



**MANOR PLANNING & ZONING
COMMISSION MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
MARCH 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 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.
2. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 7, ONE HUNDRED AND SIXTY SEVEN (167) SINGLE FAMILY LOTS ON 39.76 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE, MANOR, TX. AGENT: PAPE DAWSON. OWNER: LGI HOMES, TEXAS LLC

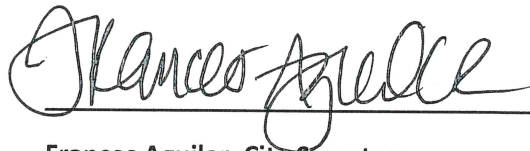
REGULAR AGENDA

3. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE MINUTES FOR THE FEBRUARY 8, 2017 PLANNING & ZONING COMMISSION MEETING.
4. 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.
5. 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.
6. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A REZONING APPLICATION FOR 1.6 ACRES OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315 AND CALVIN BARKER SURVEY 38, ABSTRACT 58, TRAVIS COUNTY, LOCATED AT 12920 OLD HWY 20 FROM INTERIM AGRICULTURAL (A) TO LIGHT COMMERCIAL (C-1).

ADJOURNMENT

POSTING CERTIFICATION

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

A handwritten signature in black ink, reading "Frances Aguilar", written over a horizontal line.

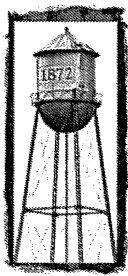
Frances Aguilar, City Secretary

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:

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



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY 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.

BACKGROUND/SUMMARY:

This is an 8 lot subdivision in our ETJ. The preliminary plan have not been approved by our engineers and it the plans should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

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

Map

Response letters

STAFF RECOMMENDATION:

It is staff recommendation that the Arnhamn subdivision preliminary plan be denied as submitted.

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

LINETYPE LEGEND:

- = BOUNDARY AND LOT LINES
- = ADJOINING LOT LINES
- = EASEMENT LINE
- = R.O.W.

LINE TABLE		
L #	BEARING	LENGTH
L1	S80° 54' 45"E	305.10'
L2	S80° 53' 09"E	170.65'
L3	S82° 06' 33"E	134.40'
L4	S80° 54' 46"E	102.54'
L5	S80° 54' 44"E	102.52'
L6	S80° 54' 44"E	50.02'
L7	S80° 53' 09"E	50.02'
L8	S80° 53' 09"E	50.02'
L9	S80° 53' 09"E	50.02'
L10	S80° 53' 09"E	70.61'
L11	S82° 06' 33"E	31.91'
L12	S82° 06' 33"E	102.49'
L13	N19° 54' 51"W	67.80'

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL

DATED: THIS DAY OF 20

BY: MARY ANN PARKER, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

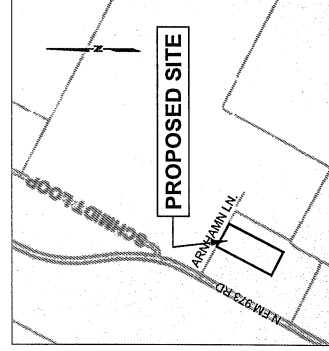
DATED: THIS DAY OF 20

BY: HONORABLE MAYOR RITA G. JONKE
MAYOR OF THE CITY OF MANOR, TEXAS

REFERENCE LEGEND:

- (R1) = INST. NO. 2016092978, O.P.R.T.C.T.X.
- (R2) = INST. NO. 2016092970, O.P.R.T.C.T.X.
- (R3) = VOL. 8449 PG. 104, R.P.R.T.C.T.X.
- (R4) = VOL. 8849 PG. 49, R.P.R.T.C.T.X.
- (R5) = INST. NO. 2007069859, O.P.R.T.C.T.X.
- (R6) = INST. NO. 2005081072, O.P.R.T.C.T.X.
- (R7) = VOL. 10007 PG. 724, R.P.R.T.C.T.X.
- (R8) = VOL. 11696 PG. 111, R.P.R.T.C.T.X.
- (R9) = INST. NO. 2014120543, O.P.R.T.C.T.X.
- (R10) = INST. NO. 2014120543, O.P.R.T.C.T.X.
- (R11) = VOL. 13197 PG. 211, R.P.R.T.C.T.X.
- (R12) = INST. NO. 2016033365, O.P.R.T.C.T.X.
- (R13) = INST. NO. 2016094463, O.P.R.T.C.T.X.
- (R14) = INST. NO. 2016094463, O.P.R.T.C.T.X.
- O.P.R.T.C.T.X. = DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

TAG #	TRUNK DIA.	TYPE
1	18"	PECAN
2	18"	FRUITLESS MULLBERRY
3	18"	LIVE OAK
4	22"	ARIZONA ASH



LOCATION MAP
SCALE: 1" = 200'

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = MONUMENT STAMPED SPOT ON SURVEYING
- TO BE SET UPON APPROVAL AND RECORDING.
- = FOUND 56" IRON ROD.
- = FOUND IRON ROD W/ CAP STAMPED "PREMIER SURVEYING".
- = FOUND 12" IRON ROD, DAMAGED, "SOS" MONUMENT TO BE SET.
- = FOUND 12x12" BRASS CAPPED R.O.W. MONUMENT.
- = FOUND IRON ROD WITH CAP STAMPED "WATSON SURVEYING".

NOTE: 1. PROPERTY REFERENCED ON THIS PRELIMINARY PLAN IS CONSIDERED CITY OF MANOR EXTRATERRITORIAL JURISDICTION (ETA).

2. THERE ARE NO PARKS, SCHOOLS, PUBLIC FACILITIES OR COMMONLY OWNED AREAS ASSOCIATED WITH THIS CONCEPT PLAN.

3. THE PROPOSED PROJECT IS LOCATED WITHIN THE COTTONWOOD WATERSHED AND DOES NOT CONTAIN ANY PORTION OF LAND LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA MAP PANEL NO. 486080808 OR TRAVIS COUNTY, TEXAS, DATED FEBRUARY 28, 2008.

