



**MANOR PLANNING & ZONING
COMMISSION MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
FEBRUARY 8, 2017 · 6:30 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

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 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 COMMISSION DURING PUBLIC COMMENTS.

PRESENTATION

CONSENT AGENDA

1. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR STONEWATER NORTH REVISED PHASES 1 – 3, TWO HUNDRED THIRTY-ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS.
2. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR SHADOWGLEN PHASES 17, 18, 21A, 21B, 24A, AND 24B, FOUR HUNDRED AND THIRTY-TWO (432) SINGLE FAMILY LOTS ON 123 ACRES MORE OR LESS, LOCATED AT SHADOWGLEN BLVD AND SHADOWGLEN TRACE. AGENT: BURY, INC. OWNER: SG LAND HOLDINGS.
3. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR LAGOS PHASE 1, ONE HUNDRED EIGHTEEN (118) SINGLE-FAMILY LOTS ON 18.15, TWO (2) VILLAGE CLUSTER LOTS ON 9.36 ACRES TOTALING 49.21 ACRES MORE OR LESS, LOCATED FM 973 AND MURCHISON STREET, MANOR, TX. AGENT: KIMLEY-HORN. OWNER: 706 INVESTMENT PARTNERSHIP.
4. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY-TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. AGENT: AECOM. OWNER: SG LAND HOLDINGS, LLC.
5. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON FINAL PLAT FOR STONEWATER SECTION 8 REVISED, SEVENTY-THREE (73) SINGLE-FAMILY LOTS ON 13.14 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD, MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS.
6. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A CONCEPT PLAN FOR STONEWATER RE-SUBDIVISION OF LOT 132 BLOCK H, 10 SINGLE-FAMILY LOTS ON 1.17 ACRES MORE OR LESS, LOCATED AT STONERIDGE GAP LANE AND ALMODINE ROAD, MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS
7. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR STONEWATER RE-SUBDIVISION OF LOT 132 BLOCK H, 10 SINGLE-FAMILY LOTS ON 1.17 ACRES MORE OR LESS, LOCATED AT STONERIDGE GAP LANE AND ALMODINE ROAD, MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS.

8. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR LAS ENTRADAS GREGG MANOR ROAD SOUTH EXTENSION, ONE (1) ROW LOT ON 2.8 ACRES MORE LESS, LOCATED AT GREGG MANOR ROAD AND US HWY 290 E. AGENT: KIMLEY-HORN. OWNER: LAS ENTRADAS DEVELOPMENT CORP.
9. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A SHORT FORM FINAL PLAT FOR MARQUEZ SUBDIVISION, FOUR (4) LOTS ON 10 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND KIMBRO WEST ROAD. AGENT: LANDMARK ENGINEERING. OWNER: BRENDA MARQUEZ.
10. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR SHADOWVIEW COMMERCIAL SECTION 3, THREE (3) COMMERCIAL/PUD LOTS ON 16 ACRES MORE OR LESS, LOCATED AT GREGG MANOR ROAD AND HILL LANE, MANOR, TX. AGENT: KIMLEY-HORN. OWNER: COTTONWOOD HOLDING LTD.

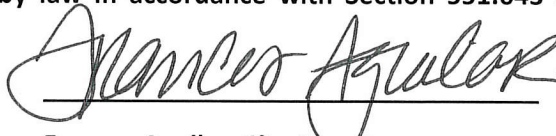
REGULAR AGENDA

11. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPOINT A VICE-CHAIRPERSON FOR THE MANOR PLANNING AND ZONING COMMISSION
12. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE MINUTES FOR THE JANUARY 11, 2017 PLANNING & ZONING COMMISSION MEETING.
13. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A CONCEPT PLAN FOR ARNHAMN SUBDIVISION, EIGHT (8) LOTS ON 20 ACRES MORE OR LESS, LOCATED AT FM 973 N AND ARNHAMN ROAD. AGENT: SOUTHWEST ENGINEERS. OWNER: L4S, LLC.
14. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON AN AMENDMENT TO THE SHADOWVIEW UNIFORM SIGN PLAN TO ALLOW 48" TALL LOGO AT 11300 US HWY 290 E, BUILDING 2, SUITE 230, MANOR, TX. AGENT: OFFICE OF ARCHITECTURE. OWNER: SHADOWGLEN DEVELOPMENT CORP.
15. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PUD SITE PLAN REZONING 149 ACRES MORE OR LESS IN THE GREENBURY GATES SURVEY 63, ABSTRACT 315 AND THE CALVIN BAKER SURVEY, ABSTRACT 58, LOCATED AT THE SE CORNER OF US HWY 290 AND FM 973, MANOR, TX FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO PLANNED UNIT DEVELOPMENT (PUD). AGENT: ALM ENGINEERING. OWNER: GREENVIEW DEVELOPMENT.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning & Zoning Commission Meeting was posted on this 3rd day of February, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.



Frances Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a forty-eight-hour notice when feasible.

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

_____, 2016 at _____ am/pm by _____
City Secretary's Office
City of Manor, Texas

1



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

DoucetandAssociates.com

June 25, 2014

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

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

September 11, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

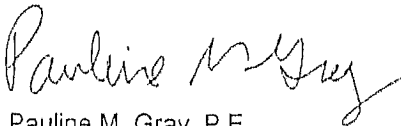
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering

PN 100-721-10



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

April 06, 2016

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

Re: Comment Response to Frank T. Phelan, P.E. [Jay Engineering] Third Preliminary Plan Review for Stonewater North Preliminary Plan dated ~~July 7, 2015~~.

Sep+ 11, 2015

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 07/07/2015 regarding the project listed above:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: *There are no significant trees within the Limits of Construction based upon our most current survey of the site. Sheet 7, the Existing Drainage Plan, shows the current survey overlaid on to this plan sheet. No trees have been indicated within the extents of Stonewater North.*

2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Response: Please see the updated preliminary plat containing the 100 year fully developed floodplain. This floodplain was determined by using the drainage study performed by RPS. This study is included in this update. An updated proposed drainage study demonstrating adequate

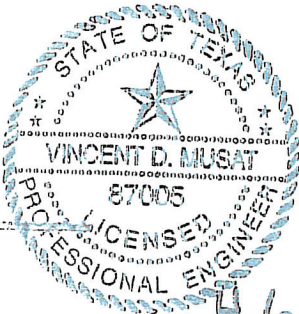


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vincent D. Musat', is written over a faint rectangular box.



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

7.6.16

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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

May 5, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office April 8, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

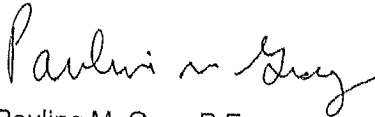
1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.
2. The signature blocks on the cover have 2015 for the year.
3. Arkose Road should be stubbed out to the east to the adjacent property.
4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.
5. No information is provided for Block U Lot 1.
6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.
7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.
8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.
9. The proposed pipe sizes on Sheet 11 should be verified.
10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.

Mr. Tom Bolt
May 5, 2016
Page 2 of 2

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10





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

Doucetengineers.com

May 19, 2016

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

Re: Comment Response to Pauline M. Gray, P.E.'s [Jay Engineering] Fourth Preliminary Plan Review letter dated May 5, 2016 for the Stonewater North Preliminary Plan project.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/05/2016 regarding the project listed above:

1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.

Response: The linetype for the Drainage easement has been changed to distinguish it from the FEMA floodplain.

2. The signature blocks on the cover have 2015 for the year.

Response: The signature blocks have been updated to show 2016 for the year.

3. Arkose Road should be stubbed out to the east to the adjacent property.

Response: The intersection of Arkose Road and Skarn Road has been changed from a tee intersection to a four way intersection in order to incorporate a street stub out to the East property.

4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.

Response: The intersection of Skarn Road and Johnson Road has been adjusted to show a smoother transition into this existing road.

5. No information is provided for Block U Lot 1.

Response: Block U Lot 1 has been added to the summary table on the second page of the Plat.



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

Enclosures:

- Doucet's Update #4 response dated 2016-05-19 to Jay Engineering's Comments (2 copies)
- Update #4 - Stonewater North Preliminary Plan dated 2016-05-19 (2 copies)
- Check for re-submittal to the amount of \$275.00

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

June 1, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fifth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

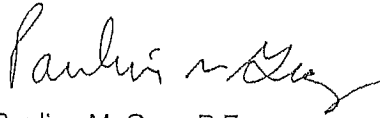
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office May 20, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. **Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2 – Stonewater North Preliminary Plat.**
4. **The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.**
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10

Joeco

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

June 27, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Sixth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office June 10, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

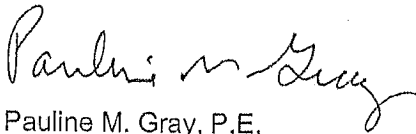
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. ~~Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2—Stonewater North Preliminary Plat.~~
4. ~~The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.~~
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

11. Lot 87 on Block J is no longer open space due to the existing road no longer being removed with the proposed project. It should be reclassified.
12. The proposed access road to Rose Hill Cemetery has been removed from the plans. This access road was proposed to bring better access to the cemetery via Stonewater North. Written approval from the Rose Hill Cemetery Association stating that no longer providing the new access road for the cemetery is okay with the Rose Hill Cemetery Association is required.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



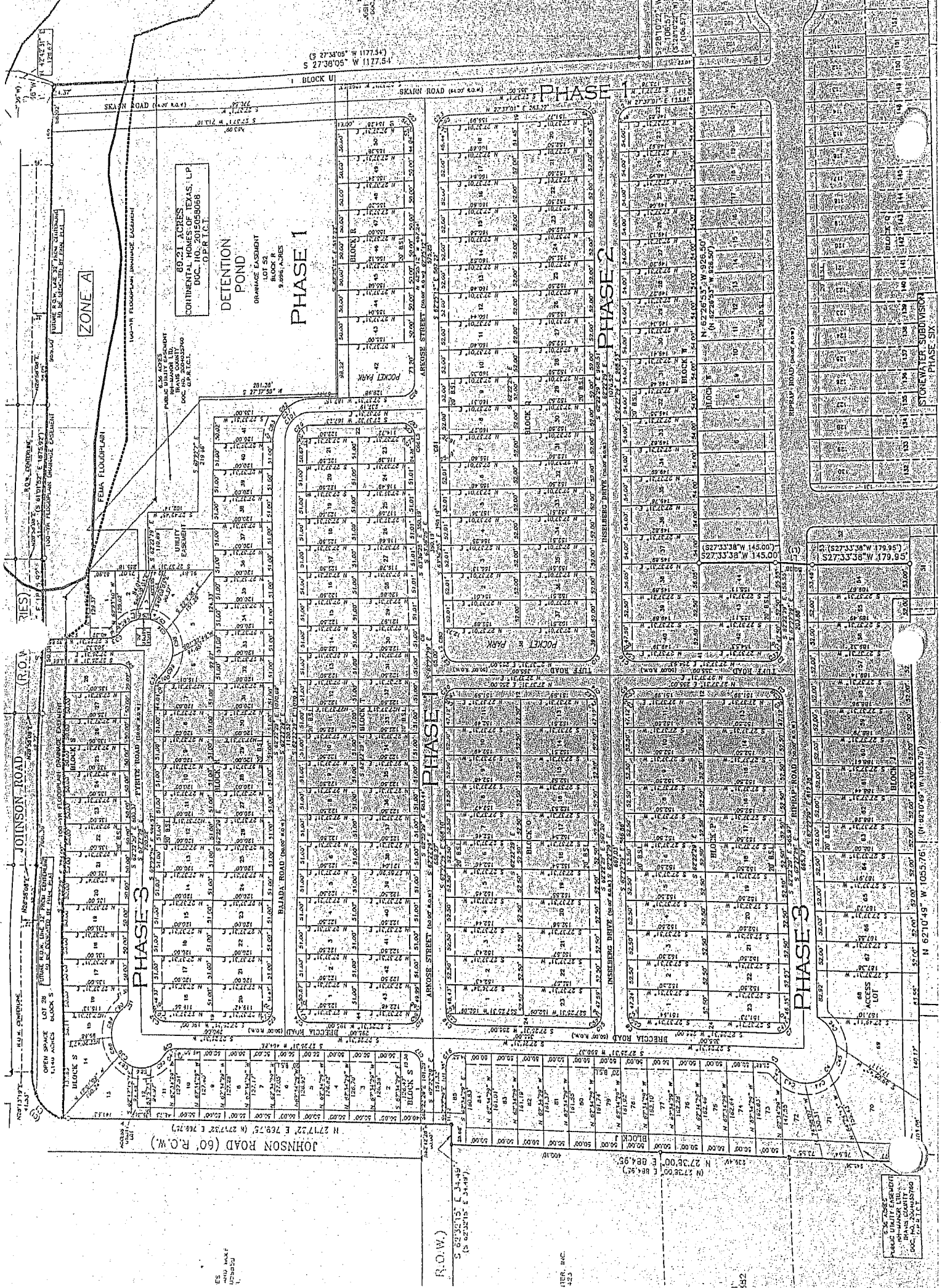
Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10





2

BURY

now



Stantec

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016
File: 112221-10003

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

INTRODUCTION

The proposed "Shadowglen Phase 2 - Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ± 120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

FEMA FLOODPLAIN

The Project is located within the Wilbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

WATER

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

Design with community in mind



April 13, 2016
Mr. Tom Bolt
Page 2 of 2

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

WASTEWATER

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

ROADWAY

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

DRAINAGE, DETENTION AND WATER QUALITY

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

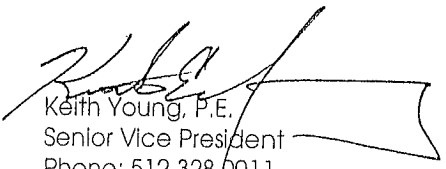
Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

STANTEC CONSULTING SERVICES INC.



Keith Young, P.E.
Senior Vice President
Phone: 512.328.0011
Fax: 512.328.0325
Keith.Young@stantec.com

Design with community in mind

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

April 27, 2016

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

Re: First Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

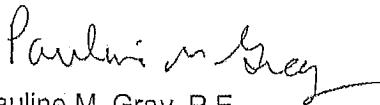
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

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 M. Gray, P.E.

PMG/s

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.
Scott Dunlop - City of Manor

PN: 100-734-10





Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 7, 2016
File: 222010426

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Comment Response
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

This is our response to comments received from your office on April 27, 2016. We have reviewed these comments and respond in the following manner:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.

Note revised.

2. The submittal date on the cover reads January 2016.

Submittal date corrected.

3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.

Existing ponds labeled. Section 18 removed from this preliminary plat.

4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.

Service providers corrected on sheet.

5. Elevations should be labeled on all topography shown on the plan sheets.

Elevations labeled on all plan sheets.



September 7, 2016

Mr. Tom Bolt

Page 2 of 3

Reference: Comment Response

6. The boundary of Section 21A is unclear on Sheet 4.

Section boundary clarified.

7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.

Table revised to show correct lots.

8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.

Area O4 drains south towards the pond outfall. Areas O5 and O6 drain west directly into the pond.

9. The STM easements should be clearly shown on Exhibit C.

Storm easements removed due to being in open space/drainage easement lots.

10. On Exhibit E the existing storm sewer outlet to the pond should be shown.

Storm sewer outlet shown.

11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.

Areas O1 and O2 drain north to Shadowglen Trace and Area O3 drains east off-site.

12. The C values for drainage Area A11 on Exhibit E should be verified.

C value verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

Calculations now shown on Exhibit H.

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

We are coordinating with Owner and Alliance Transportation.

Design with community in mind



September 7, 2016

Mr. Tom Bolt

Page 3 of 3

Reference: Comment Response

Please contact our office should you have any questions or if we can be of further assistance.

Regards,

STANTEC CONSULTING SERVICES INC.

Shervin Nooshin, P.E.

Senior Project Manager

Phone: 512.328.0011

Fax: 512.328.0325

Shervin.Nooshin@stantec.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 5, 2016

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

Re: Second Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

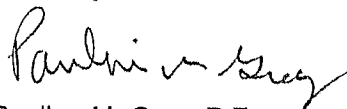
The second submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on September 13, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C-values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.
15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.
16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.
17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.
18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).
19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).
20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).

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 M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10



3

January 4, 2017

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

**Re: Summary Letter – Lagos Phase 1
Preliminary Plan Application
Southeast Corner of FM 973 and Blake Manor Road
Manor, Texas 78653**

To Whom It May Concern:

The proposed Lagos Phase 1 development is located near the southeast corner of FM 973 and Blake Manor Road in Manor, Texas. The proposed preliminary plat is approximately 49 acres. The site is currently undeveloped.

