(i) of Subdivision Ordinance 263B requires the location, size and description of any proposed drainage appurtenances, including storm sewers, be shown on the preliminary plat.~~

~~14. Section 22(c)(3)(ii) of Subdivision Ordinance 263B requires a copy of the complete application for FEMA floodplain map amendment or request be provided. It is noted that a LOMR for the project has been approved. A copy of the approval for the LOMR should be provided.~~

15. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights of way be shown. Provide right of way widths for all proposed streets.

16. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, the area of each non-rectangular lot should be provided. Verify that the areas of all non-rectangular lots have been labeled.

17. Table 5 (Manor Commons Buildout Net New External Vehicle Trips) should be removed from Sheet 1.

18. On Sheet 6 there are several locations where proposed storm sewer lines run along the back and sides of Lots. Storm sewer lines should be run in the streets, not along the backs and sides of lots.

19. There are several lots labeled access lots on the preliminary plan. Clarification should be provided as to what the lots will be used for.

20. Blocks should be clearly labeled in order to verify that the minimum and maximum block lengths (per Subdivision Ordinance 263B) are met.

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 15, 2017

RE: COMMENT RESPONSE #2
Permit Number 2017-P-1043
Job Address: , Manor, TX. 78653

To Whom it May Concern,

In response to your comments dated May 16, 2017 please see the following.

Engineer Review

The review of the submittal package has resulted in the following comments.

1. The Concept Plan for The Village at Manor Commons has not been approved. The Preliminary Plat cannot be approved until the Concept Plan is approved per Section 22(a) of Subdivision Ordinance 263B.

RESPONSE: The Concept was approved on 6-15-2017

15. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights of way be shown. Provide right of way widths for all proposed streets.

RESPONSE: ROW widths are shown on all streets.

16. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, the area of each non-rectangular lot should be provided. Verify that the areas of all non-rectangular lots have been labeled.

RESPONSE: All non-rectangular lots have been labeled to show their area.

17. Table 5 (Manor Commons Buildout Net New External Vehicle Trips) should be removed from Sheet 1.

RESPONSE: Table has been removed.

18. On Sheet 6 there are several locations where proposed storm sewer lines run along the back and sides of Lots. Storm sewer lines should be run in the streets, not along the backs and sides of lots.

RESPONSE: Storm sewers have been removed from backs of lots. In compliance with discussions with Frank Phelan, P.E. and Tom Bolt easements can be allowed on sides of lots. It has been requested that each 15' easement be placed solely on one lot and a 10' access gate will be required at the front and rear fence on these lots centered over the storm sewer. See note 11 on cover.

19. There are several lots labeled access lots on the preliminary plan. Clarification should be provided as to what the lots will be used for.

RESPONSE: Lots have been labeled. Two are for subdivision entry signs and landscaping. There are several lots for sidewalks at mid-block and there are several drainage lots. All have been labeled on the cover and page 2.

20. Blocks should be clearly labeled in order to verify that the minimum and maximum block lengths (per Subdivision Ordinance 263B) are met.

RESPONSE: Dimensions have been added to page 2 to show total block length in compliance with ordinance requirements.

If you have any questions or comments, please contact me at 512-431-9600.

Sincerely


Matthew Mitchell, P.E.



6-15-2017



Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220
Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Thursday, July 06, 2017

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of Tx Hwy, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1043
Job Address: , Manor 78653

Dear Matt Mitchell,

The subsequent submittal of the Village at Manor Commons Preliminary submitted by ALM Engineering, Inc. and received on July 17, 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. The Concept Plan for The Village at Manor Commons has not been approved. The Preliminary Plat cannot be approved until the Concept Plan is approved per Section 22(a) of Subdivision Ordinance 263B.

2. Section 22(c)(1)(v) of Subdivision Ordinance 263B requires that mailing labels be provided for property owner's within 300 feet of the subdivision boundary.

3. On Sheet 1 the linear footage of new streets is shown on the plan, but the only street listed is Ring Road.

4. There was no submittal date listed on Sheet 1.

5. Due to the scale of the drawing, the different linetypes are hard to distinguish from one another. Per Section 22 (b) of Subdivision Ordinance 263B the scale of the drawings should be 1" = 100'.