4. LOTS 16 (2007) ARE REQUIRED TO BE RESIDENTIAL, SINGLE FAMILY DEVELOPMENT.

DATE PREPARED: FEBRUARY 17, 2017



PROJECT NO. 0641-002-16

DRAWN BY: AG DATE: 02/13

CHECKED BY: GH DATE: 02/15

SHEET 1 OF 1

OWNER/DEVELOPER:

LAS, LLC
1101 W. 34TH STREET #208
AUSTIN, TX 78705
CONTACT: SEAN MURPHY
PH: (512) 688-7326

ENGINEER:

SOUTHWEST ENGINEERS, INC.
142 CIMARRON PARK LOOP, SUITE A
BUDA, TX 78610
CONTACT: GABRIEL HOVDEY
PH: (512) 312-4336

SURVEYOR:

SPOT ON SURVEYING
614 JERRY'S LANE
BUDA, TX 78610
CONTACT: SCOTT A. HAHN
PH: (512) 523-8092

LAND USE	ACRES	NO. OF LOTS
Single Family	20.014	8

11811 ARNHAMN SUBDIVISION
PRELIMINARY PLAN

11811 ARNHAMN LANE
MANOR, TRAVIS COUNTY, TEXAS 78653

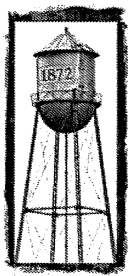


SOUTHWEST ENGINEERS

Civil | Environmental | Land Development

BUDA
142 Cimarron Park Loop
Suite A
Buda, TX 78610
P: 512.512.4336
F: 512.512.4336

TYPE NO. F-1909
WWW.SWENGINEERS.COM
SWE@SWENGINEERS.COM



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a final plat for Presidential Glen Phase 7, one hundred and sixty seven (167) single family lots on 39.76 acres more or less, located at Bois D'Arc Road and Paseo de Presidente, Manor, TX. Agent: Pape Dawson. Owner: LGI Homes, Texas LLC

BACKGROUND/SUMMARY:

This is the last phase of Presidential Glen. It has not been approved by our engineers and should be denied as submitted.

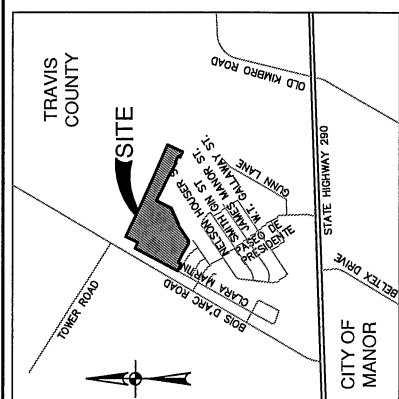
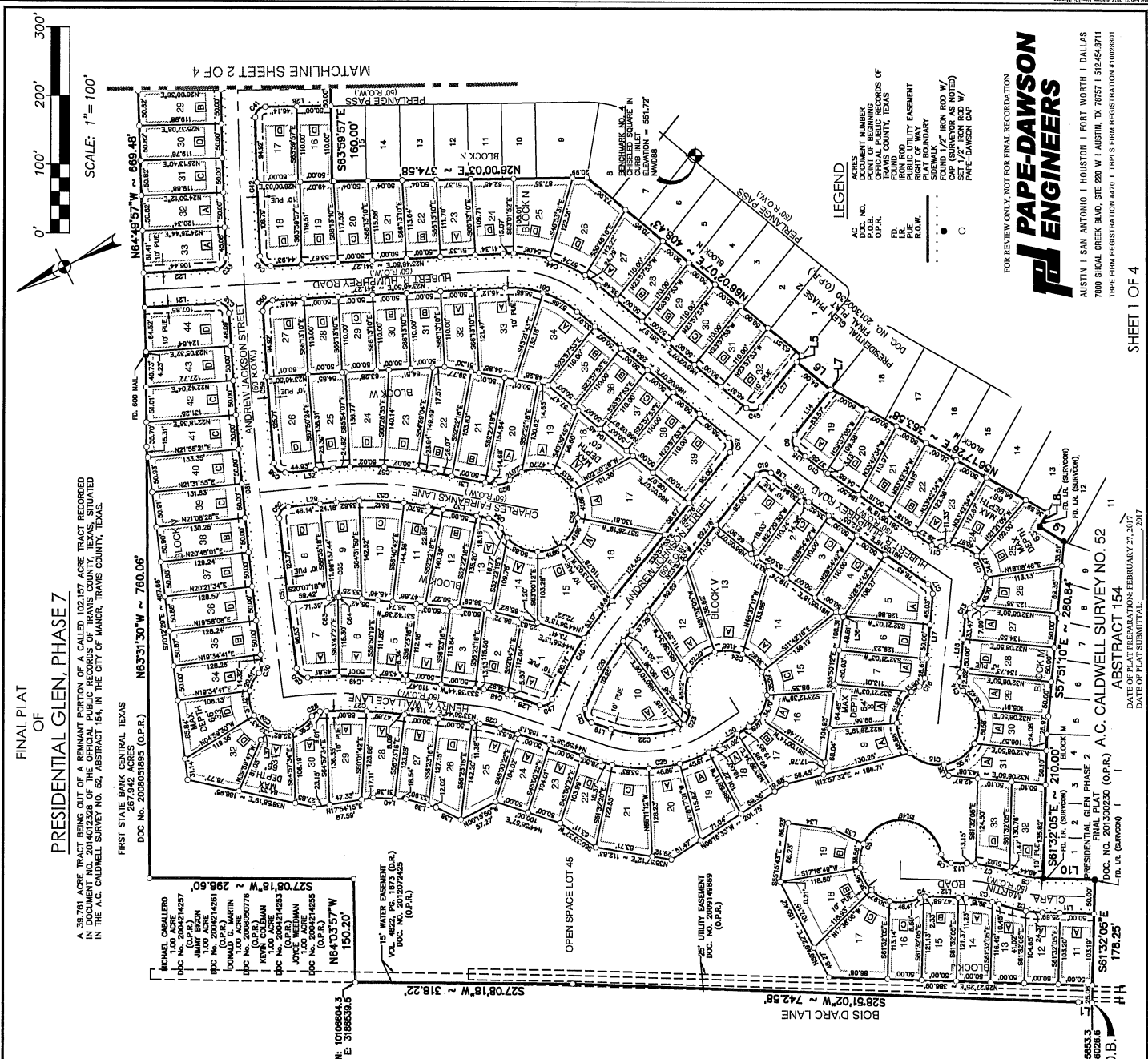
PRESENTATION: ☐ YES ☐ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation, that the final plat for Presidential Glen phase 7 be denied as submitted.

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



<u>LOT SUMMARY:</u>	
TOTAL OPEN SPACE ACREAGE	5.5.71 ACRES
TOTAL DRAINAGE/OPEN SPACE	1.623 ACRES
TOTAL RIGHT OF WAY ACREAGE:	7.207 ACRES
TOTAL SINGLE FAMILY ACREAGE:	25.360 ACRES
TOTAL SUBDIVISION ACREAGE:	39.761 ACRES

CLARA MARTIN ROAD	312 LF
HUBERT HUMPHREY ROAD	1544 LF
ANDREW JOHNSON STREET	640 LF
HENRY A. WALLACE LANE	720 LF
CHARLES FAIRBANKS LAND	411 LF
PER LARGE PASS:	136 LF
ANDREW JACKSON STREET	1722 LF
WILLARD ELLMORE STREET	113 LF
TOTAL	5508 LF

OWNER/SUBDIVIDER:
GI HOMES, TEXAS LLC,
1550 LAKE ROBBINS DRIVE, SUITE 430

ENGINEER:
MAPE-DAWSON ENGINEERS, INC.
800 SHOAL CREEK BLVD.
SUITE 220 WEST
JUSTIN, TEXAS 78757
(817) 454-8711

URVEYOR:
RAPE-DAWSON ENGINEERS, INC.
 800 SHOAL CREEK BLVD.
 SUITE 220 WEST
 JUSTIN, TEXAS 78757
 (12) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE

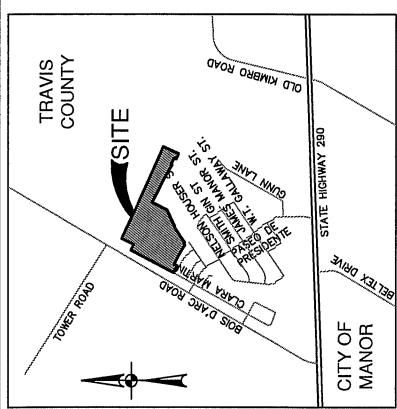
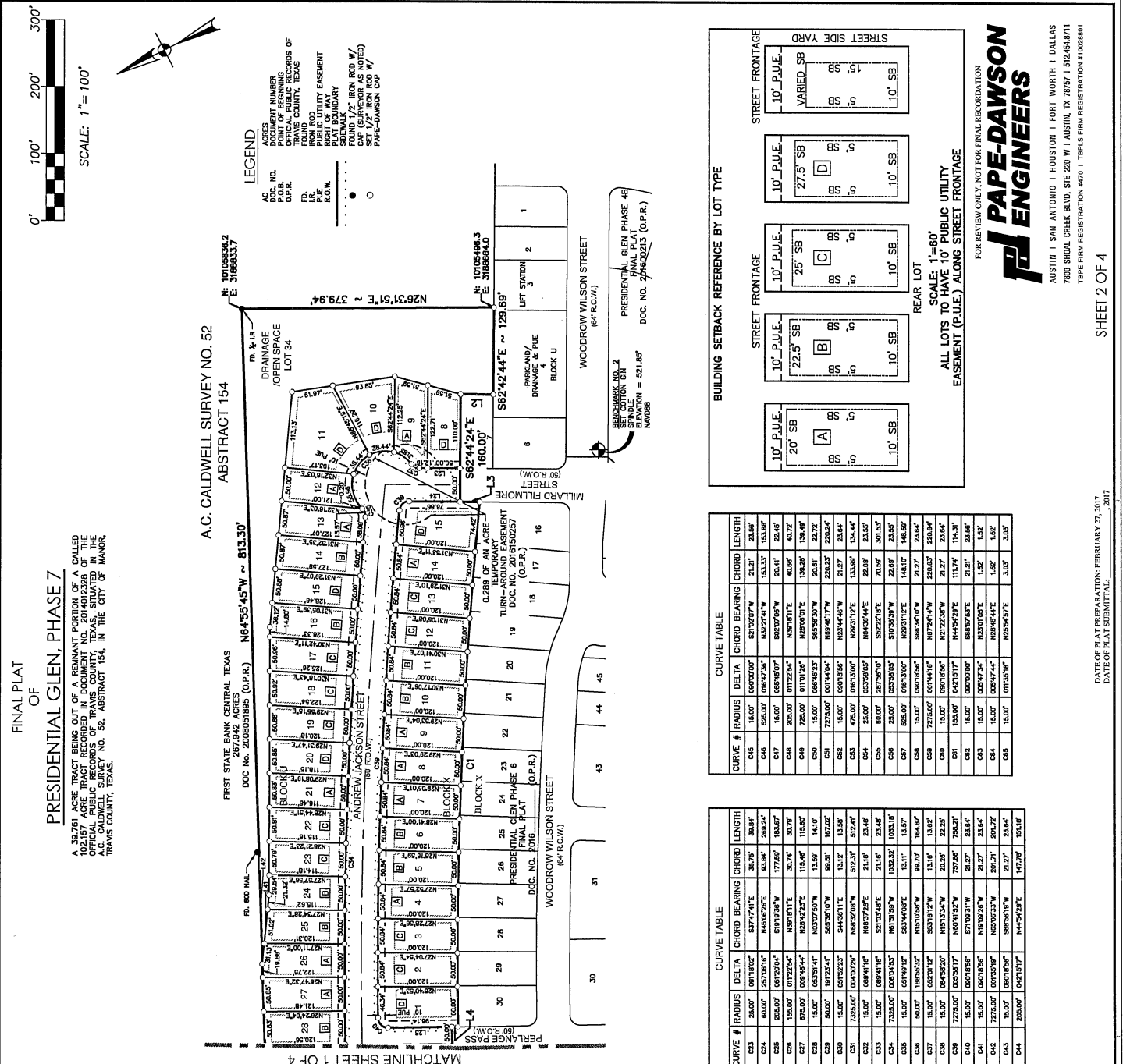
COMBINED SCALE FACTOR:
0000500016

WHITE BENCHMARK:
M 2: COTTON GIN SPINDLE SET IN
CONCRETE
T: 10105046.5
: 3188276.3

LEVATION = 521.65
M 4: CUT SQUARE IN CONCRETE
URB
10105210 3

: 3187256.3

ELEVATION = 551.72'