The proposed development includes the construction of approximately 118 single-family residential units, 9.3 acres of village clusters with a density of approximately 10 units/acre, approximately 5,800 linear feet of roadway, sidewalks, landscaping, stormwater management infrastructure, water, and wastewater improvements. Water and wastewater service for the development will be provided by existing adjacent City of Manor water and wastewater lines. This property is a part of the Lagos PUD established on June 15, 2016 under ordinance number 441. As such, this development is bound to the development standards outlined in the PUD and the City of Manor code at the time of its implementation.

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

A detention facility is proposed on the eastern portion of the site to detain the stormwater runoff from the proposed development. The proposed detention pond on site is sized to capture and detain the proposed impervious cover for all phases of the Lagos PUD. Runoff will be released from the pond so that the peak flow at the point of analysis "A" to an existing tributary of Gilleland Creek does not exceed existing conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

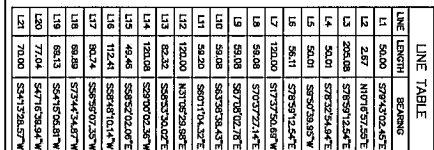
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate



LARGO PARKLAND	
PHASE	PHASE 1 TOTAL (69.21 ACRES)
REQUIRED (59% OF TOTAL AREA)	2.46
PAID FOR PROPOSED FUTURE DEVELOPMENT WITHIN DEVELOPMENT PROCESS AVAILABLE FOR CREDIT TO FUTURE PHASES	14.12 0 11.66

RIGHT OF WAYREAR LOT

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.....

FAMILY LOTS

SIDENLID LUIS


TREES LOCATED WITHIN

AUGUST 18, 2014. TRAVEL

2	2004-2005
3	2005-2006

S342107E

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

SHEET NUMBER 3	PRELIMINARY PLANS FOR LAGOS PHASE 1 CITY OF MANOR TRAVIS COUNTY, TEXAS	PRELIMINARY PLAN (SHEET 2 OF 2)	KHA PROJECT C09241722		Kimley»Horn © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 10014 JOLLYVILLE ROAD, AVALON III, SUITE 300, AUSTIN, TX 78750 PHONE 812-418-1771 FAX 812-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928						
			DATE JANUARY 2017 SCALE AS SHOWN DESIGNED BY EJB DRAWN BY EJD CHECKED BY JJK			No.	REVISIONS	DATE	BY		



Date: Monday, January 23, 2017

Kevin Burks

10814 Jollyville Road, Bldg 4, Ste. 300
Austin TX 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1025
Job Address: , , LA.

Dear Kevin Burks,

The first submittal of the Lagos Ph 1 Preliminary Plan (*Preliminary Plan*) submitted by and received on January 05, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

The signature block for Planning and Zoning should be revised to the new chairperson, William Myers.

The Lot Width Table on Sheet 3 of the Preliminary Plan should be updated. It only lists lot widths of 50' and 60', but there are lots that are smaller in width.

The topography shown on Sheet 3 is too light to read.

The dimensions for the existing boundary streets are not shown on the Plat as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records must be shown on the Plat.

Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and right of way descriptions be shown for all proposed streets. The proposed right of way width should be clearly labeled and pavement width should be included in the plan.

On Sheet 5, elevations should be labeled on the contours.

Lot 1, Block A should be renamed as a landscape lot not an open space lot.

The lengths of proposed blocks should be verified to make sure that blocks are not longer than permissible under Section 45(a)(2) of Subdivision Ordinance 263B. Blocks C and D appear to exceed 1,300 feet in length. Residential blocks shall not exceed 1,300 feet in length. The block, and associated lot numbers must be split into two separate blocks if the allowable length is exceeded.

Lots 34-43 along Street B are not labeled with a Block.

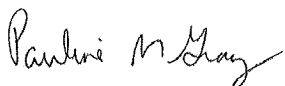
Note that Village Cluster Lots will be considered privately owned (like commercial lots), therefore, the water for the lots will need to be metered and a backflow preventer will be required for those lots.

The drainage plan sheets and report do not contain calculation for pond sizing as required in Section 22(c)(4)(i) of Subdivision Ordinance 263B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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 cursive script, reading "Pauline M. Gray".

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

4

JAY ENGINEERING COMPANY, INC.

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

Texas Registered Engineering Firm F-4700

February 11, 2015

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

Re: First Construction Plan and Final Plat Review for
Shadowglen Phase 2, Section 20 Subdivision
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

CONSTRUCTION PLANS

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

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

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

Mr. Tom Bell
February 11, 2016
Page 2 of 2

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Smith', with a stylized flourish at the end.

David T. Smith, P.E.

DTS/s

Copy: Jamie Burke, AECOM

PM: 100-570-10

JOECO

March 31, 2016

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

**RE: First Construction Plan Review for Shadowglen Phase 2, Section 20
City of Manor, Texas**

Dear Mr. Bolt:

On behalf of our client, SG Land Holdings, LLC, AECOM is submitting the response to comments issued by the City of Manor on February 11, 2015.

General Comments

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.

Response: Geotechnical Engineering Report prepared by Terracon and dated November 2012 is attached for your reference. Additionally, a table showing the proposed pavement section has been included on Sheet C523.

2. FYI – AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.

Response: The AARV detail in sheet C531 has been updated to show the City of Manor modification.

3. Include Final Plat in the plans.

Response: Final Plat has been included in the construction plans, per the plan sheets provided with this submittal.

4. Provide benchmarks on plat and/or plans.

Response: A concrete monument has been added to the plat.

5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

Response: Current tax certificate is provided with this submittal.



Mr. Tom Bolt
March 31, 2016
Sheet 2 of 2

We look forward to continuing our work with the City to successfully complete this project. If you have any questions about our response above, please contact me at 512-479-1638 or allison.kennaugh@aecom.com.

Sincerely,

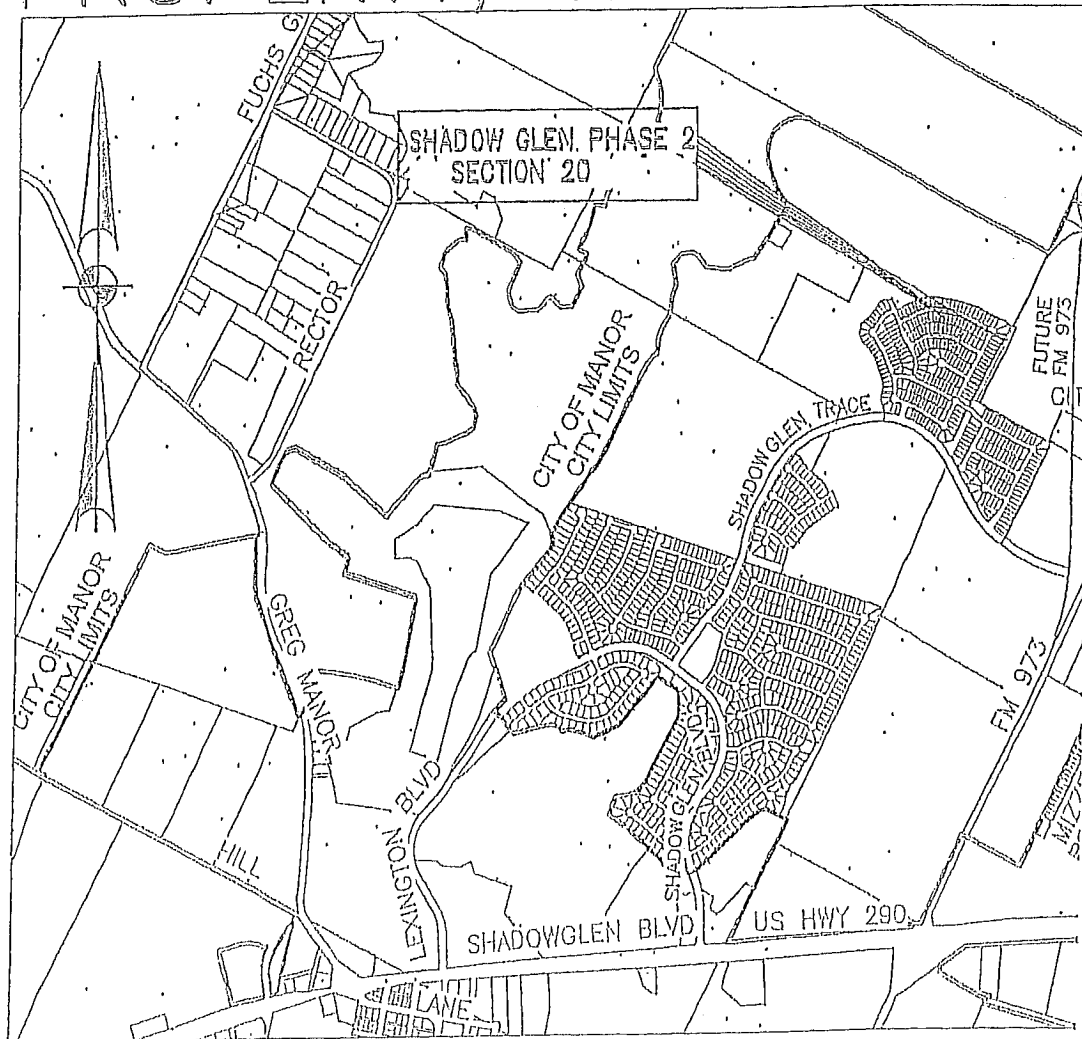
A handwritten signature in black ink that reads "Allison Kennaugh". The signature is written in a cursive, flowing style.

Allison Kennaugh, P.E.
AECOM Project Engineer

cc: Russell Allison, SG Land Holdings
Roger Durden, AECOM

OR EXTENT OF DEVELOPMENT
EARBY LAND USES THAT ARE
NEIGH

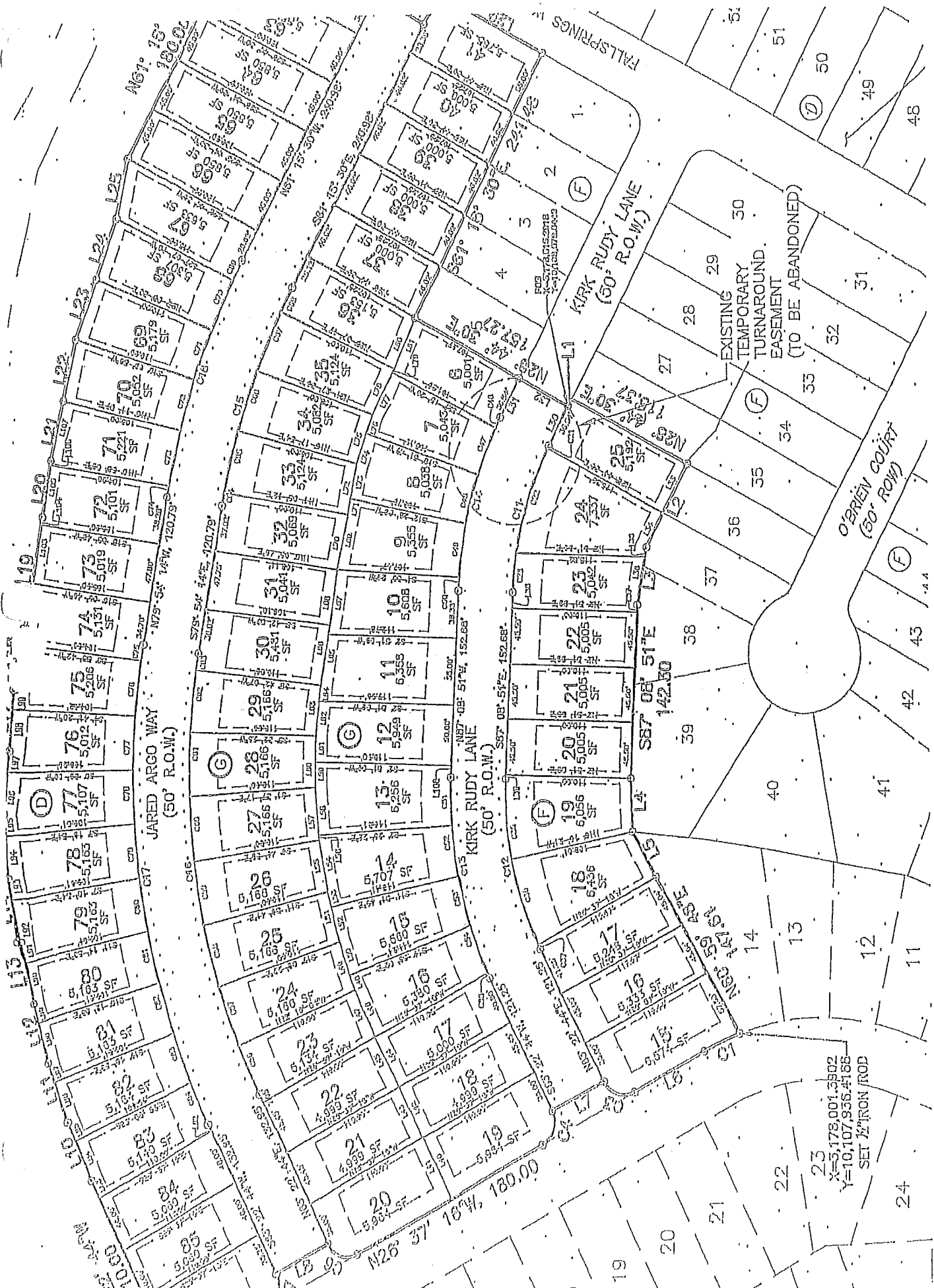
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTIC
IT IS NOT A STATEMENT OR R
THE PROPERTY, THE SUBDIV



COM

ERVICES, INC.
REET, SUITE 600
XAS, 78701
OM.COM
NO. F-3580

VICINITY MAP
SCALE: 1" = 2000'



X=5,172,001.3902
Y=10,107,935.4188
SET 1/2" IRON ROD

5



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

DoucetandAssociates.com

January 27, 2017

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

Attn: Tom Bolt, Director of Development Services

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

Dear Mr. Bolt:

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

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

- Landscape lots were incorporated into Lot 20 Block W and Lot 102 Block Q.
- A 10' Electrical Easement has been placed between Lots 4 and 5 in Block K.
- The General Notes have been updated.
- The Signature Blocks have been updated.