6. Section 22(c)(2)(vi) of Subdivision Ordinance 263B requires topography be shown on the plans. The topography is hard to read.

7. Section 22(c)(ix) of Subdivision Ordinance 263B requires that the City Limits and ETJ be shown on the plat. The lines should be clearly shown on the sheets.

8. On Sheets 4 and 5 the tie ins to existing waterlines and wastewater lines should be clearly shown/labeled.

9. On sheet 4 there is a label for the waterline that appears to be pointing to a wastewater line.

10. On Sheet 5 it is unclear which wastewater lines are proposed and which are existing (wastewater lines shown along Old Hwy 20).

11. Section 22(c)(2)(vii) of Subdivision Ordinance 263B requires that locations and sizes of all existing utilities be shown on the preliminary plat.

12. On Sheet 6 the proposed drainage areas should be clearly shown. No calculations were provided for the drainage areas.

13. Section 22(c)(3)(i) of Subdivision Ordinance 263B requires the location, size and description of any proposed drainage appurtenances, including storm sewers, be shown on the preliminary plat.

14. Section 22(c)(3)(ii) of Subdivision Ordinance 263B requires a copy of the complete application for FEMA floodplain map amendment or request be provided. It is noted that a LOMR for the project has been approved. A copy of the approval for the LOMR should be provided.

15. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights of way be shown. Provide right of way widths for all proposed streets.

- ~~16. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, the area of each non-rectangular lot should be provided. Verify that the areas of all non-rectangular lots have been labeled.~~**
- ~~17. Table 5 (Manor Commons Buildout Net New External Vehicle Trips) should be removed from Sheet 1.~~**
- ~~18. On Sheet 6 there are several locations where proposed storm sewer lines run along the back and sides of lots. Storm sewer lines should be run in the streets, not along the backs and sides of lots.~~**
- 19. There are several lots labeled access lots on the preliminary plan. Clarification should be provided as to what the lots will be used for. The access lots for sidewalks will not be allowed. The adjacent lots should be made larger and the proposed access for sidewalks should be placed in an easement solely located on one of the lots.**
- ~~20. Blocks should be clearly labeled in order to verify that the minimum and maximum block lengths (per Subdivision Ordinance 263B) are met.~~**
- 21. Lot 27 on Block F has an extra line located in the middle of it.**
- 22. Street intersections should be at right angles.**
- 23. Penguin is spelled incorrectly.**
- 24. Lot 31 Block H is labeled as a drainage access lot. This lot will not be allowed. The lot should be combined with adjacent lots and an access easement should be placed solely on one of the lots. Also, clarification should be made as to what this access is proposed for.**
- 25. A temporary fire turn around should be provided at the intersection of Ring Road and Skimmer Run.**
- 26. Ring Road should be stubbed out all the way to the intersection with Skimmer Run.**
- 27. Waterlines should be stubbed out to adjacent properties to the north of the development.**

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.



July 17, 2017

RE: COMMENT RESPONSE #3
Permit Number 2017-P-1043
Job Address: , Manor, TX. 78653

To Whom it May Concern,

In response to your comments dated July 6, 2017 please see the following.

19. There are several lots labeled access lots on the preliminary plan. The adjacent lots should be made larger and the proposed access for sidewalks should be placed in an easement solely located on one of the lots.

RESPONSE: The access lots have been removed and access easements have been added to the expanded lots.

21. Lot 27 on Block F has an extra line located in the middle of it.

RESPONSE: The extra line has been removed.

22. Street intersections should be at right angles.

RESPONSE: All intersections are at right angles.

23. Penguin is spelled incorrectly.

RESPONSE: The spelling has been corrected.

24. Lot 31 Block H is labeled as a drainage access lot. This lot will not be allowed. The lot should be combined with adjacent lots and an access easement should be placed solely on one of the lots. Also, clarification should be made as to what this access is proposed for.

RESPONSE: Lot 31, Block H is a large drainage lot that contains the FEMA Flood Plain area on the north side. This 25 ft strip between the lots just provided an extra maintenance point for the lot.