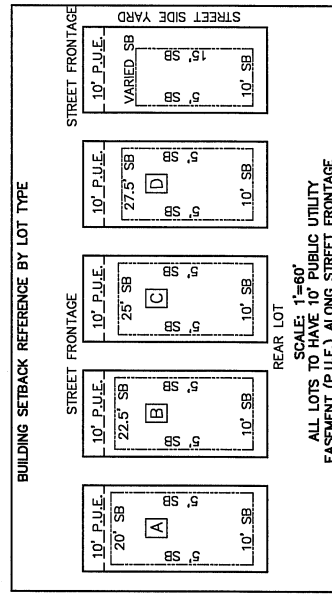


LINE TABLE		
LINE #	BEARING	LENGTH
1	N 89° 55' 45" W	813.30'
2	S 82° 42' 44" E	129.69'
3	S 82° 44' 24" E	160.00'
4	S 82° 42' 44" E	129.69'
5	S 82° 44' 24" E	160.00'
6	S 82° 42' 44" E	129.69'
7	S 82° 44' 24" E	160.00'
8	S 82° 42' 44" E	129.69'
9	S 82° 44' 24" E	160.00'
10	S 82° 42' 44" E	129.69'
11	S 82° 44' 24" E	160.00'
12	S 82° 42' 44" E	129.69'
13	S 82° 44' 24" E	160.00'
14	S 82° 42' 44" E	129.69'
15	S 82° 44' 24" E	160.00'
16	S 82° 42' 44" E	129.69'
17	S 82° 44' 24" E	160.00'
18	S 82° 42' 44" E	129.69'
19	S 82° 44' 24" E	160.00'
20	S 82° 42' 44" E	129.69'
21	S 82° 44' 24" E	160.00'
22	S 82° 42' 44" E	129.69'
23	S 82° 44' 24" E	160.00'
24	S 82° 42' 44" E	129.69'
25	S 82° 44' 24" E	160.00'
26	S 82° 42' 44" E	129.69'
27	S 82° 44' 24" E	160.00'
28	S 82° 42' 44" E	129.69'
29	S 82° 44' 24" E	160.00'
30	S 82° 42' 44" E	129.69'
31	S 82° 44' 24" E	160.00'
32	S 82° 42' 44" E	129.69'
33	S 82° 44' 24" E	160.00'
34	S 82° 42' 44" E	129.69'
35	S 82° 44' 24" E	160.00'
36	S 82° 42' 44" E	129.69'
37	S 82° 44' 24" E	160.00'
38	S 82° 42' 44" E	129.69'
39	S 82° 44' 24" E	160.00'
40	S 82° 42' 44" E	129.69'
41	S 82° 44' 24" E	160.00'
42	S 82° 42' 44" E	129.69'
43	S 82° 44' 24" E	160.00'
44	S 82° 42' 44" E	129.69'
45	S 82° 44' 24" E	160.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING
C1	715.00'	100° 15' 00"	100° 15' 00"
C2	715.00'	100° 15' 00"	100° 15' 00"
C3	715.00'	100° 15' 00"	100° 15' 00"
C4	715.00'	100° 15' 00"	100° 15' 00"
C5	715.00'	100° 15' 00"	100° 15' 00"
C6	715.00'	100° 15' 00"	100° 15' 00"
C7	715.00'	100° 15' 00"	100° 15' 00"
C8	715.00'	100° 15' 00"	100° 15' 00"
C9	715.00'	100° 15' 00"	100° 15' 00"
C10	715.00'	100° 15' 00"	100° 15' 00"
C11	715.00'	100° 15' 00"	100° 15' 00"
C12	715.00'	100° 15' 00"	100° 15' 00"
C13	715.00'	100° 15' 00"	100° 15' 00"
C14	715.00'	100° 15' 00"	100° 15' 00"
C15	715.00'	100° 15' 00"	100° 15' 00"
C16	715.00'	100° 15' 00"	100° 15' 00"
C17	715.00'	100° 15' 00"	100° 15' 00"
C18	715.00'	100° 15' 00"	100° 15' 00"
C19	715.00'	100° 15' 00"	100° 15' 00"
C20	715.00'	100° 15' 00"	100° 15' 00"
C21	715.00'	100° 15' 00"	100° 15' 00"
C22	715.00'	100° 15' 00"	100° 15' 00"

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING
C23	715.00'	100° 15' 00"	100° 15' 00"
C24	715.00'	100° 15' 00"	100° 15' 00"
C25	715.00'	100° 15' 00"	100° 15' 00"
C26	715.00'	100° 15' 00"	100° 15' 00"
C27	715.00'	100° 15' 00"	100° 15' 00"
C28	715.00'	100° 15' 00"	100° 15' 00"
C29	715.00'	100° 15' 00"	100° 15' 00"
C30	715.00'	100° 15' 00"	100° 15' 00"
C31	715.00'	100° 15' 00"	100° 15' 00"
C32	715.00'	100° 15' 00"	100° 15' 00"
C33	715.00'	100° 15' 00"	100° 15' 00"
C34	715.00'	100° 15' 00"	100° 15' 00"
C35	715.00'	100° 15' 00"	100° 15' 00"
C36	715.00'	100° 15' 00"	100° 15' 00"
C37	715.00'	100° 15' 00"	100° 15' 00"
C38	715.00'	100° 15' 00"	100° 15' 00"
C39	715.00'	100° 15' 00"	100° 15' 00"
C40	715.00'	100° 15' 00"	100° 15' 00"
C41	715.00'	100° 15' 00"	100° 15' 00"
C42	715.00'	100° 15' 00"	100° 15' 00"
C43	715.00'	100° 15' 00"	100° 15' 00"
C44	715.00'	100° 15' 00"	100° 15' 00"

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING
C45	715.00'	100° 15' 00"	100° 15' 00"
C46	715.00'	100° 15' 00"	100° 15' 00"
C47	715.00'	100° 15' 00"	100° 15' 00"
C48	715.00'	100° 15' 00"	100° 15' 00"
C49	715.00'	100° 15' 00"	100° 15' 00"
C50	715.00'	100° 15' 00"	100° 15' 00"
C51	715.00'	100° 15' 00"	100° 15' 00"
C52	715.00'	100° 15' 00"	100° 15' 00"
C53	715.00'	100° 15' 00"	100° 15' 00"
C54	715.00'	100° 15' 00"	100° 15' 00"
C55	715.00'	100° 15' 00"	100° 15' 00"
C56	715.00'	100° 15' 00"	100° 15' 00"
C57	715.00'	100° 15' 00"	100° 15' 00"
C58	715.00'	100° 15' 00"	100° 15' 00"
C59	715.00'	100° 15' 00"	100° 15' 00"
C60	715.00'	100° 15' 00"	100° 15' 00"
C61	715.00'	100° 15' 00"	100° 15' 00"
C62	715.00'	100° 15' 00"	100° 15' 00"
C63	715.00'	100° 15' 00"	100° 15' 00"
C64	715.00'	100° 15' 00"	100° 15' 00"
C65	715.00'	100° 15' 00"	100° 15' 00"



PAPE-DAWSON ENGINEERS
FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
SCALE: 1"=60'
ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENT (P.U.E.) ALONG STREET FRONTAGE
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10088801



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

COMMISSIONERS

PRESENT:

PLACE 1: Julie Leonard
PLACE 2: Deja Hill
PLACE 3: Raul Hernandez
PLACE 5: Lian Stutsman
PLACE 6: Keith Miller
PLACE 7: Bill Myers, Chairperson

ABSENT

PLACE 4: Charles Russell

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson 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

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.

MOTION TO APPROVE THE ACTION TO DENY CONSENT AGENDA ITEMS 1 – 10 AS SUBMITTED BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER MILLER. 6 – 0 TO APPROVE THE DENIAL OF THE CONSENT AGENDA AS SUBMITTED.

REGULAR AGENDA

11. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION TO APPOINT A VICE-CHAIRPERSON FOR THE MANOR PLANNING AND ZONING COMMISSION

MOTION TO APPOINT RAUL HERNANDEZ AS PLANNING AND ZONING COMMISSION VICE-CHAIR BY COMMISSIONER HILL, SECONDED BY CHAIRPERSON MYERS. 6 – 0 TO APPOINT COMMISSIONER HERNANDEZ AS VICE-CHAIR.

12. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE MINUTES FOR THE JANUARY 11, 2017 PLANNING & ZONING COMMISSION MEETING.

MOTION TO APPROVE THE JANUARY 11 MINUTES BY VICE-CHAIR HERNANDEZ, SECONDED BY COMMISSIONER LEONARD. 6 – 0 TO APPROVE.

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.

MOTION TO RECOMMEND APPROVAL AT THE FEBRUARY 15 CITY COUNCIL MEETING BY VICE-CHAIR HERNANDEZ, SECONDED BY COMMISSIONER HILL. 6 – 0 TO RECOMMEND APPROVAL.