Find the following documents enclosed for your review:

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

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

Sincerely,

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

TBPE Firm # 3937
State of Texas Surveying Firm Certification # 10105800

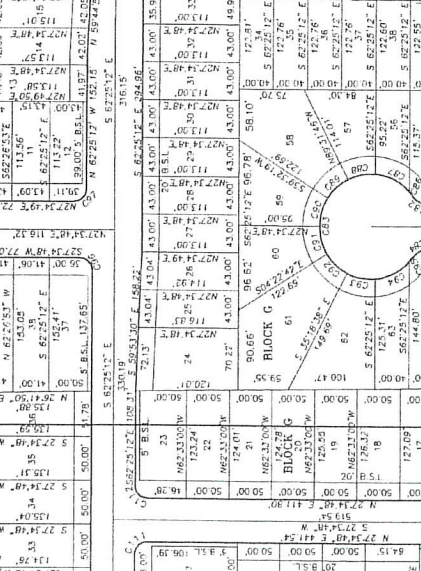
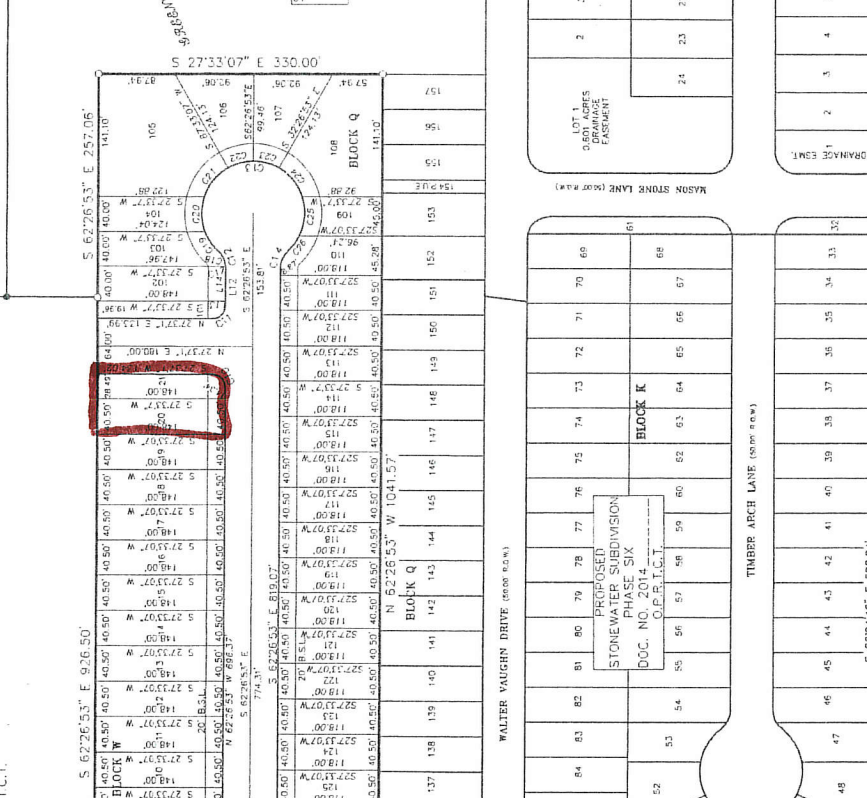
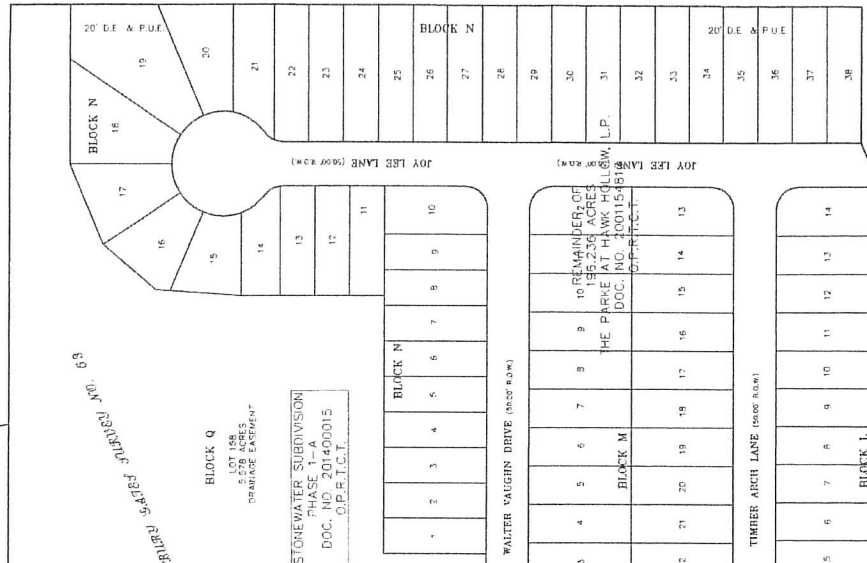
Cc: Frank Phelan/Jay Engineering, Bill Carlson/ESD#12; with enclosures

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

12.011 ACRES
JUAN ANTONIO DE LA ROSA
DOC. NO. 200423908
O.P.R.T.C.T.

11.487 ACRES
JOSH GONZALEZ BENITEZ
DOC. NO. 2005178512
O.P.R.T.C.T.

REMAINDER OF
196.236 ACRES
THE PARKE AT HAWK HOLLOW, L.P.
DOC. NO. 200154615
O.P.R.T.C.T.



6

7

LOT AREA TABLE

LOT	AREA
LOT 132	4,938 S.F.
LOT 133	4,400 S.F.
LOT 134	4,817 S.F.
LOT 135	4,684 S.F.
LOT 136	4,584 S.F.
LOT 137	4,710 S.F.
LOT 138	4,717 S.F.
LOT 139	4,781 S.F.
LOT 140	4,784 S.F.
LOT 141	5,381 S.F.
LOT 142	5,288 S.F.

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR, COMPREHENSIVE CITY LIMITS AS OF THIS DATE, 07/21/17.
2. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DERIVED BY THIS PLAT.
3. THIS PLAT IS SUBJECT TO THE HOUSING PLANNING AND DEVELOPMENT MANAGEMENT AGREEMENT EXECUTED AND 20, 2003, AND SUBSEQUENT AMENDMENTS.
4. NO PORTION OF THIS PLAT IS WITHIN A PLANNED HAZARDOUS AREA ACCORDING TO THE HOUSING PLANNING AND DEVELOPMENT MANAGEMENT AGREEMENT WITH AN EFFECTIVE DATE OF JANUARY 1, 2014, ISSUED BY THE TARRANT COUNTY PLANNING AND DEVELOPMENT MANAGEMENT AGENCY.
5. NO SUBDIVISION IS HEREBY BUT NOT LIMITED TO EASEMENTS, EIGHTEEN (18) FEET WIDE EASEMENTS ON OTHER LOTS, SHALL BE PERMITTED IN ANY SUBDIVISION.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE SUBDIVISION OWNER OR THEIR AGENTS.
7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
8. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
9. PUBLIC UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES, CITY OF MANOR, TEXAS.
10. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DOCUMENT 200500219 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.



50	46
49	47
48	

TINAJERO WAY
(70.00' R.O.W.)

25	26	27	28	29
30				

GREYWACKE DRIVE
(50.00' R.O.W.)

16	15	14	13	12
BLOCK C				
6	7	8	9	10
11				

ALMODINE ROAD
(64.00' R.O.W.)

128	100
129	99
130	98
BLOCK H	
131	97
132	98
133	99
134	100
135	101
136	102
137	103
138	104
139	105
140	106
141	107
BLOCK H	
PARK	

STONEWATER SUBDIVISION
PHASE ONE
DOC. NO. 200500219
O.P.R.T.C.T.

STONERIDGE GAP LANE
(VARIES 50.00'-64.00' R.O.W.)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
BLOCK D															

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8

LEGEND

R/C ○ 1/2" IRON ROD W/ "104" CAP SET
P/C ● 1/2" IRON ROD FOUND W/ CAP

O.P.R.T.O.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

T.B.M. BENCHMARK

-630- PROPOSED CONTOURS (BASED ON NAVD 83)

..... SIDEWALK

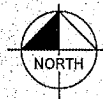
BENCHMARKS

TBM #1 - "MAG MARK" ON TOP OF THE CONCRETE, APPROXIMATELY 210' NORTHEAST OF THE NORTHEASTLY CORNER OF THE SUBJECT TRACT.
N=101,740.43'
E=1,170,898.91'
ELEVATION = 336.19'
VERTICAL DATUM NAVD 1988
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM
NAD 1983 TEXAS CENTRAL ZONE.

TBM #2 - 1 1/2" IRON ROD END APPROXIMATELY 117' NORTHEAST OF THE SOUTHEASTLY CORNER OF THE SUBJECT TRACT.
N=100,707.88'
E=1,170,830.68'
ELEVATION = 322.93'
VERTICAL DATUM NAVD 1988
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM
NAD 1983 TEXAS CENTRAL ZONE.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48463C04955, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.



GRAPHIC SCALE IN FEET

100' 0 50 100 200

1" = 100' @ 18" X 24"

LAS ENTRADAS SOUTH
SECTION 1
DOC.# 201200083
O.P.R.T.C.T.

—EXISTING
GREGG MANOR ROAD
(VARIABLE R.O.W.)

JOHNSON ROBERT J
CURT D. JOHNSON
DOC.# 2003030823
20.00 ACRES
O.P.R.T.C.T.

LAS ENTRADAS DEVELOPMENTS
DOC.# 2008119671
39.891 ACRES
O.P.B.T.C.T. 30'

30' WATERLINE EASEMENT AND
RIGHT OF WAY
DOC.# 2002188193
O B R I G T

PROPOSED
GREGG MANOR ROAD
2.807 ACRES
(122,263 SQ. FT.)
(VARIABLE R.O.W.)

DEMPSEY BUCHANAN LP
DOC.# 2009213208
29.982 ACRES
O.P.B.T.C.T.

LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485
105.170 ACRES
O.P.B.T.C.T.

LIONS CLUB OF
MANOR INC.
DOC.# 2012084132
6.018 ACRES
O.P.B.T.C.T.

LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485
105.170 ACRES
O P R I C T

Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78218
PH: (210) 541-9166 FAX: (210) 541-8600
CONTACT: JAMES W. RUSSELL, R.P.L.S.
TSPS FIRM REGISTRATION NO. 10183973

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

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT
CORPORATION
9000 U.S. HIGHWAY 280 E.
MANOR, TEXAS, 78653
PH: (512) 327-7415
CONTACT: DANNY BURNETT

OWNER:
DEMPSEY BUCHANAN LIMITED
PARTNERSHIP
PO BOX 17647,
AUSTIN, TEXAS, 78760-7547
CONTACT:

OWNER:
LIONS CLUB OF MANOR INC
8819 LONE TREE DR.
MANOR, TEXAS, 78653
CONTACT:

SUBDIVISION PLAT ESTABLISHING

**LAS ENTRADAS-GREGG
MANOR ROAD**

BEING 2,807 ACRES OF LAND, LOCATED IN THE JAMES RIVER SURVEY NO. 40, ASISTRICT OF TEXAS, 545, BEING A PORTION OF 39,891 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2006119871, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 105,170 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2006119872, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 29,982 ACRES TRACT CONVEYED TO DEMPSEY BUCHANAN LIMITED PARTNERSHIP, AS RECORDED UNDER DOCUMENT NO. 200823208, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 1,010 ACRES TRACT CONVEYED TO LIONS CLUB OF MAJOR INC, AS RECORDED UNDER DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Sheet No.

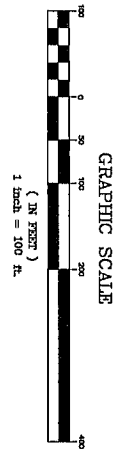
1 OF 2

LAS ENTRADAS--GREGO MANOR ROAD GENERAL INFORMATION:

TOTAL ACREAGE.....	2.807 ACRES
ACREAGE OF PROPOSED 90' ROW.....	1.892 ACRES
ACREAGE OF PROPOSED 75' ROW.....	0.773 ACRES
ACREAGE OF PROPOSED 60' ROW.....	0.142 ACRES

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9



STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS,

THAT ANTON MARCELO CASTILLA, BEBIDA MARY MARCHEZ LUIREZ, JUAN FRANCISCO LARA ZAMARRIPA, AND JOSE DE LA LUZ GARCIA ZINIRRA, BEING THE OWNERS OF THAT CERTAIN 10,000.4 ACRES TRACT OF LAND, OUT OF THE LEMUEL KIBBER SURVEY NO. 40, DISTRICT NO. 1, LOCATED IN CLAYTON COUNTY, TEXAS, 2016-64-554 OF THE OFFICIAL PUBLIC RECORDS OF "PLAYS OF CLAYTON COUNTY, TEXAS," DOES HEREBY SUBMIT THE 10,000.4 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR LOCAL GOVERNMENT, PURSUANT TO CHAPTER 212 OF THE TEXAS CONVERSION CODE, TO BE KNOWN AS:

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BOLIS D'ARC ACRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY INTERVIEWED ANTONIO MARGUZE CASTRITTA KNOWN TO ME AS ALI, A PERKED ANTIPOLO AND A PERSON KNOWN FOR FURNISHING INFORMATION AND POSSIBLY OBTAINED FROM THE FOREIGN INTELLIGENCE SERVICE, AND CONSOLE NO. 2020 IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND WITH CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ AD. 20 _____

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

PERSONALITY. THE UNDERSIGNED AUTHORITY, ON THIS DAY
BEFORE ME, APPEARED AND VOLUNTARILY DECLARED TO
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE
PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 20____, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

PERSON ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY BEFORE ME, APPEARED, ANTONIO MARQUEZ CASTELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____ AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

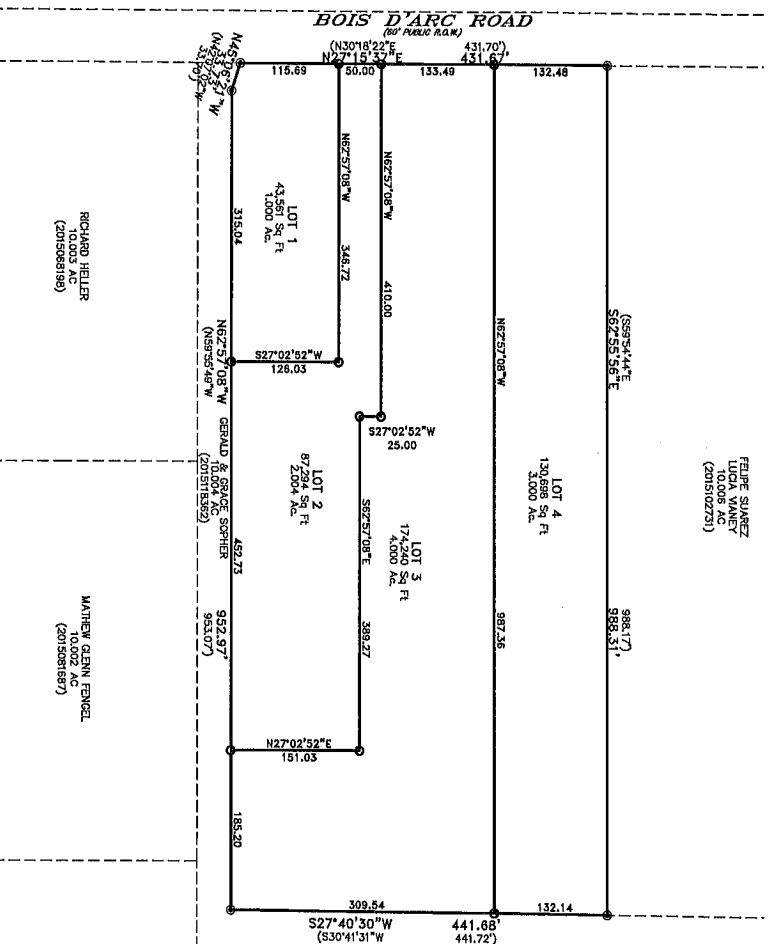
MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

PERSON ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY
BEFORE ME APPEARED ANTONIO MARCO, BEING KNOWN TO
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE
PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 20____ AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

GERALD & GRACE SOPHER
10.004 AC

(2015118362)

KATHERINE SALGADO ET AL

(2015112580)

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 201____.

APPROVED: _____ ATTEST: _____

ATTEST:

MARY ANN PARKER, CHAIRPERSON

FRANCES AGUILAR, CITY SECRETARY

FRANCES AGUILAR, LIT SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON
THIS THE _____ DAY OF _____, 201__.

APPROVED: _____ ATTEST: _____

ALLIED

RITA JONSE, MAYOR _____ **FRANCES AGUILAR, CITY SECRETARY**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR
CORPORATE CITY LIMITS AS OF THIS
DATE _____ DAY OF _____, 201__

1.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WIDING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

ENTICAT

DULY RECORDED ON THE _____ DAY OF _____, 20____ AD. AT _____ O'CLOCK
M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC
RECORDS OF TARRANT COUNTY TEXAS

DOCUM

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____, DAY
OF _____, 20____ AD,
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

XAS

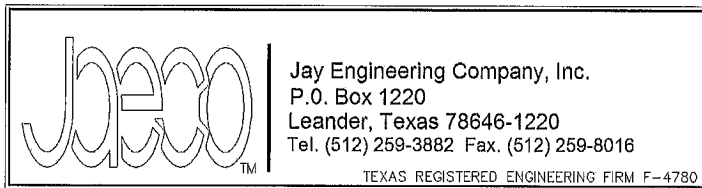
BY _____ DEPUTY

DATE: Sept. 14, 2016

CASE NO.

SCALE: 1" = 100'

JOB NO. 16_189



Date: Friday, November 04, 2016

Javier Barajas
Landmark Engineering, Inc.
7813 Callbraam Lane
Austin TX
jbarajas@landmarkces.com

Permit Number 2016- P1009
Job Address: , , .

Dear Javier Barajas,

The first submittal of the 15123 Bois D'arc Road Subdivision (*Short Form Final Plat*) submitted by Landmark Engineering, Inc. and received on , have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

The location map on the plat is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263B. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the plat. The latest edition of the USGS 7.5-minute quadrangle map is recommended.

Identification of proposed uses were not identified on the plat as required in Section 24(c)(1)(iv) of Subdivision Ordinance 263B. Identification and location of proposed uses and reservation for all lots within the subdivision must be provided on the plat.