25. A temporary fire turn around should be provided at the intersection of Ring Road and Skimmer Run.

RESPONSE: Tee is shown with note added:

**80 FT TEE FIRE TRUCK TURN AROUND TO BE PROVIDED IF SKIMMER RUN IS
CONSTRUCTED BEFORE RING ROAD TO THIS INTERSECTION**

26. Ring Road should be stubbed out all the way to the intersection with Skimmer Run.

RESPONSE: Ring Road is being constructed with the Commercial Development and construction plans will be submitted this week for the extension of Ring Road. Skimmer will extend to Ring Road with the 1st phase.

27. Waterlines should be stubbed out to adjacent properties to the north of the development.

RESPONSE: The water main at the end of Emu Lane will be extended to the north property line.

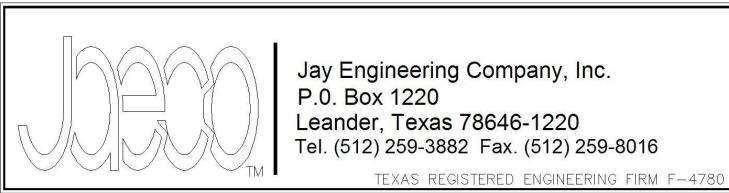
If you have any questions or comments, please contact me at 512-431-9600.

Sincerely


Matthew Mitchell, P.E.



7-17-2017



Date: Monday, July 17, 2017

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of Tx Hwy, Ste 150
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1043
Job Address: , Manor 78653

Dear Matt Mitchell,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Matt Mitchell and received by our office on July 17, 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.

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

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

Sincerely,

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 9 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a setback waiver for Lot 1 and West ½ Lot 2 Block 61 Town of Manor, locally known as 101 E. Wheeler Street, to allow for a 10-foot rear setback. Owner: Germaine Swenson. Applicant: Germaine Swenson.

BACKGROUND/SUMMARY:

This property is the historic Chamberlain house on the corner of Lexington and Wheeler Street. The applicant would like to construct a detached garage in the future and requires a reduction in the rear setback to place the garage over 10 feet from the house as required by fire code. There is a 20 ft alley easement between the subject property and the neighboring property.