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.

MOTION TO APPROVE AMENDING THE SHADOWVIEW UNIFORM SIGN PLAN TO ALLOW FOR 48" LOGOS ON ALL TENANT SPACES BY COMMISSIONER MILLER, SECONDED BY VICE-CHAIR HERNANDEZ. 5 - 1 TO APPROVE.

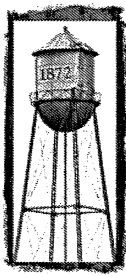
15. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PUD SITE PLAN REZONING 149 ACRES MORE OR LESS IN THE GREENBURY GATES SURVEY 63, ABSTRACT 315 AND THE CALVIN BAKER SURVEY, ABSTRACT 58, LOCATED AT THE SE CORNER OF US HWY 290 AND FM 973, MANOR, TX FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO PLANNED UNIT DEVELOPMENT (PUD). AGENT: ALM ENGINEERING. OWNER: GREENVIEW DEVELOPMENT.

MOTION TO RECOMMEND APPROVAL AT THE FEBRUARY 15 AND MARCH 1 CITY COUNCIL MEETINGS WITH A 5 YEAR EXPIRATION DATE FOR CONCEPT PLANS AND PRELIMINARY PLANS FILED UNDER THIS PUD BY COMMISSIONER HILL, SECONDED BY COMMISSIONER LEONARD. 6 – 0 TO RECOMMEND APPROVAL WITH A 5 YEAR EXPIRATION DATE FOR CONCEPT PLANS AND PRELIMINARY PLANS.

ADJOURNMENT

Motion to adjourn by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. 6 – 0 to adjourn.

Bill Myers, Chairperson



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. ⁴_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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.

BACKGROUND/SUMMARY:

This is the final phase of Stonewater. It has been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Summary Letter

Map

Approval letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be approved.

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



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

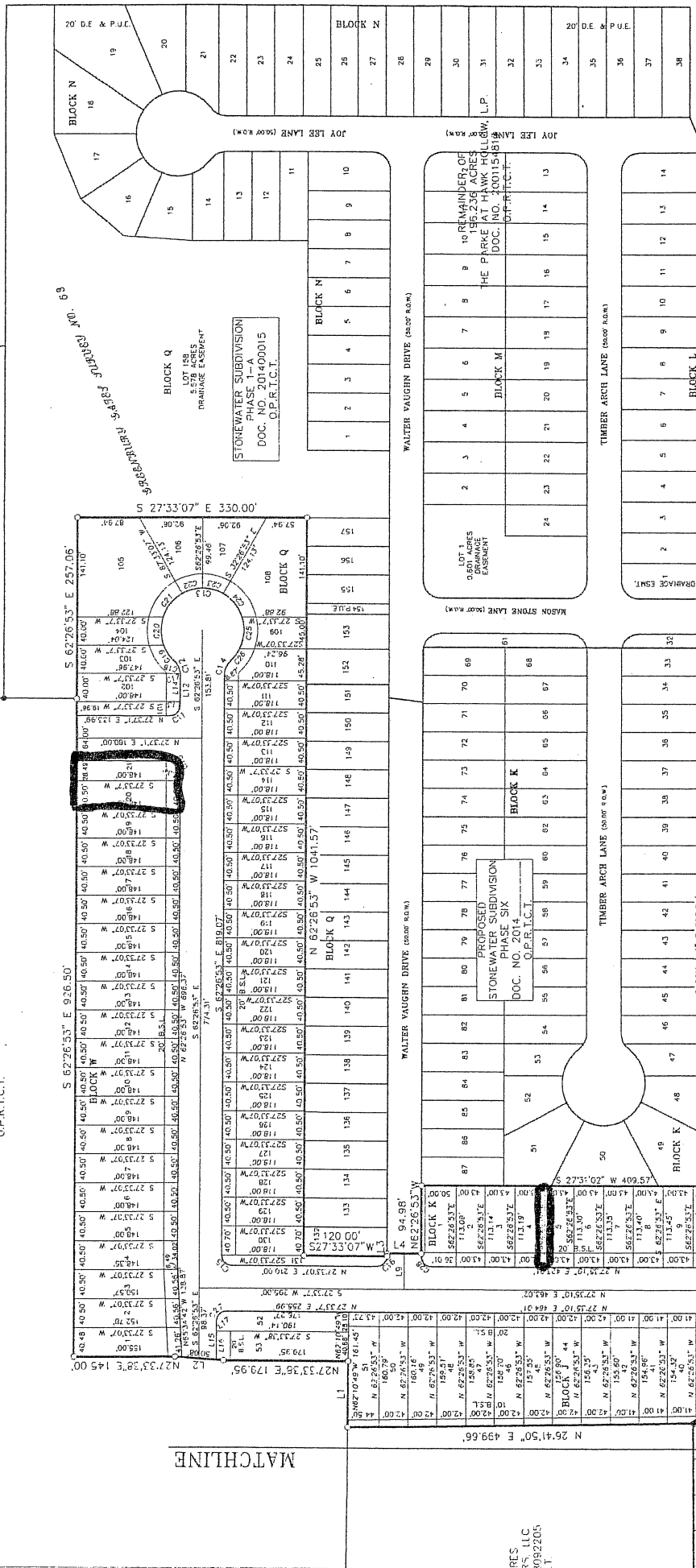
Cc: Frank Phelan/Jay Engineering, Bill Carlson/ESD#12; with enclosures

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

12.011 ACRES
JUAN ANTONIO DE LA ROSA
DOC. NO. 2004231908
O.P.R.I.C.T.

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

REMAINDER OF
196.236 ACRES
THE PARKE AT HAWK HOLLOW, L.P.
DOC. NO. 2001154813
O.P.R.I.C.T.



MATCHLINE

RES
95, LLC
4092205

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

February 14, 2017

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

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

Dear Mr. Bolt:

The first submittal of the revised Final Plat for Stonewater Subdivision, Phase 8 prepared by Doucet & Associates and received by our office on January 27, 2017, has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B.

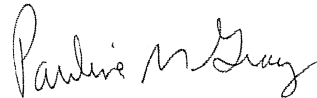
The revised Final Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

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

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

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

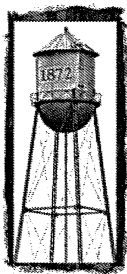
Yours truly,



Pauline M. Gray, P.E.

PMG/s

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



CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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.

BACKGROUND/SUMMARY:

This item has been approved by our engineers. Final plat signatures and recordation must wait until City Council approves the Manor Downs right-of-way vacation. Construction plans, an agreement with the developer, and fiscal posting must also be approved or signed prior to final plat approval.