Property ownership for all properties within three hundred feet of the subdivision boundary is not shown on the plat as required in Section 24(c)(1)(v) of Subdivision Ordinance 263B. The owner's names and the property line of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed reference as determined by the most recent tax roles must be shown on the plat. A reference table may be used to maintain clarity.

A signature block for the Commissioner's Court is not shown on the plat as required in Section 24(c)(1)(vi) of Subdivision Ordinance 263B. Since the property is within the City of Manor ETJ, County approval must also be obtained.

The engineer's certification is not provided as required by Section 24(c)(1)(vii) of Subdivision Ordinance 263B. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.

Certification from the County Health District is not provided as required by Section 24(c)(1)(viii) of Subdivision Ordinance 263B. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

State Plane Coordinates are not provided on the plat as required by Section 24(c)(3)(i) of Subdivision Ordinance 263B. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

The location of sidewalks is not shown on the plat as required by Section 24(c)(4)(viii) of Subdivision Ordinance 263B. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines must be shown on the plat.

No tax certificate was provided as required in Section 24(d)(2)(v) of Subdivision Ordinance 263B. Certification from all applicable taxing authorities that all taxes due on the property have been paid must be provided.

The owner certification blocks all have the same name on them. (See attached markup).

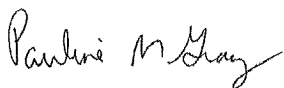
Section 24(d)(4)(vi) of Subdivision Ordinance 263B requires the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states: "Setbacks shall comply with the City's Zoning Ordinance."

11/4/2016 2:02:16 PM
15123 Bois D'arc Road Subdivision
2016- P1009
Page 3

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.

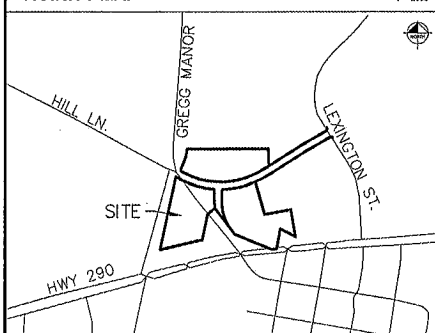
Thank you,

A handwritten signature in cursive script, reading "Pauline M. Gray".

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

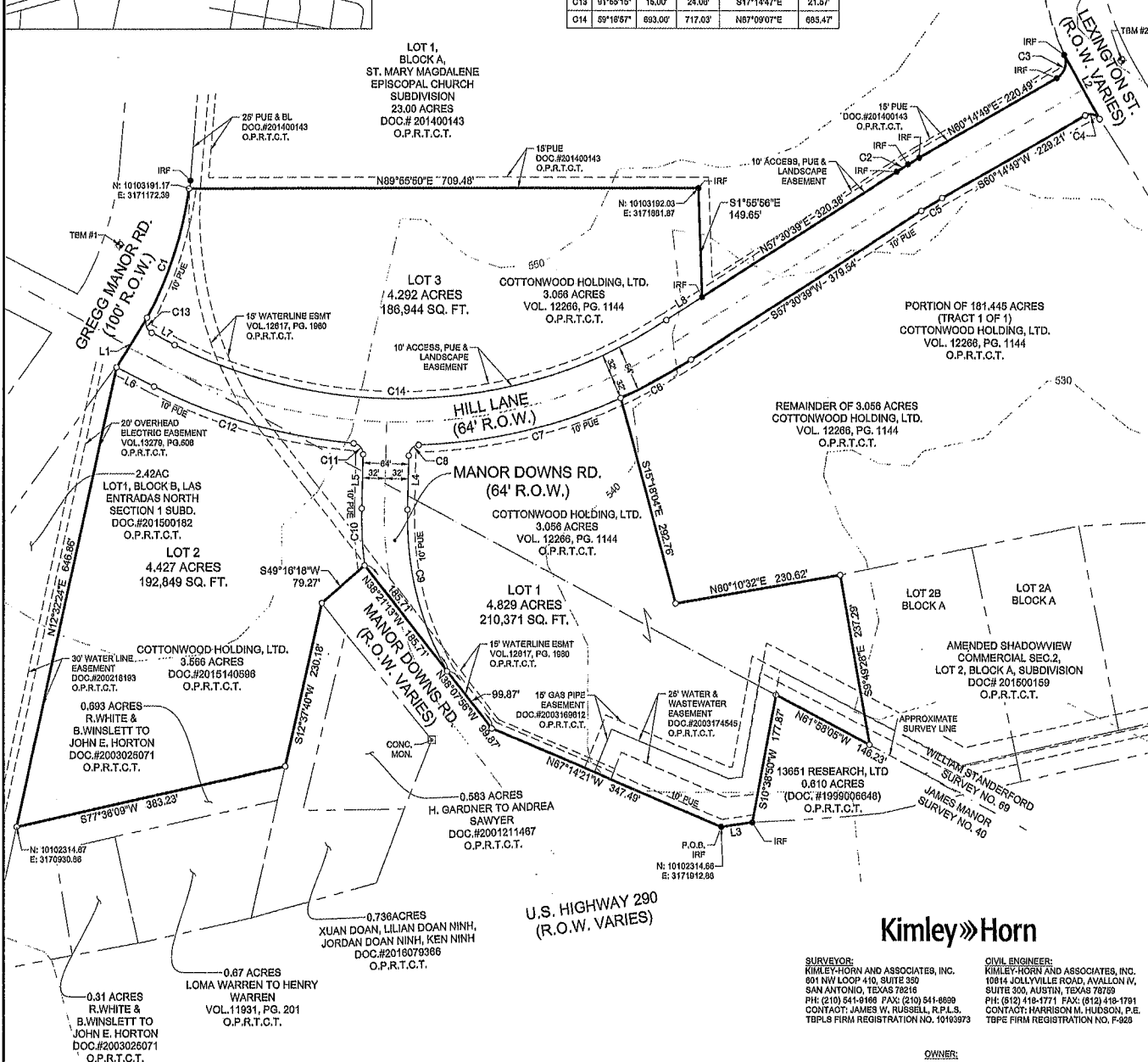
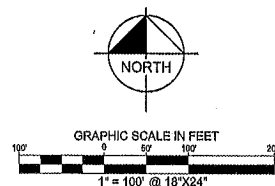
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© 2002



LINE TABLE		
NO.	BEARING	LENGTH
L1	N32°10'32"E	79.85'
L2	S28°51'43"E	100.15'
L3	S81°46'36"W	43.50'
L4	N01°22'03"E	74.67'
L6	N01°22'03"E	74.71'
L8	S83°12'24"E	58.74'
L7	S63°12'24"E	36.25'
L8	N67°30'39"E	58.03'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°54'29"	615.00'	167.93'	N10°16'30"E	166.89'
C2	2°47'33"	700.00'	37.04'	N58°40'42"E	37.04'
C3	83°47'09"	25.00'	36.86'	N10°14'50"E	33.39'
C4	63°22'22"	26.00'	21.85'	N76°03'07"W	19.93'
C6	2°47'13"	696.00'	33.86'	S66°40'24"W	33.85'
C8	8°29'17"	757.00'	112.14'	N51°56'17"W	112.04'
C7	22°01'28"	757.00'	200.93'	N77°00'38"E	209.19'
C8	84°17'44"	15.00'	22.07'	84°30'05"E	20.13'
C9	31°11'33"	425.31'	231.55'	S19°00'55"E	228.70'
C10	9°08'04"	489.31'	78.11'	S62°59'35"E	78.03'
C11	8°40'18"	15.00'	22.02'	N40°41'10"W	20.09'
C12	21°52'62"	757.00'	289.10'	N74°09'51"E	287.34'
C13	91°56'15"	15.00'	24.00'	N81°15'47"E	21.57'
C14	59°16'57"	893.00'	717.03'	N87°09'07"E	693.47'



Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-8166 FAX: (210) 541-8660
CONTACT: JAMES W. RUSSELL, 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
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: HARRISON M. HUDSON, P.E.
TYPE FIRM REGISTRATION NO. F-928

OWNER:
COTTONWOOD HOLDINGS LTD
8900 HWY 290E
MANOR, TX 78653-9720
CONTACT: DANNY BURNETT

SUBDIVISION PLAT ESTABLISHING

*SHADOWVIEW COMMERCIAL
SECTION 3*

BEING 16.043 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 548 AND WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, BEING A PORTION OF 3.056 ACRES TRACT CONVEYED TO COTTONWOOD HOLDING, LTD., AS RECORDED IN VOLUME 1228-2, PAGE 1144, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF 3.566 ACRES TRACT CONVEYED TO COTTONWOOD HOLDING, LTD., AS RECORDED UNDER DOCUMENT NO. 2015140599, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS:

TOW #1 "X" SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT, ELEVATION = 553.070'. VERTICAL DATUM NAVD 1988.

TUM #2 "X" SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT. ELEVATION = 340.22'. VERTICAL DATUM NAVD 1988.

SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....16.043 ACRES
ACREAGE OF PROPOSED ROAD.....2.495 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....3
ACREAGE OF LIGHT COMMERCIAL LOTS.....13.548 ACRES
TOTAL NUMBER OF LOTS.....3

LEGEND

IRSO ○ 1/2" IRON ROD W/ 1/4" CAP SET
IRP ● 1/2" IRON ROD FOUND

C.P.R.T.G.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

P.O.B. POINT OF BEGINNING

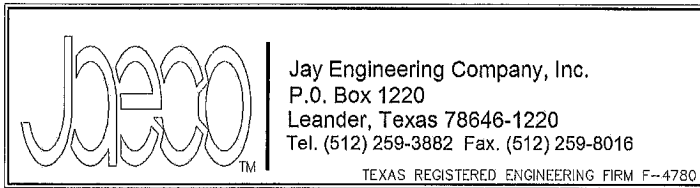
T.B.M. BENCH MARK

PUE PUBLIC UTILITY EASEMENT

S-30 PROPOSED CONTOURS (BASED ON NAVO M)

THIS SITE IS LOCATED IN THE WILBARGER CREEK AND GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04835, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.



Date: Monday, December 12, 2016

Harrison Hudson
Kimley-Horn
10814 Jollyville Rd.
Austin TX 78759
harrison.hudson@kimley-horn.com

Permit Number 2016- P1016

Job Address: 16.043 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546
AND WILLIAM STANDER, , TX.

Dear Harrison Hudson,

The first submittal of the Shadowview Section 3 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on November 15, 2016, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

Property ownership for all properties within three hundred feet of the subdivision boundary are not shown on the plat as required in Section 24(c)(1)(v) of Subdivision Ordinance 263B. The owner's names and the property line of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed reference as determined by the most recent tax roles must be shown on the plat. A reference table may be used to maintain clarity.

Setbacks are not shown on the plat as required in Sections 24(c)(1)(ix) and 24(c)(4)(vi) of Subdivision Ordinance 263B. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries must be shown on the plat.

Sidewalk locations are not shown on the plat as required in Section 24(c)(4)(viii) of Subdivision Ordinance 263B. The proposed location of sidewalks for each street is to be shown as a dotted line inside the proposed right-of-way lines.

The property description on the tax payment documentation does not appear to be for the tract of land being platted. The submitter must verify documentation is for the subject property.

No lines are shown for the R.O.W. for Highway 290 or for the existing R.O.W. for Manor Downs Road. Section 24(c)(2)(ii) of Subdivision Ordinance 263B requires the location, dimensions, names and descriptions of all existing and recorded streets be shown on the plat.

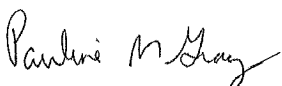
The submitter should modify the year shown on the signature blocks.

Prior to the final plat being approved, the City Council will need to approve the swap in right-of-way between the portions of the right-of-way for Manor Downs Road that are proposed to be vacated and the new right-of-way being allocated for Manor Downs Road by ordinance. An appraisal for the right-of-way swap should be submitted for City Council approval.

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,



12/12/2016 3:35:33 PM
Shadowview Section 3 Final Plat
2016- P1016
Page 3

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

11

12



**MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JANUARY 11, 2017 · 6:30 P.M.**

COMMISSIONERS

PRESENT:

PLACE 2: Deja Hill

PLACE 3: Raul Hernandez

PLACE 6: Keith Miller

PLACE 7: Bill Myers, Vice-Chair

ABSENT:

PLACE 1: Vacant

PLACE 4: Charles Russell, Jr.

PLACE 5: Lian Stutsman

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

Frank Phelan, City Engineer

Pauline Gray, City Engineer

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Vice-Chair Myers announced a quorum and called the meeting to order at 6:34 PM

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 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 COMMISSION DURING PUBLIC COMMENTS.

PRESENTATION

1. Presentation by Frank Phelan of Jay Engineering on updating Manor's Capital Improvement Program.

City engineer Frank Phelan outlined the role and responsibilities of the Planning Commission as the Community Impact Fee Advisory Committee. The Commission agreed to hold the CIF meeting directly following regularly scheduled Planning Commission meetings.

REGULAR AGENDA

1. Consideration, discussion, and possible action to appoint a Chairperson for the Manor Planning and Zoning Commission

Motion to appoint Vice-Chair Myers to serve as the Chairperson by Commissioner Hernandez, Seconded by Commissioner Miller. 4 – 0 to appoint.

2. Consideration, discussion, and possible action to approve the minutes for the December 14, 2016 Planning & Zoning Commission meeting.

Motion to approve the December 14 minutes by Commissioner Hernandez, Seconded by Commissioner Hill. 4 – 0 to approve.

3. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

Motion to postpone to February 8th meeting by Commissioner Hernandez, Seconded by Commissioner Miller. 4 – 0 to postpone.

4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

Motion to postpone to February 8th meeting by Commissioner Hernandez, Seconded by Commissioner Miller. 4 – 0 to postpone.

5. Consideration, discussion, and possible action upon a Preliminary Plan for Las Entradas – Gregg Manor Road, 1 lot on 2.65 acres more or less, located near US Hwy 290 and Gregg Manor Road.

Motion to approve by Commissioner Hill, Seconded by Commissioner Miller. 4 – 0 to approve.

ADJOURNMENT

Motion to adjourn Commissioner Hernandez, Seconded by Commissioner Hill. 4 – 0 to adjourn at 6:58 PM

Bill Myers, Chairperson

13



Date: Monday, November 28, 2016

Gabriel Hovdey
Civil Engineer
142 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2016- P1012
Job Address: 11811 Arnham Lane, Manor, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the 11811 Arnham Subdivision Concept Plan (*Concept Plan*) submitted by Civil Engineer and received on December 15, 2016, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

Section 21(c)(2) of Subdivision Ordinance 263B requires the date the Concept Plan was prepared be shown on the plans.

Section 21(c)(7) of Subdivision Ordinance 263B requires the proposed major categories of land use by acreage be listed/shown on the Concept Plan (single family, commercial, etc.)

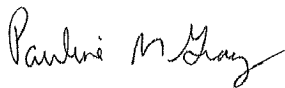
Section 21(c)(12) of Subdivision Ordinance 263B requires that significant existing features on, or within 200 feet of, the property, such as roads, buildings, utilities and drainage structures be shown on the Concept Plan.

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,

11/28/2016 3:25:15 PM
11811 Arnhamn Subdivision Concept Plan
2016- P1012
Page 2

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

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



SOUTHWEST ENGINEERS

Civil | Environmental | Land Development

TBPE NO. F-1909

www.swengineers.com

HEADQUARTERS

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

CENTRAL TEXAS

142 Cimarron Park Loop Ste. A, Buda, TX 78610
P: 512.312.4336

December 14, 2016

Pauline Gray, P.E., Case Manager
City of Manor – Concept Plan Review – 2016-P1012
Jay Engineering Company, Inc.
P.O. Box 1220
Leander TX 78646-1220

RE: 11811 Arnham Lane Subdivision
11811 Arnham Lane,
SWE Project No. 0641-002-16
Comment Response Letter: Update 1

Dear Ms. Gray:

Below please find our responses to the comments dated November 28, 2016.

Section 21(c)(2) of Subdivision Ordinance 263B requires the date the Concept Plan was prepared be shown on the plans.

Comment Response: The date prepared of the concept plan has been added and located under the Reference Legend. Please refer to updated attached Concept Plan for comment compliance.

Section 21(c)(7) of Subdivision Ordinance 263B requires the proposed major categories of land use by acreage be listed/shown on the Concept Plan (single family, commercial, etc.)