PRESENTATION: ☐ YES ☐ NO

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

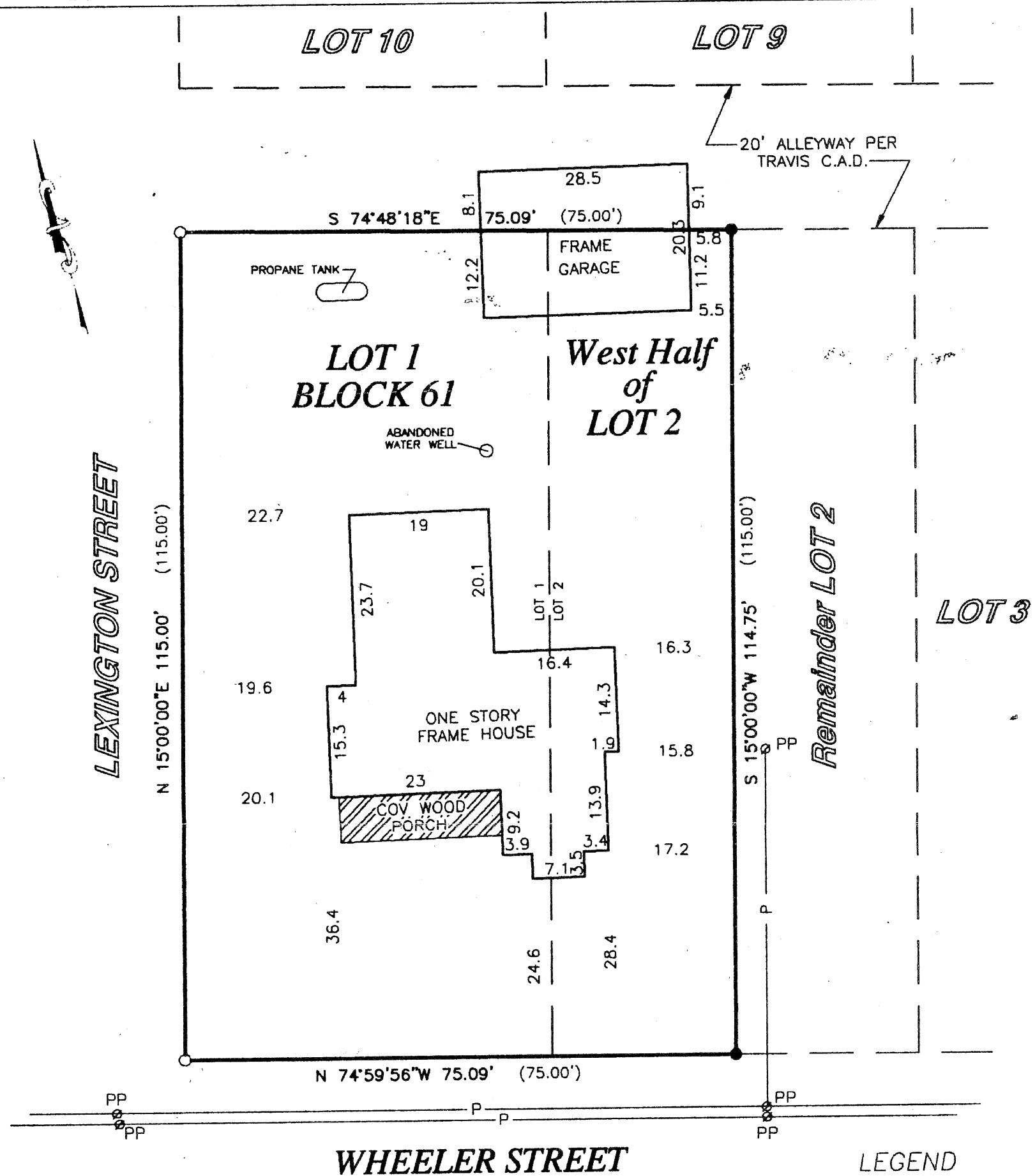
Survey

STAFF RECOMMENDATION:

It is City staff's recommendation, that the setback waiver reducing the rear setback to 10 feet for Lot 1 and West 1/2 of Lot 2, Block 61 be approved.

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

REFERENCE# 03-183 REFERENCE NAME PETER A. DWYER, TRUSTEE
STREET ADDRESS WHEELER STREET
LOTS LOT 1 AND THE WEST HALF OF LOT 2 BLOCK 61
SUBDIVISION TOWN OF MANOR VOL V PAGE 796 PLAT RECORDS
COUNTY TRAVIS STATE OF TEXAS CITY MANOR



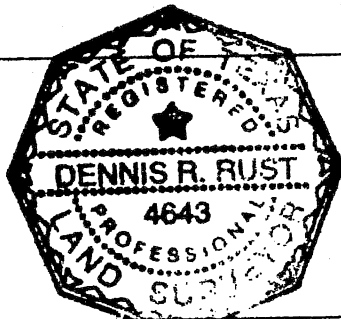
SUBJECT TO RESTRICTIONS STATED ON SUBDIVISION PLAT RECORDED IN VOL. V P.796, TRAVIS COUNTY PLAT RECORDS AND IN A DEED RECORDED IN V.2448 P.227, CORRECTED IN V.2451 P.472, TRAVIS COUNTY REAL PROPERTY RECORDS

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- PP POWER POLE
- P- OVERHEAD POWER LINE

Rust Land Surveying

[Signature]



This property DOES NOT lie within the 100 year floodplain, and has a zone X rating as shown on the flood insurance rate maps
F.I.R.M. MAP No. 481027
Panel 0055E Dated 6-16-93

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

DATE 6-27-03
TITLE CO STEWART
G.F. # 03040134
JOB. No. 03-183
SCALE 1" = 20'

I do hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no boundary line conflicts, encroachments, overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

Office (512) 238-6031 Fax (512) 238-6030 P.O. Box 787, Round Rock, Texas 78680

FIELD WORK	PR/BP	6-25-03
DRAFTING	JLR	6-27-03
FINAL CHECK		
CORRECTIONS		
UP DATE		