PRESENTATION: ☐ YES ☒ NO

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

Map

Response Letter

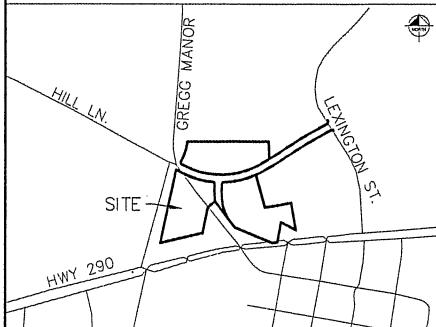
STAFF RECOMMENDATION:

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

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

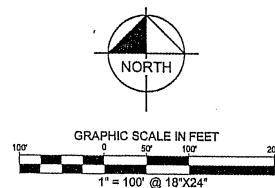
VICINITY MAP

1" = 200'

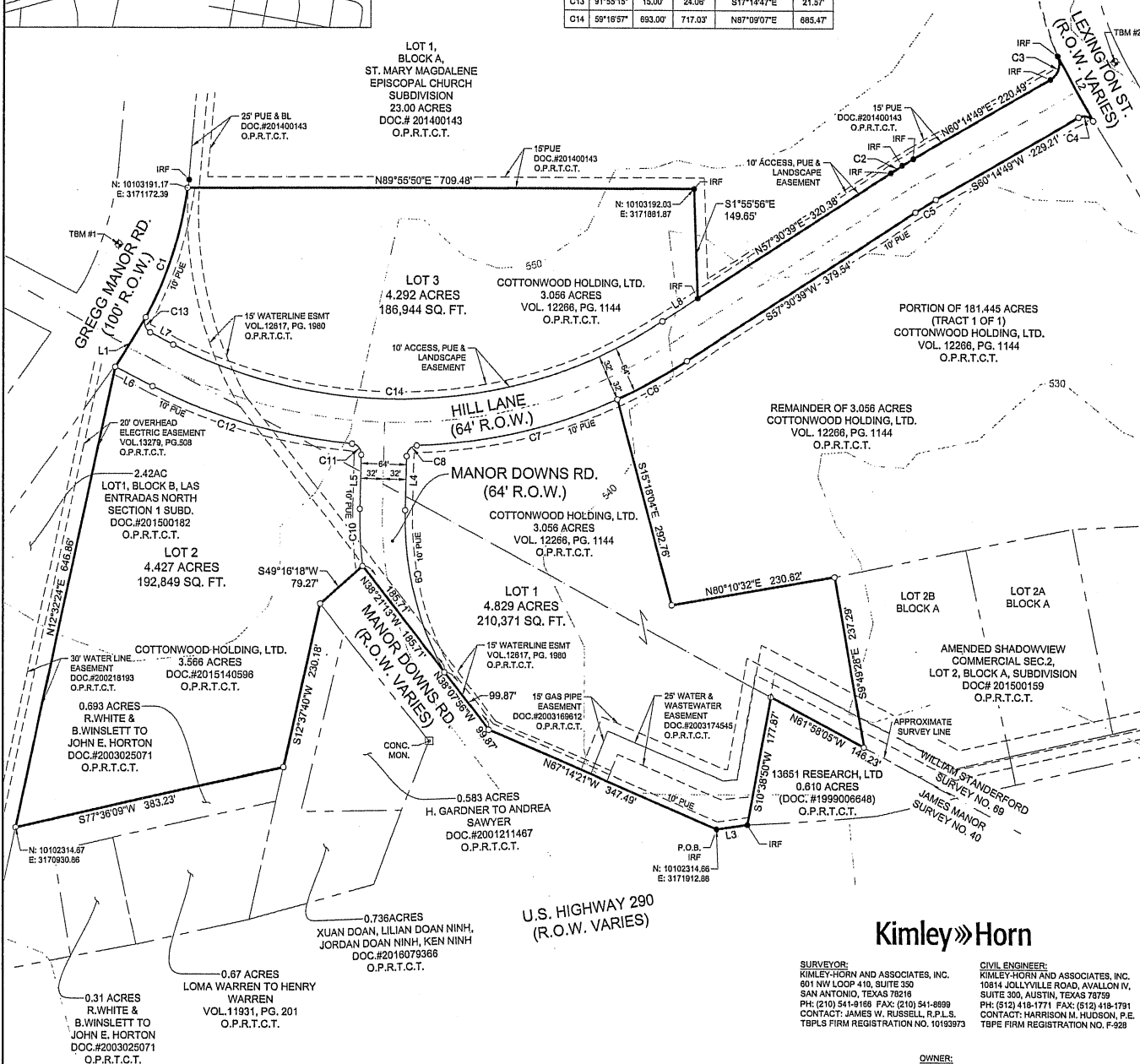


NO.	BEARING	LENGTH
L1	N32°10'32"E	79.85
L2	S28°51'43"E	100.15
L3	S81°48'36"W	43.50
L4	N01°22'03"E	74.67
L5	N01°22'03"E	74.71
L6	S63°12'24"E	58.74
L7	S63°12'24"E	36.25
L8	N57°30'39"E	58.93

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°54'29"	615.00'	187.93'	N18°19'36"E	188.89'
C2	2°47'33"	780.00'	37.04'	N58°40'42"E	37.04'
C3	83°47'08"	25.00'	38.56'	N18°14'56"E	33.39'
C4	83°27'22"	15.00'	21.85'	N78°03'07"W	19.97'
C5	2°47'13"	696.00'	33.86'	S58°40'24"W	33.85'
C6	8°29'17"	757.00'	112.14'	S61°45'17"W	112.04'
C7	22°01'28"	757.00'	290.99'	N77°00'30"E	289.19'
C8	84°17'44"	15.00'	22.07'	S43°30'55"W	20.13'
C9	31°11'33"	425.31'	231.55'	S14°00'05"E	228.70'
C10	9°08'46"	489.31'	78.11'	S02°59'36"E	78.03'
C11	84°08'17"	15.00'	22.02'	N40°41'05"W	20.09'
C12	21°52'52"	757.00'	289.10'	S74°08'51"E	287.34'
C13	91°55'15"	15.00'	24.06'	S17°14'47"E	21.57'
C14	59°19'57"	693.00'	717.03'	N87°09'07"E	685.47'



LOT 1,
BLOCK A,
ST. MARY MAGDALENE
EPISCOPAL CHURCH
SUBDIVISION
23.00 ACRES
DOC.# 201400143
O.P.R.T.C.T.



BENCHMARKS:
TBM #1 "X" SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT, ELEVATION = 563.07', VERTICAL DATUM NAVD 1988.
TBM #2 "X" SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.75' SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT, ELEVATION = 540.99', VERTICAL DATUM NAVD 1988.

SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION:
TOTAL ACRES.....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	
IRSC	1/2" IRON ROD W/ "X" CAP SET
IRF	1/2" IRON ROD FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCHMARK
P.U.E.	PUBLIC UTILITY EASEMENT
---	PROPOSED CONTOURS (BASED ON NAVD 88)

THIS SITE IS LOCATED IN THE WILBARGER CREEK AND GILLENDALE 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. 4845300485, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Kimley»Horn

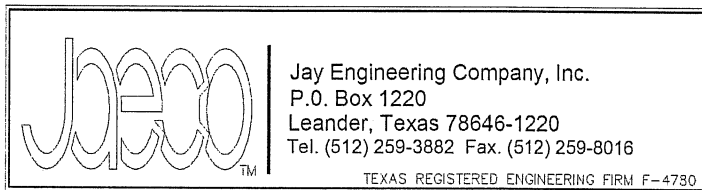
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-8188 FAX: (210) 541-8899
CONTACT: JAMES W. RUSSELL, R.P.L.S.
TSPS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10514 JOLLYVILLE ROAD, AVALON IV,
SUITE 300, AUSTIN, TEXAS 78759
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: HARRISON M. HUDSON, P.E.
TSPS FIRM REGISTRATION NO. P-928

OWNER:
COTTONWOOD HOLDINGS LTD
9900 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. 546 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 12266, 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. 2015140596, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



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.

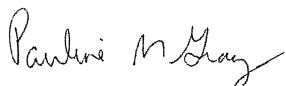
The submitter should modify the year shown on the signature blocks.

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.



February 6, 2017

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

RE: *Subdivision Final Plat Review 1*
Shadowview Commercial Section 3
City of Manor, Texas 78653

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on December 12, 2016. The original comments have also been included below for reference.

Comment 1: 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.

Response: All property ownership names, property lines, and plat/deed references within 300 feet of the subdivision boundary have been added to the plat.

Comment 2: 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.

Response: Building setback lines are now shown as dot-dash lines and labeled (S.L.) on the plat. The required easements are shown on the plat with dashed lines.

Comment 3: 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.

Response: Dotted lines have been added inside the proposed ROW to show sidewalk locations.

Comment 4: 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.

Response: We are platting a subdivided portion of a larger tract, and therefore our property descriptions only describes the portion that the proposed lots represents.

Comment 5: 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.

Response: Right-of-way lines were added for existing Highway 290, as well as Manor Downs Road

Comment 6: The submitter should modify the year shown on the signature blocks.

Response: The signature block has been updated to show the correct year.

Comment 7: 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.

Response: An appraisal will be submitted prior to the approval of this subdivision final plat.

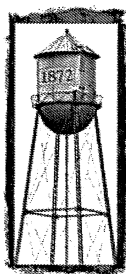
Please contact me at 512-418-4534 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Harrison M. Hudson, P.E.
Project Manager



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for 1.6 acres out of the Greenbury Gates Survey Number 63, Abstract 315 and Calvin Barker Survey 38, Abstract 58, Travis County, located at 12920 Old Hwy 20 from Interim Agricultural (A) to Light Commercial (C-1).

BACKGROUND/SUMMARY:

This portion of the property is currently being voluntarily annexed and this is the zoning to go along with the annexation. The proposed use of the property is a service station, which is one of the allowable uses under C-1. C-1 may be too intense a use for this property as it's bounded by a neighborhood and not on state highway/right-of-way. Neighborhood business could be better zoning category for this property. NB allows for service stations as a conditional use.

PRESENTATION: ☐ YES ☒ NO

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

Proposed zoning map

Justification letter

Mailing labels for property owners notified within 300 feet

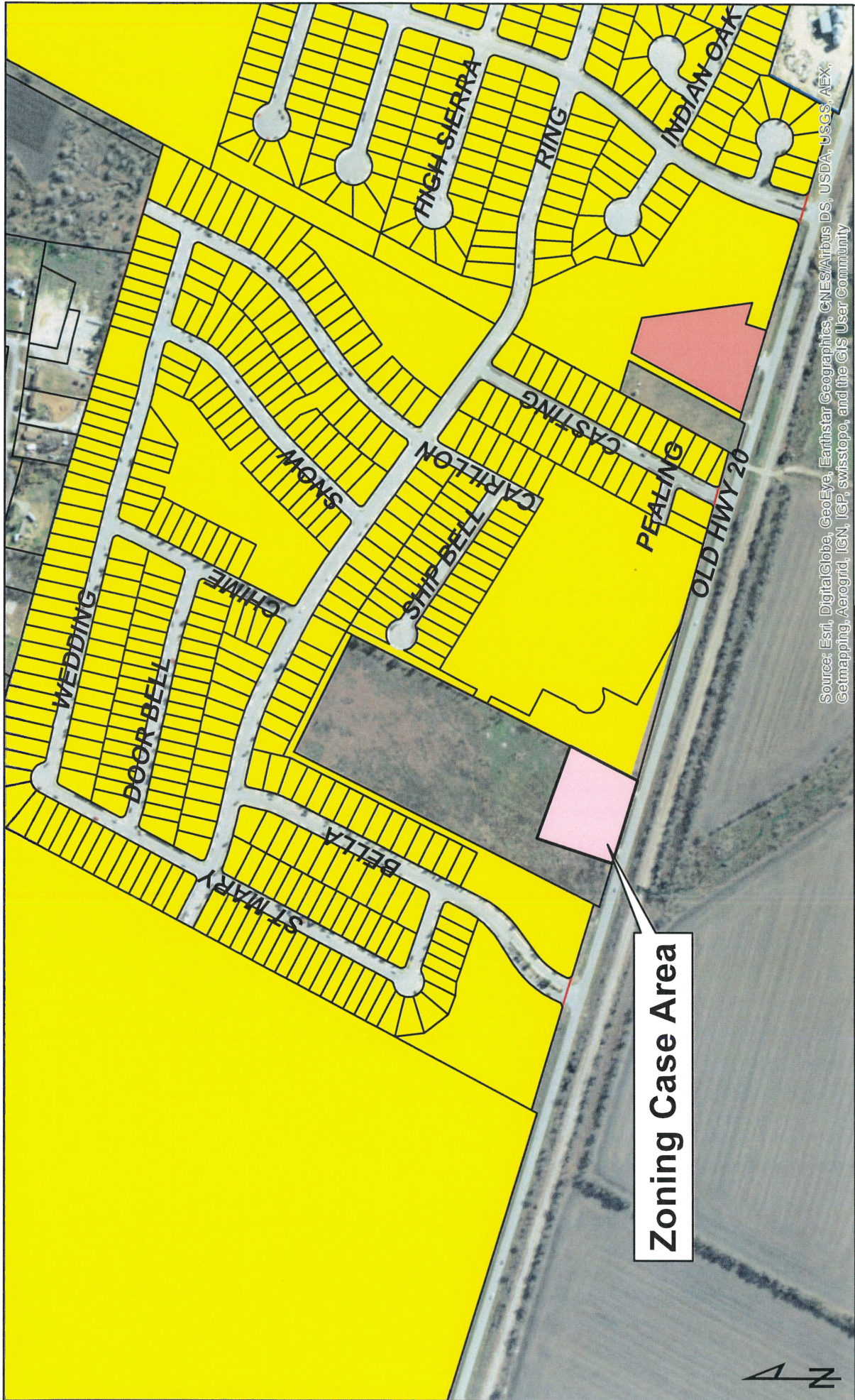
C-1 permitted uses

NB permitted uses

STAFF RECOMMENDATION:

It is City staff's recommendation, that the property be recommended as zoned neighborhood business at City Council's March 15th and April 19th meetings.