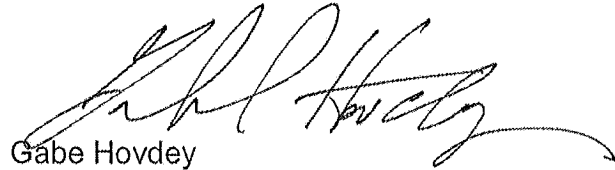
Comment Response: A Land Use table has been provided and located under the Reference Legend. Please refer to updated attached Concept Plan for comment compliance.

Section 21(c)(12) of Subdivision Ordinance 263B requires that significant existing features on, or within 200 feet of, the property, such as roads, buildings, utilities and drainage structures be shown on the Concept Plan.

Comment Response: Comment noted. All structures / buildings and known utilities, both wet utilities and dry utilities, located within 200 feet of property boundaries have been provided in the concept plan. Please refer to attached Concept Plan for comment compliance.

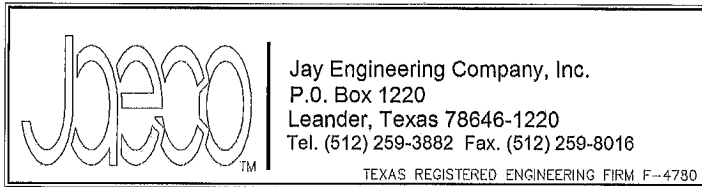
If you have any questions or require additional information, please do not hesitate to contact me or Albert Gutierrez at 512-312-4336.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gabe Hovdey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gabe Hovdey
Project Manager
ag

O:\CompanyData\Clients\0641-L4S\0641-002-16_Final Plat 20-Acre Tract, Arnham Lane, Manor, TX\Processing\Comments\2016-12-14_Comment Response.doc



Date: Tuesday, January 03, 2017

Gabriel Hovdey
Civil Engineer
142 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2016- P1012
Job Address: 11811 Arnham Lane, Manor 78653

Dear Gabriel Hovdey,

We have conducted a review of the concept plan for the above-referenced project, submitted by Gabriel Hovdey and received by our office on December 15, 2016, for conformance with the City of Manor Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

A handwritten signature in cursive script that reads "Pauline M. Gray".

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

14

Office of Architecture

N E E L M O R T O N A R C H I T E C T A I A

February 1, 2017

Mr. Scott Dunlop
City Planner
City of Manor
105 E. Eggleston St.
Manor, Texas 78653

Dear Mr. Dunlop,

Austin Regional Clinic (ARC) is proposing an amendment to the Uniform Sign Plan (USP) to allow the use of a 48" tall logo for their exterior signage to be located at 11300 US Highway 290 East, Building 2, Suite 230, Manor, TX. The proposed 24" tall letters fall within the size limits allowed by the USP. The allowance of a larger 48" tall logo will keep the proportions of the signage in line with ARC's standard branding proportions. The proposed 48" tall logo also falls within the size limits of the previously allowed signage of nearby tenant, AT&T.

Being a medical clinic, it is imperative that ARC's signage is highly visible so that patients can easily identify and locate it. As a cornerstone of the community, ARC's branding has become very recognizable and the size and proportion being proposed follow the branding design standards used at all of their clinics throughout the area.

Furthermore, we feel the proposed signage is appropriately sized for the building due to the proportions of the façade and the distance of the building from Highway 290. The proposed signage has been reviewed by the development's Architectural Control Committee (ACC) who have expressed their approval and support of the proposed 48" tall logo. Attached to this letter is written approval from the Development Coordinator and ACC member, Danny Burnett.

Approval of an amendment to the USP allowing ARC's proposed 48" tall logo will allow the clinic to be easily identified as a medical clinic and easily located by members of the community as visiting patients.

Thank you in advance for your review of this request.

Sincerely,


Dax Morton, Assoc. AIA
Office of Architecture

PO BOX 895, WIMBERLY, TEXAS 78676
15491 RR 12, SUITE 102 512 847 7600
neel@oearch.com

Dax Morton

From: Danny Burnett <bsquare@dwyerrealty.com>
Sent: Wednesday, February 01, 2017 5:43 AM
To: Dax Morton
Cc: Marc Wilson; Neel Morton; Pete Dwyer; Shirra Hanna
Subject: ShadowView Shopping Center: Building 2, Unit 230 - Austin Regional Clinic - Landlord authorization and support to request amendment to USP
Attachments: ARC Exterior signage (10.24.16) approved by Landlord 11.01.16.pdf; Untitled attachment 00007.htm

Dax,

Howdy! Pursuant to our recent conversations please find this transmittal and attached ACC approval as written authorization and support of ARC and its permitting and processing efforts with the City of Manor; more particularly support of an amendment as may be required by the City of Manor to vary from the approved USP/CSP.

best,

Danny Burnett
Development Coordinator
Dwyer Realty Companies
www.dwyerrealty.com
9900 HWY 290 East
Manor, Texas 78653

iPhone: 512.422.8107
o: 512.327.7415
f: 512.327.5819
bsquare@dwyerrealty.com

IMPORTANT: Please excuse all typos, misspelling, and/or grammatical errors.

The information contained in this email message is confidential and is intended only for the named addressee(s). This message may be protected by the attorney/client privilege. If the reader of this email message is not an intended recipient (or the individual responsible for the delivery of this email message to an intended recipient), please be advised that any re-use, dissemination, distribution or copying of this email message is prohibited. If you have received this email message in error, please reply to the sender that you have received the message in error and then delete it.

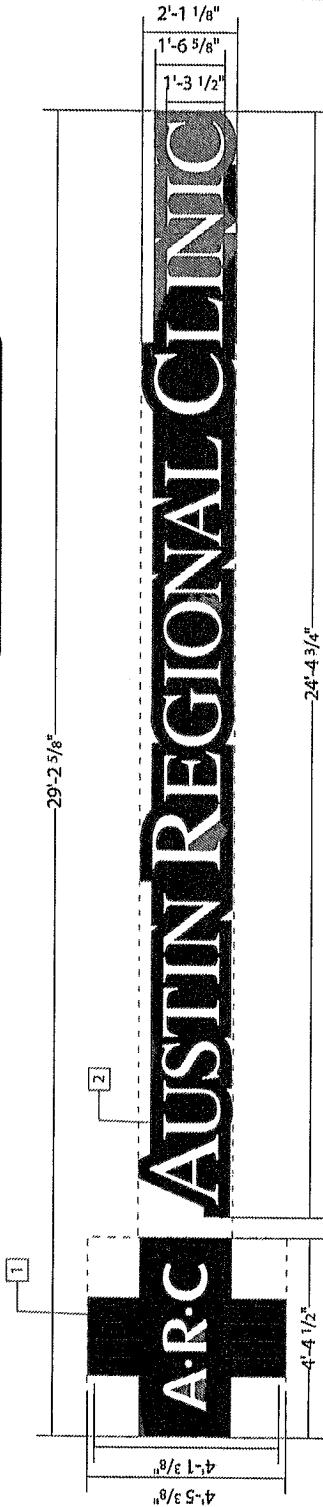
ALL COLORS TO BE APPROVED/PROVIDED BY
CLIENT PRIOR TO MANUFACTURING

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENT OF ARTICLE 600
OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES, THIS INCLUDES PROPER
GROUNDING AND BONDING;

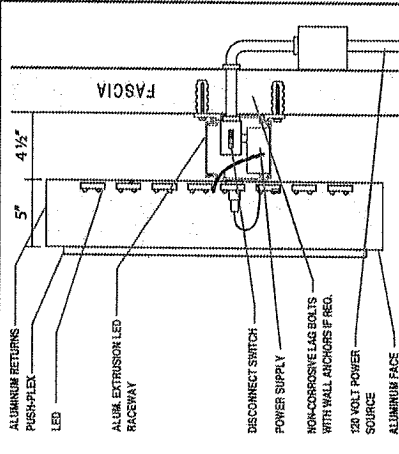
(P1) DK BRONZE 313
(P3) MP05732 DRAKE
(D1) C94 M100 Y13 K4
(V1) DIFFUSER VINYL

SPECIFICATIONS

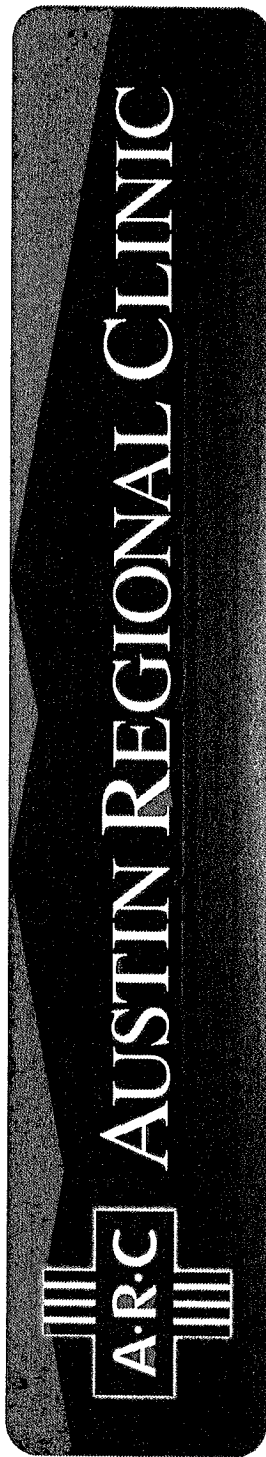
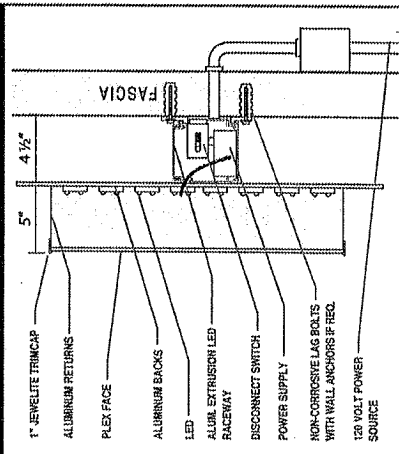
1" x 1/4" LOGO
FACES: ALUMINUM PAINTED TO MATCH (P3) WITH A ROUTED OUT FACE BACKED
WITH 3/4" PUSH THRU ACRYLIC WITH 1ST SURFACE DIGITAL PRINT VINYL
LAYERING SYSTEM (SEE LAYERING SYSTEM NOTE).
RETURNS: ALUM. PAINTED TO MATCH (P1).
ILLUMINATION: WHITE LED.
MOUNTING: RACEWAY MOUNTED, PAINTED (P3).
2" AUSTIN REGIONAL CLINIC
FACES: WHITE ACRYLIC
RETURNS: ALUM. RETURNS PAINTED TO MATCH (P1).
TRIMCAP: 1" DK. BRONZE JEWELITE TRIMCAP.
ILLUMINATION: WHITE LED.
BACKPANEL: ALUMINUM BACKPANEL PAINTED TO MATCH (P3) WITH A ROUTED
OUT FACE.
MOUNTING: RACEWAY MOUNTED, PAINTED (P3).



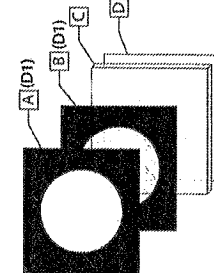
SECTION DETAIL



SECTION DETAIL



NIGHT



1 VINYL LAYERING SYSTEM APPLIED TO ACRYLIC
TOP EXTERIOR OVERLAY TO BE GLOSS LAMINATE.
A) LAYER TO BE PRINTED PURPLE ON WHITE VINYL.
B) LAYER TO BE PRINTED PURPLE ON CLEAR VINYL.
C) 3/4" CLEAR ACRYLIC.
D) WHITE DIFFUSER FILM 3635-70.

QTY = 1

CHANNEL LETTERS
SCALE: 3/8" = 1' 0"

MAX. ALLOWED SQ. FT. = X
PROPOSED SQ. FT. = 71

UL LISTED
UNDERWRITERS
LABORATORIES

CLIENT APPROVAL

DATE: X
INSTALL DATE:

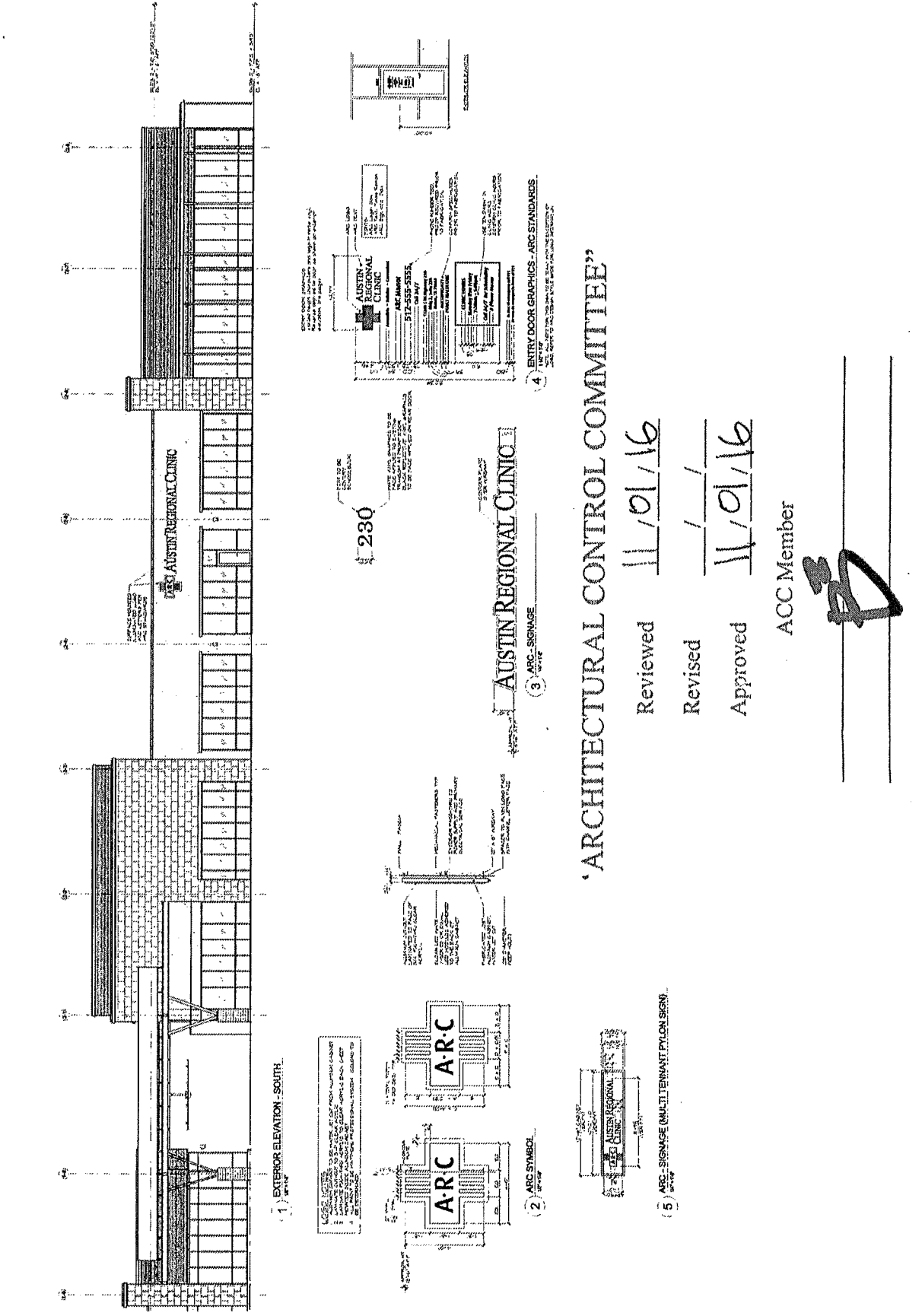
JOB INFORMATION

NUMBER: 70035-SPEC3-ABC
SALES REP.: Jeremy
DESIGNER: Gleg

ARC Manor

11300 E. US Highway 290
Bldg. 2 - Sta. 230
Manor, TX 78653

SIGN CREATIONS
9701 Brown Ln. Bldg. E.
Austin, TX 78754
512-374-9300
info@customsigncreations.com
www.customsigncreations.com



* general conformance w/ USP final approval from the City of Manor prior to installation

SHADOWVIEW CENTER

11300 HWY 290 E.
MANOR, TX 78653

Prepared for
Developer, ShadowGlen Development Corporation
by:



F/P: 512-394-5421 512-369-3048 3608 Chapman Ln. Austin TX, 78744 www.CNDsigns.com

CLIENT:
SHADOWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 78653

JOB #: 40005 - V/S

DATE: 07/26/2015

SALESPERSON:
NICKY BLANTON

DESIGNER: AF

PM: SHELIA K

CLIENT APPROVAL:

LANDLORD APPROVAL:



3608 CHAPMAN LN.
AUSTIN TEXAS 78744
512.394.5421
512.366.3048
WWW.CNDSIGNS.COM

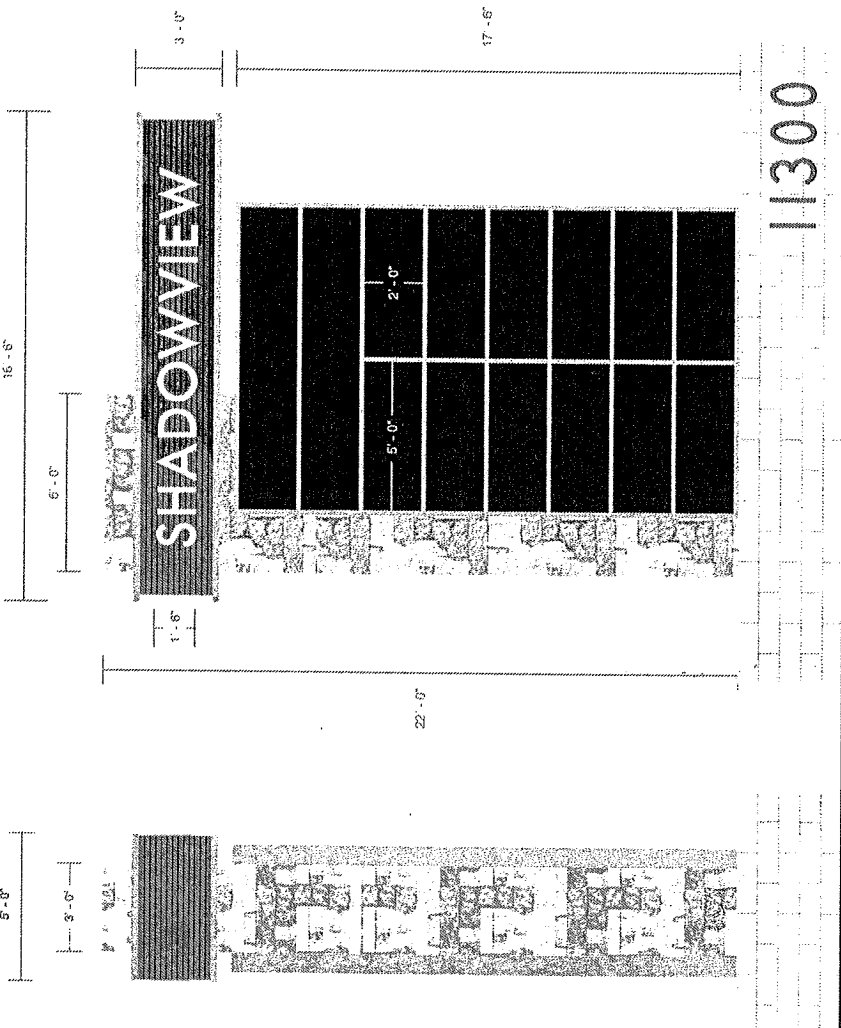
As shown, layout, design and assembly
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CND SIGNS release you to all the artwork
design and layout until further arrangements
are made in a written contractual agreement.
CND SIGNS does not intend to provide
for unauthorized reproduction of the design
when we discover a design that has been traced,
re-created, or reproduced without
approval and permission.



A / Multi-tenant Pylon Sign

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED MULTI-TENANT
PYLON SIGN W/ PUSH THRU ACRYLIC CABINETS TO UL SPECIFICATIONS.

- .090 ALUMINUM
- WELDED 2" 30 ALUMINUM FRAME
- 3/4" PUSH THRU ACRYLIC (WHITE)
- ILLUMINATION: LED (WHITE)
- CABINET AND TENANT PANELS TO BE FINISHED UP TO MATCH APT WORK
- STONE FACADE TO MATCH EXISTING BUILDING
- STONE BASE TO BE PROVIDED BY OTHERS



CND SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit 2. Junction box installed within 6 feet of sign 3. Three wires: Line, Ground, Neutral
TECH 18861-REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12167, AUSTIN, TEXAS 78711, 1-800-463-5602, 512-463-6699, WEBSITE: WWW.LICENSE STATE.TX.US/COMPLAINTS

CLIENT:
VIEWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 78653

JOB #: 40055 - V8

DATE: 07/28/2015

SALESPERSON:
NICKY BLANTON

DESIGNER: AF

PM: SHELIA K.

CLIENT APPROVAL:

LANDLORD APPROVAL:



3608 CHAPMAN LN.
AUSTIN TEXAS 78744

512 394 5421

512 369 3648

WWW.CNDSIGNS.COM

All artwork, graphics, & signage are property
and for THE SOLE USE OF CND SIGNS.
CND SIGNS reserves the right to all its artwork,
designs and layouts until further arrangements
are made in a written contract/agreement.
CND SIGNS does not transfer its property
or intellectual property to its clients.
When a client has been issued a contract,
it represents an agreement to the terms
and conditions of the contract.

B / Wayfinding Sign

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.

- .090 ALUMINUM
- WELDED 3" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAID WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING

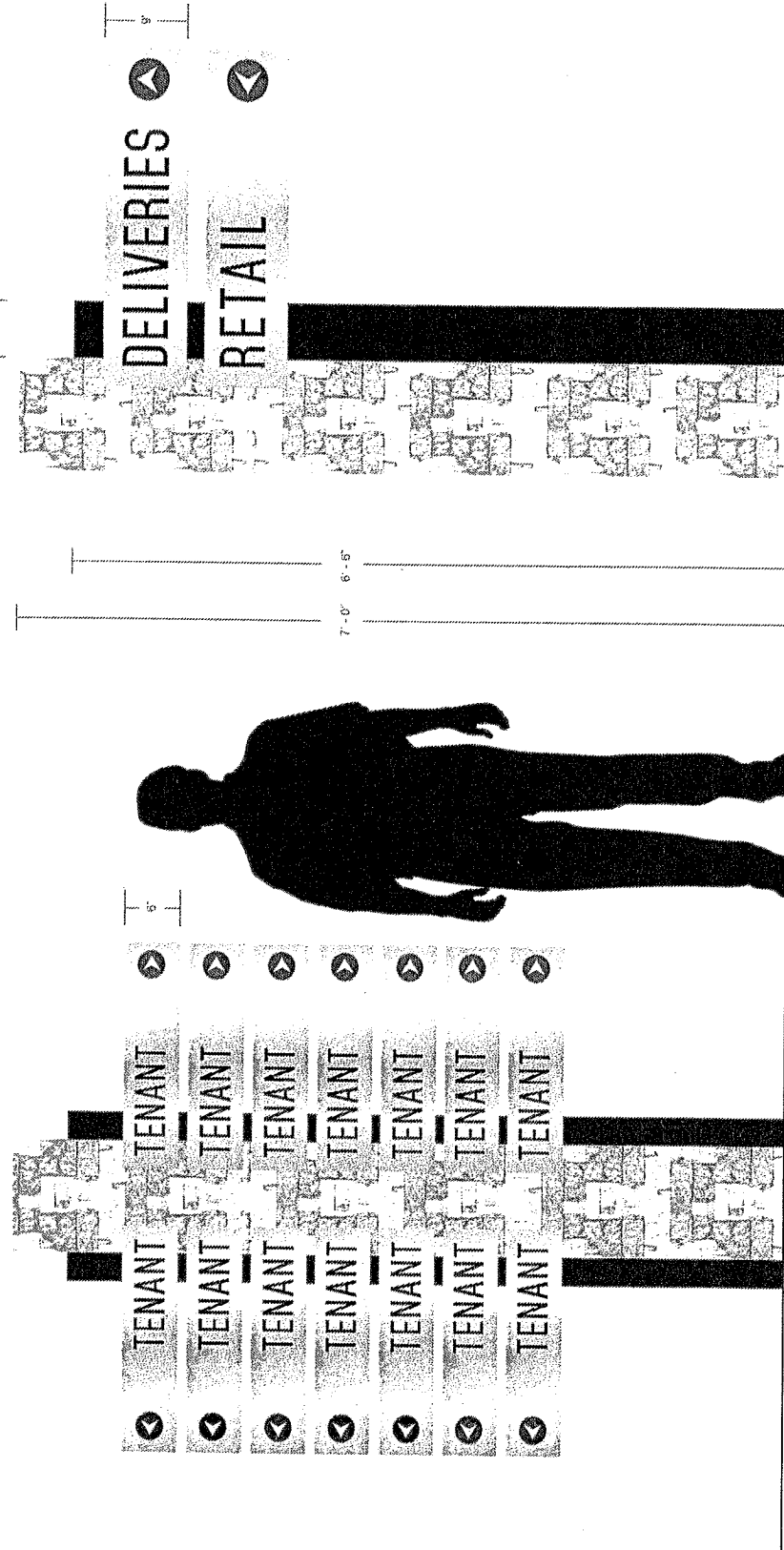
C / Wayfinding Sign

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.


- .090 ALUMINUM
- WELDED 2" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAID WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING

2'-0"

3'-0"

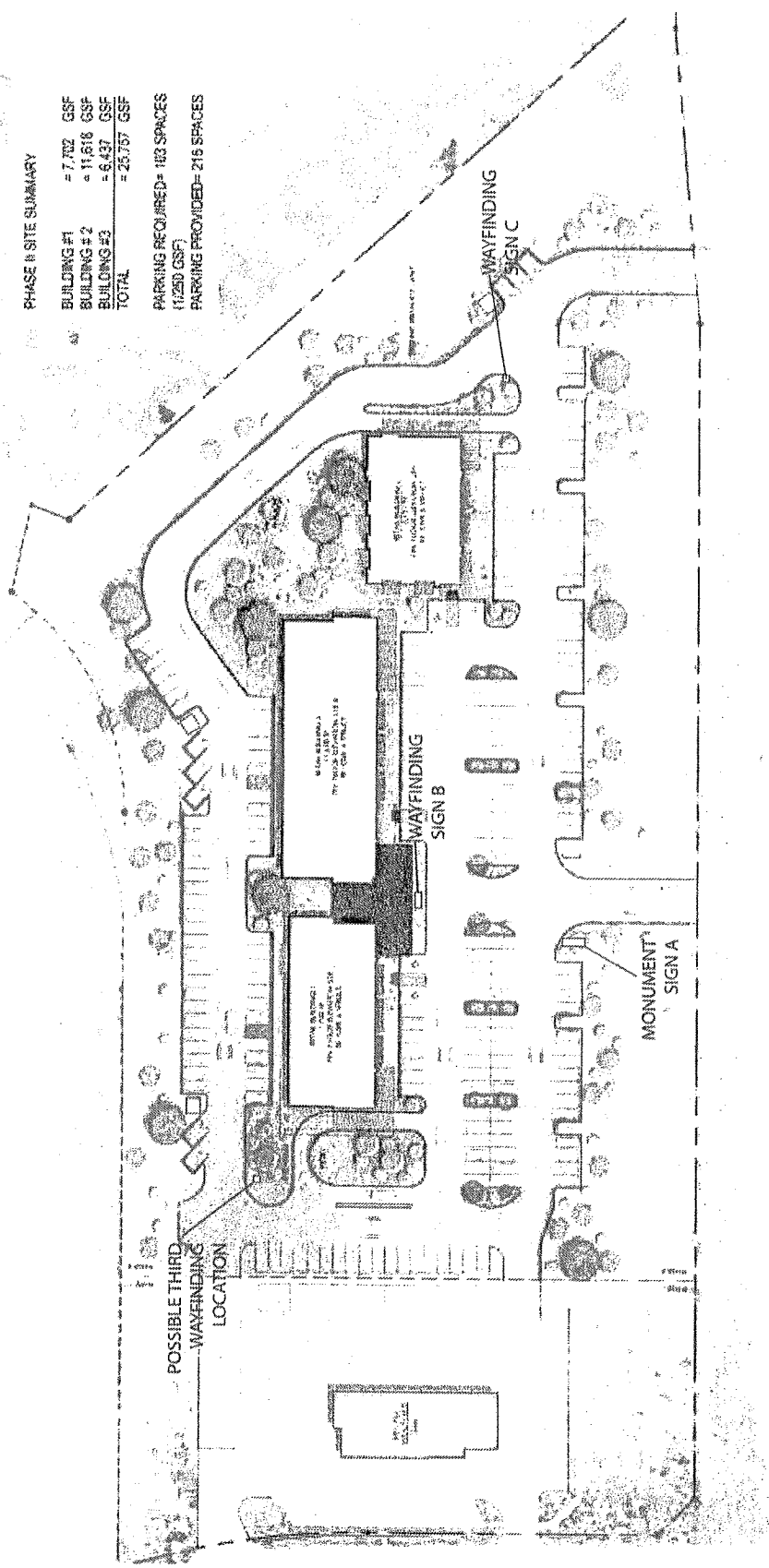


Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit 2. Junction box marked within 6 feet of sign. 3. Three wires: Line, Ground, Neutral.
TECL 18394- REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711 1-800-933-5252, 512-463-4699, WEBSITE: WWW.LICENSE STATE TX.US/COMPLAINTS

CLIENT: SHADOWVIEW SHOPPING CENTER 11300 HWY 290 E MANOR, TEXAS 78653 JOB #: 40935 - V8 DATE: 07/26/2015 SALESPERSON: NICKY BLANTON DESIGNER: AF PM: SHELIA K CLIENT APPROVAL:	LANDLORD APPROVAL:	 3603 CHAPMAN LN AUSTIN TEXAS 78744 512.394.5471 512.399.3048 WWW.CNDSIGNS.COM
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PHASE B SITE SUMMARY

BUILDING #1	= 7,702 GSF
BUILDING #2	= 11,618 GSF
BUILDING #3	= 6,437 GSF
TOTAL	= 25,757 GSF
PARKING REQUIRED	= 103 SPACES
PARKING PROVIDED	= 215 SPACES



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 and for the SOLE USE OF CND SIGNS.
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 designs and typographical forms, photographs,
 and trade dress. All rights are reserved.
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 any information contained herein or to design,
 manufacture, or distribute any product,
 or to use any information for any purpose
 without prior written permission.

CND SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires: Line, Ground, Neutral.
 TEL: 1-800-394-5471 FAX: 1-800-399-3048 WEBSITE: WWW.CNDSIGNS.COM



CLIENT:
SHADOWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 77653

JOB #: 40305 - V2

DATE: 07/25/2015

SALESPERSON:
NICKY BLANTON

DESIGNER: AF

PR: SHEILA K

CLIENT APPROVAL:

LANDLORD APPROVAL:

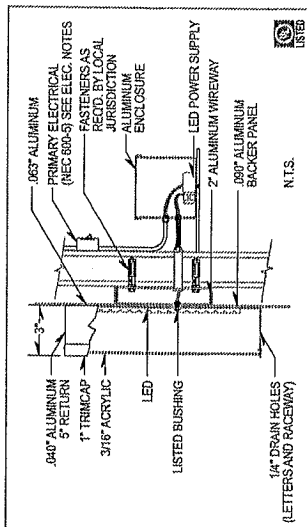


3656 CHAPMAN LN
AUSTIN TEXAS 78744

512 394 5421
512 389 3048

WWW.CNDSIGNS.COM

Our signs are made in the USA and are made to last. We use the best materials and the best craftsmanship to create signs that will last for years. Our signs are made in a clean, professional environment and are made to last. We use the best materials and the best craftsmanship to create signs that will last for years. We use the best materials and the best craftsmanship to create signs that will last for years.



D / Tenant Sign Example

1/2" = 1'

FABRICATE AND INSTALL ONE (1) SET OF FRONT LIT
ACRYLIC FACE CHANNEL LETTERS TO UL SPECIFICATIONS.