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Zone

- | | |
|--|--|
| A - Agricultural | M-1 - Manufactured Housing |
| C-1 - Light Commercial | M-2 - Manufactured Housing Park |
| C-2 - Medium Commercial | NB - Neighborhood Business |
| DB - Downtown Business District | PUD - Planned Unit Development |
| I - Institutional | R-1 - Single Family |
| IN-1 - Light Industrial | R-2 - Single Family |
| | R-4 - Multi Family |

Proposed Zoning:
Light Commercial (C-1)

*Current Zoning: Annexation pending,
 no current zoning*

Zoning Case Area



Rezoning/Variance/Waiver Justification

Rezoning/Variance/Waiver Justification:

NOTE: The reviewing entity must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Currently unzoned because in the EJT of Manor and would like to develop this property as commercial sites

HARDSHIP:

2. (a) The hardship for which the zoning change or variance/waiver is requested is unique to the property in that:

The site currently at default zoning from the annexation into the City of Manor and will require the appropriate zoning for the proposed use.

(b) The hardship is not general to the area in which the property is located because:

Zoning surrounding the site is within the City of Manor and is currently residential only. Client intends to transition from retail to multi-family to effectively blend in with the surrounding residential properties.

AREA CHARACTER:

3. The zoning change or variance/waiver will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Developer intends to transition type of development accommodate residential development surrounding this site.

NOTE: The reviewing entity cannot grant a zoning change or variance/waiver that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

City of Manor
PO Box 387
Manor, TX 78653

Suzanna Del Rio
12633 Bella Pkwy
Manor, TX 78653

Neal & Jetina Bingham
700 FM 1331
Taylor, TX 76574

Justice Evangula R
12705 Bella Pkwy
Manor, TX 78653

Bell Farms Master Community Inc
PS Property Management
PO Box 7079
Round Rock, TX 78683

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Brittany McMillan
12905 Tinker St
Manor, TX 78653

Jesus Ruiz Sosa
12909 Tinker St
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Rodrigo A Sanchez
12917 Tinker St
Manor, TX 78653

Brandy Wright
12921 Tinker St
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
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Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Demetrios Santikos
12904 Pealing Way
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Rudy Cortez
12916 Pealing Way
Manor, TX 78653

Gabriel Jimenez
12909 Pealing Way
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Greenview Development
501 Vale St
Austin, TX 78746

COMMERCIAL DISTRICTS

C-1

Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	70%	Street Side Yard	15 ft
Landscape Requirement	15%	Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Congregate Living	Retirement Housing
Convalescent Services	Transitional Housing
Group Residential	

Civic

College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary	Transportation Terminal
Education Facilities	All Other Civic Uses
Public Primary and Secondary	
Education Facilities	

C-1

Light Commercial

Commercial

Administrative Offices	Funeral
Administrative Services	Game Rooms (c)
Art Gallery	General Retail Sales
Art Workshop	Hotel and Motel
Bed and Breakfast	Indoor Entertainment
Business and Trade Schools	Indoor Sports and Recreation
Club or Lodge	Laundry Services
Cocktail Lounge	Liquor Sales
Commercial Off-Street Parking	Medical Offices
Communication Services	Monument Retail Sales
Consumer Convenience Stores	Off-Site Accessory Parking
Consumer Repair Services	Personal Improvement Services
Counseling Services	Personal Services
Day Care Services	Pet Services
Financial Services	Printing and Publishing
Florist - no greenhouse	Professional Office
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station
	Theater

MIXED USE DISTRICTS

NB

Neighborhood Business

Neighborhood Business allows a mix of commercial uses excluding single-family residential and manufactured home residential. The district allows the sale of goods and products to which value has been added on-site in addition to other neighborhood support services located at or near single-family and multifamily residential development. Multifamily is only allowed in a mixed-use building where retail and/or services are located on the ground floor.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Maximum FAR	0.5
Maximum Building Coverage	45%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	20 ft
with Accessory Buildings	55%	Street Side Yard	10 ft
Landscape Requirement	15%	Side Yard	20 ft*
		Rear Yard	10 ft

* 0 or 10 ft side yard to all C, I, IN

Permitted and Conditional Uses

Residential

Condominium Residential	Transitional Housing (c)
Multifamily Residential	

Civic

Community Events (c)	Public Primary and Secondary Education
Community Recreation (c)	Facilities (c)
Private Primary and Secondary	Postal Facilities
Education Facilities (c)	Religious Assembly
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
Administrative Services (c)	General Retail Sales
Art Gallery	Laundry Services
Art Workshop	Liquor Sales

NB

Neighborhood Business

Commercial

Bed and Breakfast (c)	Medical Offices less than 5000 SF
Cocktail Lounge (c)	Personal Improvement Services
Consumer Convenience Stores	Personal Services
Consumer Repair Services	Pet Services
Counseling Services	Professional Office
Day Care Services (c)	Restaurant - No Drive Through
Financial Services	Service Station (c)
Florist - No Greenhouse	Veterinary Services (c)
Food Preparation Less than 5000 SF	



MANOR COMMUNITY IMPACT ADVISORY
COMMITTEE MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
MARCH 8, 2017 • 7:15 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

REGULAR AGENDA

1. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE FEBRUARY 22, 2017 CIF ADVISORY COMMITTEE MEETING MINUTES
2. GENERATE POPULATION PROJECTIONS AND CIP NEEDS

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Community Impact Fee Advisory Committee Meeting was posted on this 3rd day of March, 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:

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



**MANOR COMMUNITY IMPACT ADVISORY
COMMITTEE MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
FEBRUARY 22, 2017 · 6:30 P.M.**

COMMISSIONERS

PRESENT:

PLACE 1: Julie Leonard

PLACE 2: Deja Hill

PLACE 3: Raul Hernandez

PLACE 5: Lian Stutsman, Chairperson

PLACE 7: Bill Myers

DEVELOPME REP: Barth Timmermann

ABSENT

PLACE 4: Charles Russell

PLACE 6: Keith Miller

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Stutsman announces a quorum and called the meeting to order at 6:31 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

REGULAR AGENDA

1. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE FEBRUARY 8, 2017 CIF ADVISORY COMMITTEE MEETING MINUTES

MOTION TO APPROVE THE FEBRUARY 8 MINUTES BY COMMISSIONER LEONARD, SECONDED BY DEVELOPER REPRESENTATIVE TIMMERMAN. 6 – 0 TO APPROVE

2. EVALUATE LAND USE ASSUMPTIONS

THE ADVISORY COMMITTEE DISCUSSED AND MADE CHANGES TO THE LAND USE ASSUMPTIONS.

NO ACTION TAKEN

ADJOURNMENT

Motion to adjourn by Commissioner Myers, Seconded by Commissioner Hernandez. 6 – 0 to adjourn at 7:12 PM

Lian Stutsman, Chairperson