- .090 ALUMINUM BACKER PANEL FINISHED IN MP (90% BLACK)
- .063 ALUMINUM BACKS (WHITE)
- .040 ALUMINUM RETURNS (WHITE)
- ONE INCH TRIMCAP (PER TENANT ART)
- 3/16 PLEX OVERLAD WITH VINYL TO MATCH ARTWORK (PER TENANT ART)
- ILLUMINATION : LED (WHITE)
- LETTERS AND BACKER PANEL TO BE MOUNTED ON A 2" X 7" WIREWAY

NOT TO EXCEED 75% OF STORE FRONT

TENANT

NOT TO EXCEED 28"

NOT TO EXCEED 24"

E / UNIT NUMBER RTA VINYL

FABRICATE AND INSTALL SIXTEEN (16) SETS OF VINYL


- 1 SET PER SUITE, FRONT AND BACK
- 3" COPY, CENTURY SCHOOLBOOK FONT
- WHITE VINYL, FRONT DOOR; BLACK REFLECTIVE VINYL, BACK DOOR

COPY REQUIRED:

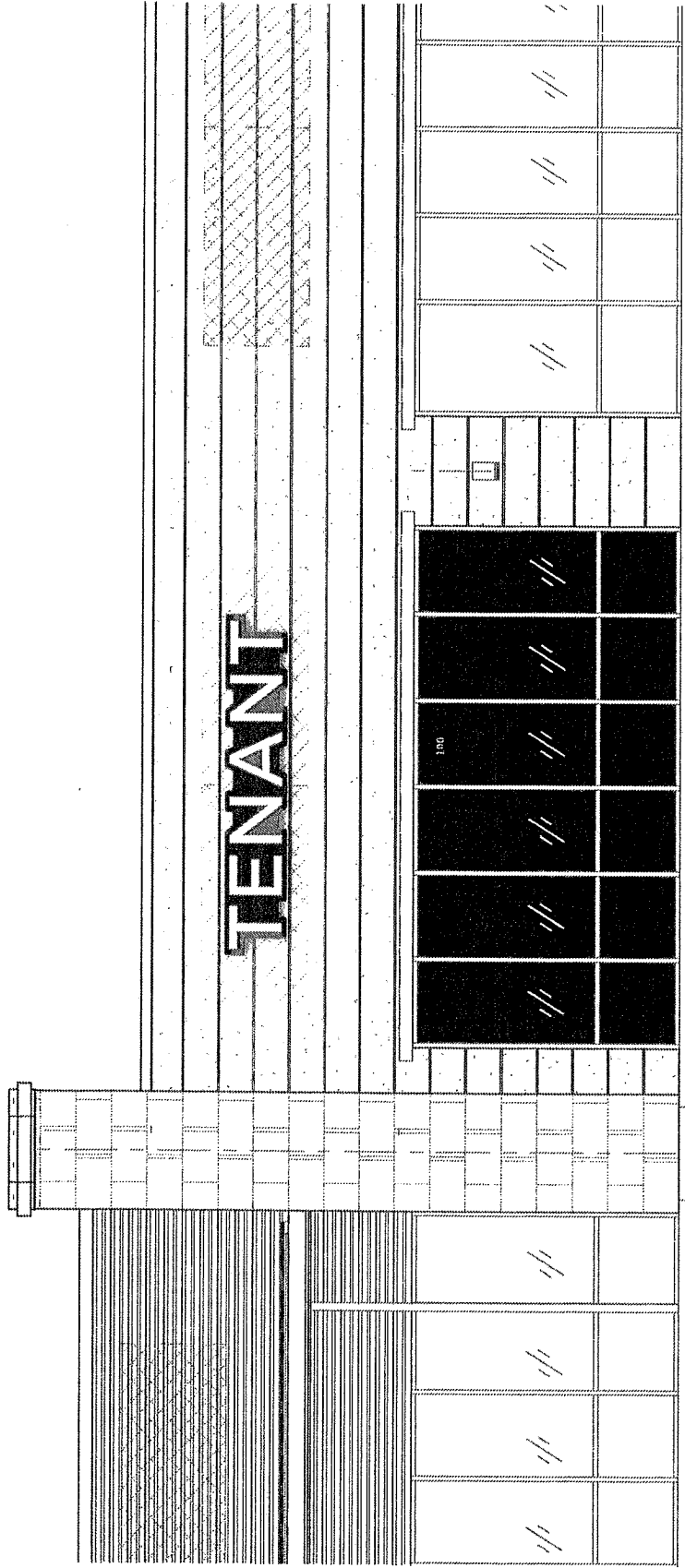
100, 110, 120, 130, 140
200, 210, 220, 230, 240, 250, 260
300, 310, 320, 330

100

Our signs are made in the USA and are made to last. We use the best materials and the best craftsmanship to create signs that will last for years. Our signs are made in a clean, professional environment and are made to last. We use the best materials and the best craftsmanship to create signs that will last for years. We use the best materials and the best craftsmanship to create signs that will last for years.

CLIENT: SHADOWVIEW SHOPPING CENTER	
11300 HWY 280 E MANOR, TEXAS 78653	
JOB #: 40005 - J8	DATE: 07/28/2015
SALESPERSON: NICKY BLANTON	DESIGNER: AF
PM: SHEILA K.	CLIENT APPROVAL:
LANDLORD APPROVAL:	
 3608 CHAPMAN LN. AUSTIN TEXAS 78744 512.394.5471 512.369.3048 WWW.CNDSIGNS.COM	

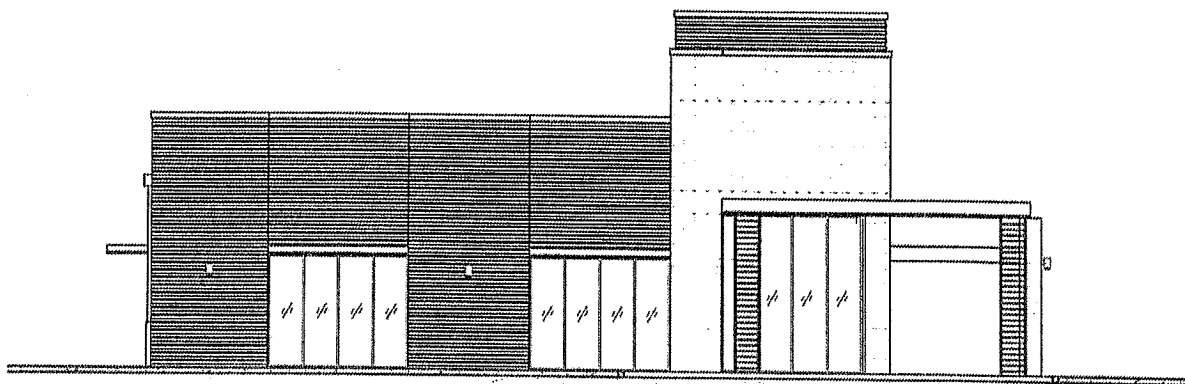
Tenant Sign Example
 1/4" = 1'



All artwork, graphics, & designs are property
 and for the SOLE USE OF CND SIGNS.
 CND SIGNS retains rights to all its artwork,
 designs and graphics until further arrangements
 are made in a written contractual agreement.
 CND SIGNS does not hesitate to prosecute
 for unauthorized reproduction of its designs,
 when we discover a design that uses them.
 We signed & reproduced without
 appropriate permission.

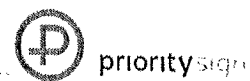
CND SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V/20A circuit. 2. Junction box finished within 6 feet of sign. 3. Three wire, Line, Ground, Neutral.
 TEL 18891-REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157 AUSTIN, TEXAS 78711. 1-800-803-9292. 512-463-6599. WEBSITE: WWW.LICENSE STATE.TX.US/COMPLAINTS





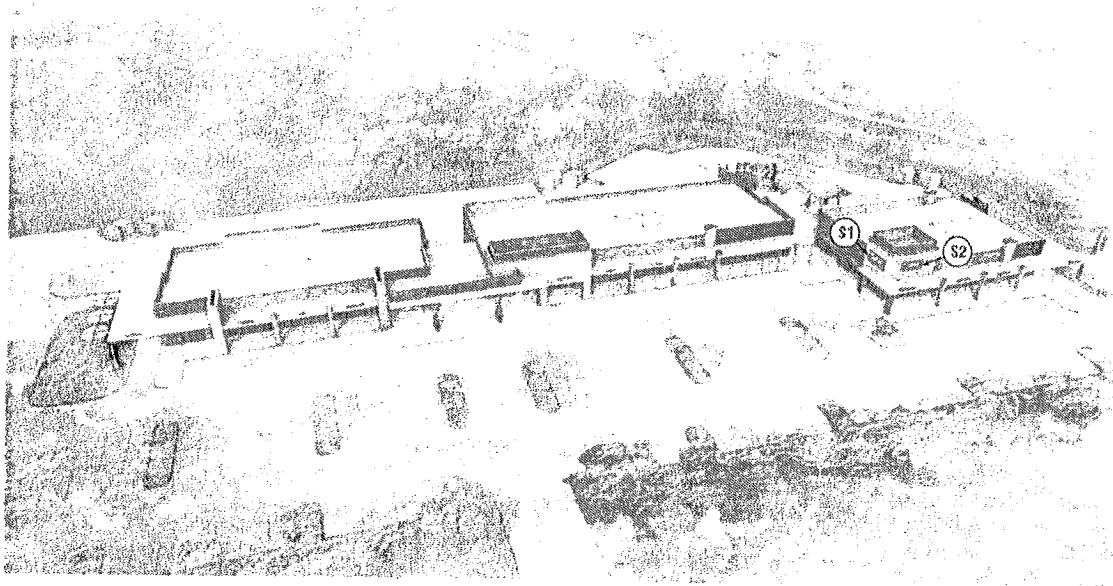
City/State: Manor, TX
Address: 11300 US Highway 290 East
Creation Date: 4/13/2015
Revised: x

C44452



SP

Exterior Site Plan



LEVY

Shadowview Shopping Center

780 300 42 52 15

 priority

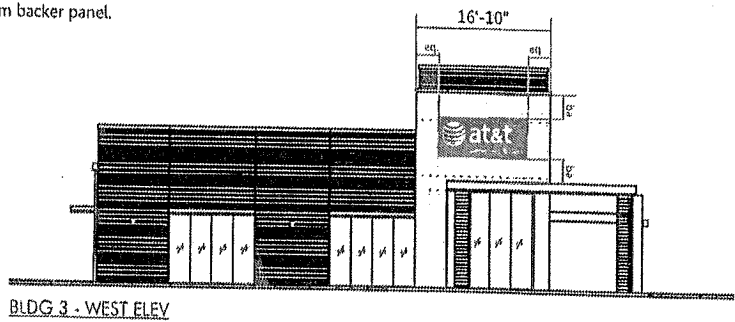
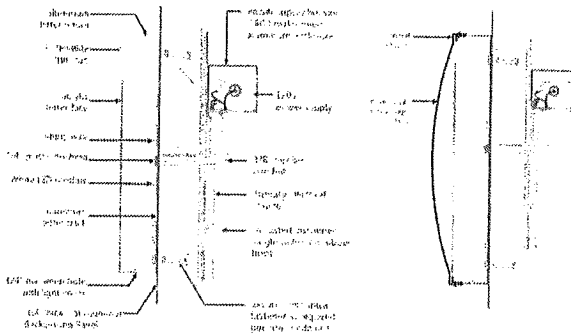
G44492 SP

S1 Remote Illuminated Letterset - White Faces with Flat Background Panel

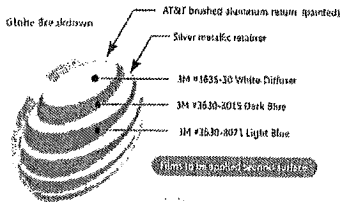
Remove existing letterset from elevation. Patch and paint facade as required. AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush. Entire letterset to be mounted to aluminum backer panel.

AT&T Letter Section Detail (typ)

Globe Section Detail (typ)



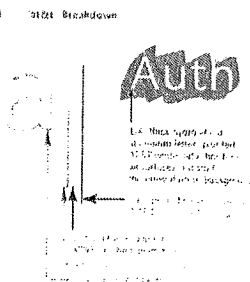
Globe Breakdown



Interior surfaces to be sprayed with Spray-Lite White Light enhancement paint.

Note: If brushed aluminum returns are dented and the city does not indicate the exact color required, the default replacement is to have the returns match the letter faces.

Letter Breakdown



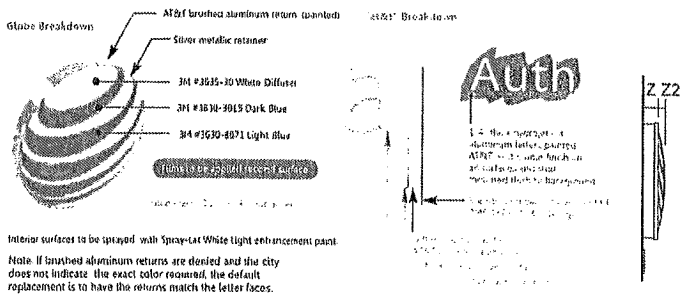
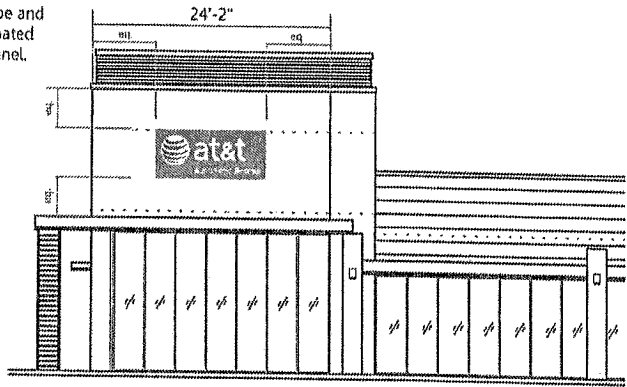
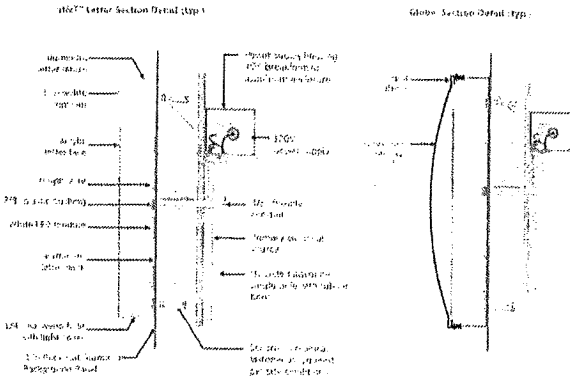
Z Z2



C44452-51

52

Remove existing letterset from elevation. Patch and paint facade as required. AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush. Entire letterset to be mounted to aluminum backer panel.



S3

Replacement Face - Qty: 2

Install (2) new 3/16" thick white polycarbonate faces decorated with first surface vinyl. Background to be 3M3630-84 Tangerine with digitally printed Globe. Verify dimensions prior to manufacturing

Color Specifications

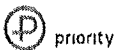
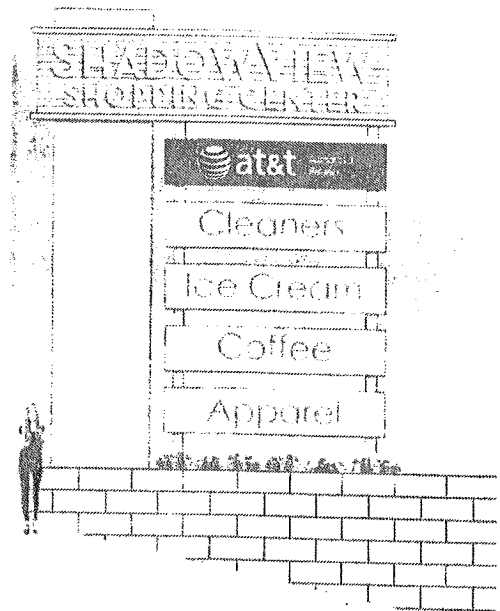


3M #3630-84 Tangerine film background with logo area weeded out



The globe should be digitally printed at 600 DPI on a white vinyl carrier (3M #U-190-10). Artwork must include the full color globe and gradation displayed here. Standard 3M films and translucent inks are to be utilized to meet the required MCS warranty. The globe graphic should be covered with 3M #8519 clear overlaminata.

Spacing Requirements

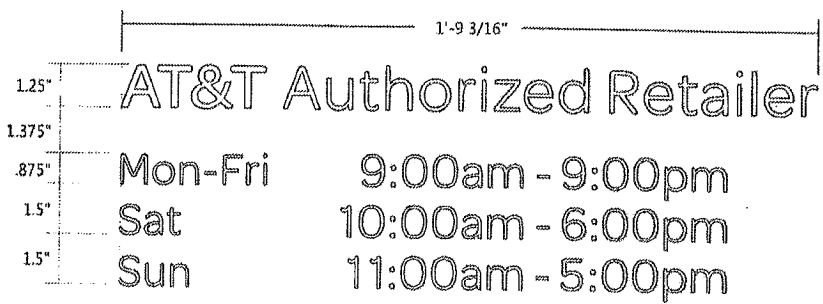


priority

C44432-53

S4 Door Vinyl (First Surface)

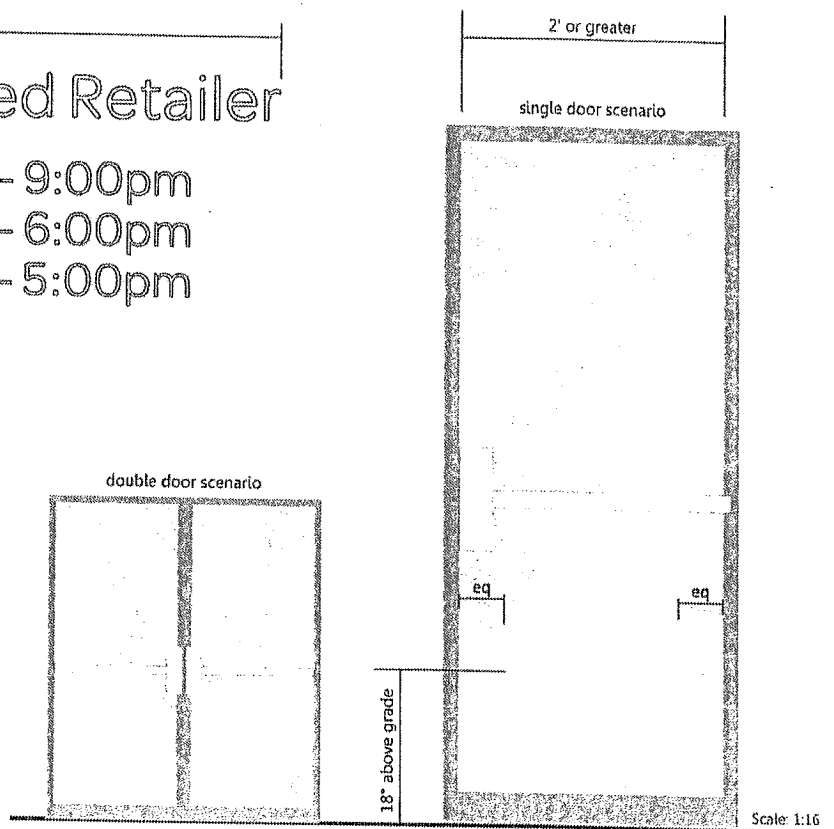
Apply new 3M #7725-10 White vinyl as shown. Store hours must be verified prior to manufacture. NOTE: Double door applications to be installed on right hand door only.



Scale: 1:4

Omnes_ATT Medium

Omnes_ATT Regular



Scale: 1:16



C14452-S4

15

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

January 16, 2017

Mr. Barth Timmermann
Greenview
501 Vale Street
Austin, TX 78746
barthtimm@aol.com

Re: Permit Number 2017-P-1027
Manor Commons East PUD Final Site Plan
Job Address: 12211 Hwy 290 East, Manor 78653

Dear Mr. Timmerman:

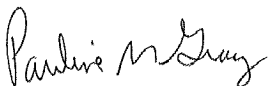
We have conducted a review of the submittal of the Final PUD Site Plan for the above-referenced project received by our office on January 13, 2017 and January 16, 2017, for conformance with the City of Manor Zoning Ordinance. The Manor Commons East PUD Final Site Plan meets the general requirements of Zoning Ordinance 185, however, there is one proposed component that should be discussed prior to approval of the Final PUD Site Plan:

1. The Subdivision Information and Guidelines item number 6 states that the Preliminary and Concept Plans will expire **five (5) years after the filing date**. Per Section 21(g)(1) and 21(g)(2) of Subdivision Ordinance 263B, approved Concept Plans expire one year after filing unless an extension is granted by the Commission. Per Section 22(f)(1)(ii) and Section 22 (g) of the Subdivision Ordinance 263B, approval for Preliminary Plans expire 12 months after the filing date. The Commission can grant an extension for up to two years.

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

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

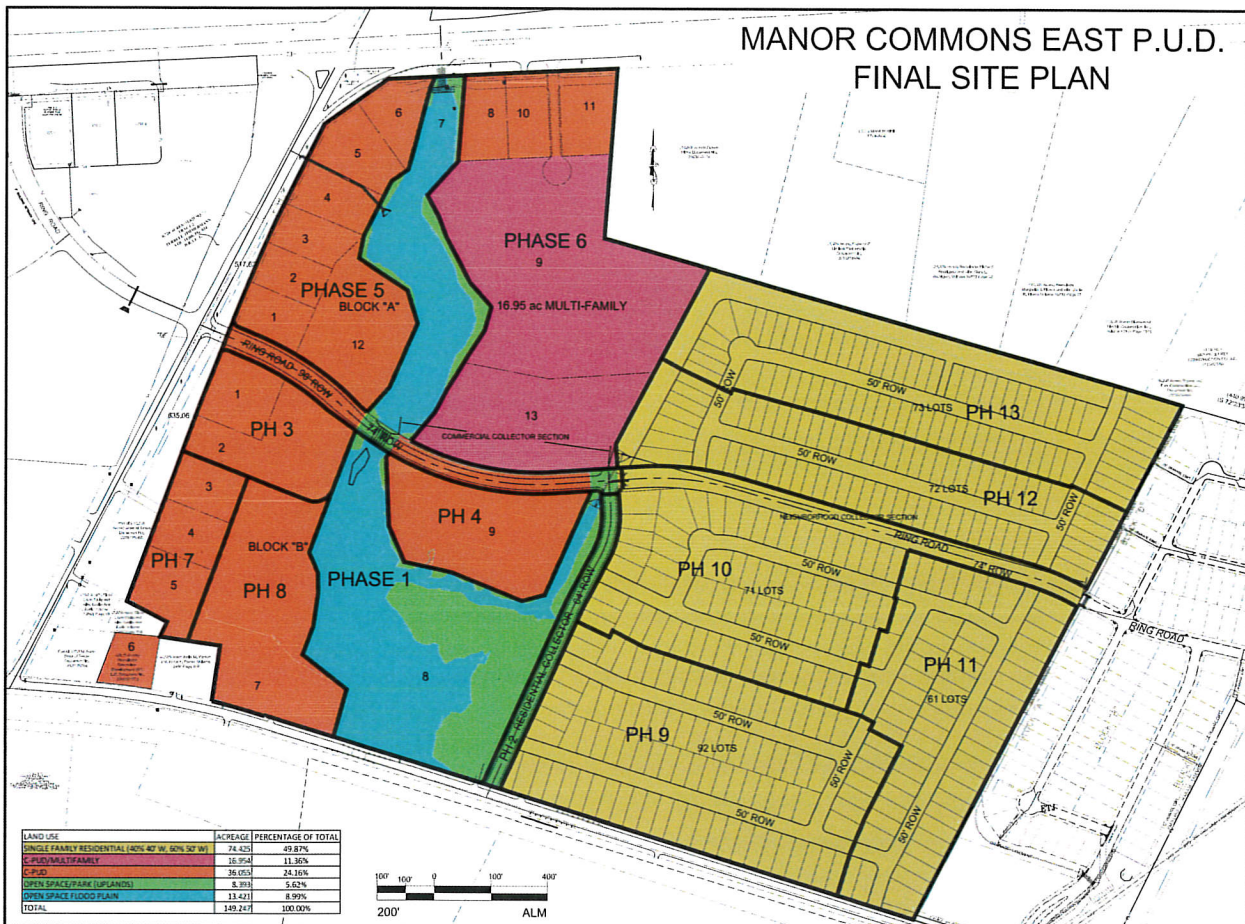
Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Matt Mitchell – ALM Engineering
Scott Dunlop – City of Manor

MANOR COMMONS EAST P.U.D. FINAL SITE PLAN



LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL (40% 40' W, 50% 50' W)	74.425	49.87%
MULTI-FAMILY	16.954	11.36%
C-PUD	36.055	24.30%
OPEN SPACE/PARK (UPLANDS)	8.993	5.62%
OPEN SPACE/FLOOD PLAIN	13.421	8.99%
TOTAL	149.847	100.00%

- 4. Administrative Offices and Administrative Services:**
- (a) Art Gallery and Art Workshop.
 - (b) Automotive Rental.
 - (c) Auction services.
 - (d) Bed and Breakfast.
 - (e) Business and Trade Schools.
 - (f) Civic Uses including but not limited to: a college or university, cultural services, Communication Service Facilities, Community Events, Community Recreation, Local Utility Services, Major Public Facilities, Private and Public Primary and Secondary Education Facilities, Postal Facilities, Religious Assembly, Safety Services, Transportation Terminal and all other Civic Uses (i).
 - (g) Club or Lodge.
 - (h) Communication Services.
 - (i) Connection Sales and Services.
 - (j) Convenience Storage.
 - (k) Contract Storage.
 - (l) Consumer Convenience Stores.
 - (m) Consumer Service Services.
 - (n) Consulting Services.
 - (o) Day Care Services.
 - (p) Employee Recreation.
 - (q) Financial Services.
 - (r) Florist.
 - (s) Food Court Establishment.
 - (t) Food Preparation less than 5,000 Sq. Ft. FGA.
 - (u) Food Sales.
 - (v) Funeral.
 - (w) General Retail Sales.
 - (x) Hospital Services.
 - (y) Hotel and Motel.
 - (z) Indoor Entertainment and Indoor Sports and Recreation.
 - (aa) Kennels.
 - (ab) Laundry Services.
 - (ac) Liquor Sales.
 - (ad) Medical Offices.
 - (ae) Monument Retail Sales.
 - (af) Off-Site Accessory Parking.
 - (ag) Outdoor Entertainment and Outdoor Sports and Entertainment.
 - (ah) Personal Improvement Services and Personal Services.
 - (ai) Pet Services.
 - (aj) Plant Nursery.
 - (ak) Printing and Publishing.
 - (al) Professional Office.
 - (am) Restaurant and Bar.
 - (an) Restaurant and Bar with drive-through.
 - (ao) Service Station.
 - (ap) Theater.
 - (aq) Veterinary Services.

Subdivision Information and Guidelines

- The Subdivision Information and Guidelines required by the Manor Commons East PUD are as follows:
1. Lot frontage widths of single-family lots shall be as follows:
 - a. Not more than 40% of such lots, not including cut-off lots, shall have a lot frontage width of not less than 60 feet.
 - b. 40% or more of such lots, not including cut-off lots, shall have a lot frontage width of 50 feet or greater.
 2. The minimum single-family residential lot shall be 4,800 square feet.
 3. Single family residential lots shall have a minimum rear set back of five (5) feet for each lot.
 4. Single family residential lots shall have a minimum rear set back of ten (10) feet for each lot.
 5. Lots shall not be required to have a similar lot across the street.
 6. Covenants Plan and the Preliminary Plat will expire five (5) years after the filing date instead of the period designated in Ordinance No. 2036.
 7. Unless the Final Plat is reviewed in the Official Public Records within two years of approval by the Commission, such approval shall be void, except that the developer may apply in writing to allow extension of approval prior to the end of such term (2) year period, stating just cause therefor, and the Commission may grant an extension not to exceed one year.

Zoning Guidelines, Regulations and Zoning Information Provided

- The Zoning Information and Guidelines required by the Manor Commons East PUD are as follows:
1. Approved Land Uses

The text used shown on the master plan shall be permitted. Changes to the location of the lot lines shown on the master plan shall be permitted by the planning and zoning commission if (a) the proposed land uses are consistent with the following table; or (b) the change in location of lot lines does not result in a higher density use than the use shown on the master plan. Any application for a change in location of lot lines is deemed approved if the planning and zoning commission does not disapprove it within 30 days after the date the application is filed with the city secretary. If the planning and zoning commission disapproves an application for a change of lot lines, then the applicant may appeal that disapproval to the City Council. The City Council will act on appeal within 30 days of the date the appeal is filed with the City Secretary.

LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL	74.425	49.87%
MULTI-FAMILY (R-3)	16.954	11.36%
COMMERCIAL C-PUD	36.055	24.30%
OPEN SPACE / CITY PARKLAND	21.814	14.46%
TOTAL	149.247	100.0%

TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MAX HEIGHT (FT.)
SINGLE FAMILY RES.	30	5	15	4,800	40	35
MULTI-FAMILY	25	5	15	7,500	50	50
C-PUD	25	10	15	7,500	50	50
OS	25	10	15	7,500	50	35

- Note: Single Family Development will follow the guidelines above and below when such category is listed (when a guideline is not listed, Single Family will default to R-3 zoning in the City of Manor Zoning Ordinance for interpretation of a specific guideline):
- Not more than 40% of such lots, not including cut-off lots, may have a lot frontage width of not less than 60 feet.
 - 40% or more of such lots, not including cut-off lots, shall have a lot frontage width of 50 feet or greater.
 - The minimum single-family residential lot shall be 4,800 square feet.
 - Decks will not be allowed.
 - Cut-off lots shall have minimum frontage of 33 feet.

3. Multifamily Development

Multifamily Development will follow the guidelines above and below for R-3 zoning when such category is referenced unless an exception is noted. Multifamily Development will not allow more than 25% of any project to be affordable units that are in a government program with the exception of Senior Housing in which a community may have an unlimited amount of affordable units. When no specific guideline is listed, Multifamily Development will follow the R-3 Zoning guidelines listed in the City of Manor Zoning Ordinance 1614 effective as of June 20, 2016.

4. Commercial Development

Commercial Development will follow the uses and guidelines listed under C-PUD. When a specific guideline is not listed, Commercial Development will follow the guidelines as listed under C-1 and C-2 Zoning in the City of Manor Zoning Ordinance 1614 effective as of June 20, 2016.

5. Lot Coverage

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
Single Family Residential	40%	50%
R-3	40%	50%
C-PUD	60%	70%
OS	50%	40%

Note: Single Family Development will follow the Single Family Residential Guidelines. Multifamily will follow the R-3 Guidelines. Commercial development will follow the C-PUD Guidelines and Open Space will follow the OS guidelines.

6. Open Space

In addition to the uses allowed under the OS guidelines, bond makers will be a permitted use. Parkland Dedication requirements for the entire PUD including but not limited to single family, multifamily and commercial will be satisfied upon the dedication of Open Space to the City of Manor by developer.

7. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total area less the area to be left unlandscaped because of the existence of natural features that are worthy of preservation or that would make improvements impractical.

LAND USE	NET LOT AREA
Single Family Residential	54% MIN.
R-3	50%
C-PUD	35%
OS	20%

Note: Inversion landscaping requirements for each lot within a single-family dwelling shall be a minimum of two (2) two-inch trees, six (6) two-inch shrubs and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on corner lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public right-of-way.

8. Maximum Density

LAND USE	MAXIMUM DENSITY
R-3	23 UNITS PER ACRE
C-PUD	1.8 TO 1.9 ACRE

9. Tree Removal and Tree Mitigation

For any commercial lots, all tree mitigation related to a particular lot will occur and be addressed at the time of a site development permit related to such particular lot and will not be required to be completed prior to such time.

10. Sidewalks on Ring Road

No sidewalks will be required on Ring Road on the north side of the road in areas designated on Exhibit A as an 8-foot concrete walk along the north side of Ring Road. No 8-foot sidewalk will be required on the north side of Ring Road in such designated areas.

11. Landscaping

Landscaping will comply with City of Manor Ordinance 365.

12. Off-street Parking and Loading Facilities

Standard City of Manor Parking requirements will be used but any variance may apply for a variance from the City of Manor parking requirements with signed authorization from the developer without revoking or amending this PUD document.

13. Environmental

Development will be in accordance with the Environmental Assessment for the site.

14. Drainage

A CLOSER has been approved for the proposed development and drainage requirements will be demonstrated with the Preliminary Plat Submittal.

15. Water and Wastewater

Wastewater for the entire development will be provided by the City of Manor. Water for the commercial areas will be provided by the City of Manor and for the residential areas by Manorville W.S.C. The area designated as potential multifamily will be served by Manorville W.S.C. unless they differ to the City of Manor.

16. Garbage Service

Garbage Service will be provided by a state permit waste disposal service.

17. Electric and Gas

Electric service will be provided by Electric Blue Electric. Gas service will be provided by Atmos.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the _____ day of _____, 2017, A.D.

Approved: _____ Attest: _____
William Myers, Chairperson City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the _____ day of _____, 2017, A.D.

Approved: _____ Attest: _____
Rita G. Jorisse, Mayor City Secretary

