



JULIE LEONARD, PLACE 1
JACOB HAMMERSMITH, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
LARRY WALLACE JR, PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, MAY 9, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

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

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

CONSENT AGENDA

- | | |
|--|---------------------------------------|
| 1. Consideration, discussion, and possible action on a Concept Plan for Lagos Phase 1 - 5, four hundred and ninety-two (492) lots on 173.2 acres more or less, located near the intersection of FM 973 (Lexington Street) and Brenham Street. Applicant: Kimley-Horn. Owner: Dwyer Realty Companies. | Scott Dunlop,
Planning Coordinator |
| 2. Consideration, discussion, and possible action on Final Plat for Presidential Heights Phase 4, one hundred and nine (109) single family lots on 38 acres more or less, located near the intersection of Bois D'Arc Road and Tower Road. Applicant: Kimley-Horn. Owner: West Elgin Development Corp. | Scott Dunlop,
Planning Coordinator |

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 3. Consideration, discussion, and possible action on the April 11, 2018 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
|---|--------------------------------------|

- | | |
|---|--------------------------------------|
| 4. Consideration, discussion, and possible action on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12511 US Hwy 290 E, 9.34 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Ceilia Edwards. Owner: Odeen Hibbs. | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action on Joined Lot Affidavit for Lot 4 and Lot 5, Block 71 Town of Manor, locally known as 501 North Lockhart Street. Applicant: Jose Suarez. Owner: Jose Suarez. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

In addition to any executive session already listed above, the Planning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, May 4, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Lluvia Tijerina
City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org.



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 9, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for Lagos Phase 1 - 5, four hundred and ninety-two (492) lots on 173.2 acres more or less, located near the intersection of FM 973 (Lexington Street) and Brenham Street. Applicant: Kimley-Horn. Owner: Dwyer Realty Companies.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

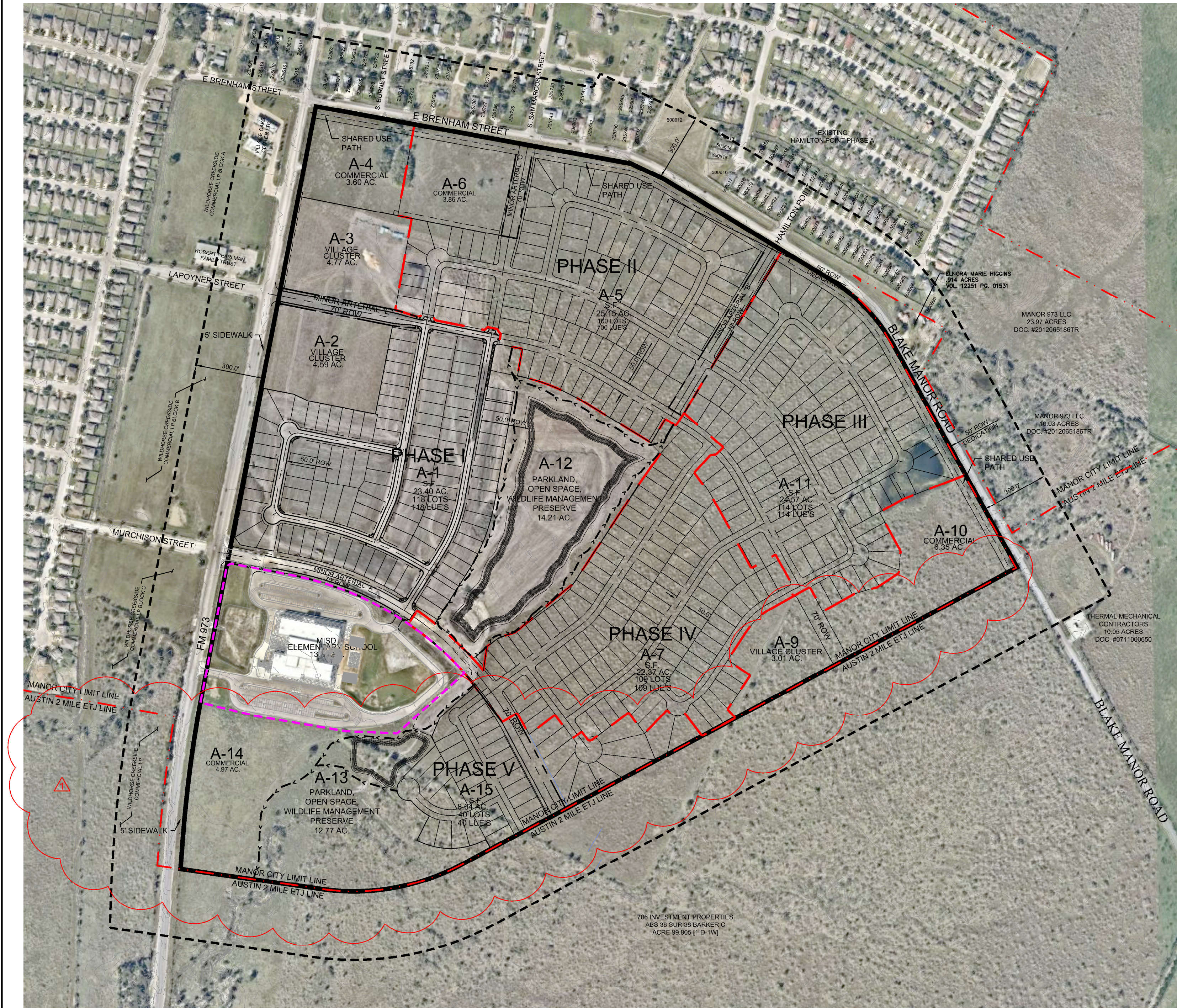
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Concept Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted the Concept Plan for Lagos Phase 1 - 5, four hundred and ninety-two (492) lots on 173.2 acres more or less, located near the intersection of FM 973 (Lexington Street) and Brenham Street.

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



PUD NOTES

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE PERMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. LOT FRONTAGE WIDTHS OF SINGLE-FAMILY LOTS SHALL BE AS FOLLOWS:
A) NOT MORE THAN 45% OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, MAY HAVE A LOT FRONTAGE WIDTH OF NOT LESS THAN 40 FEET.
B) 55% OR MORE OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, SHALL HAVE A LOT FRONTAGE WIDTH OF 50 FEET OR GREATER.
C) ANY CUL-DE-SAC LOT SHALL HAVE A LOT FRONTAGE WIDTH OF NO LESS THAN 30 FEET.
10. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,000 FEET.
11. FRONT SETBACKS FOR SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE STAGGERED AS FOLLOWS:
A) 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
B) 20 % OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
C) 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 25 FEET FROM THE FRONT PROPERTY LINE.
D) 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
13. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
14. VILLAGE CLUSTERS ARE DEFINED AS 1 LOT DEVELOPMENTS COMPRISED OF UP TO 10 UNITS PER ACRE TO BE LEASED/SOLD BY THE CONDOMINIUM REGIME METHOD USING METES AND BOUNDS.
15. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL DESIGN REQUIREMENTS.
16. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
17. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SIGHT LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
18. NO DUPLEXES ARE ALLOWED IN THIS PUD.
19. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
20. CONSTRUCTION OF THE SHARED USE PATH ALONG BLAKE MANOR ROAD IS CONDITIONED UPON THE CITY'S APPROVAL OF THE TRAVIS COUNTY SPONSORED AND FUNDED LAGOS PUBLIC IMPROVEMENT DISTRICT (PID). THE SHARED USE PATH WILL BE CONSTRUCTED WITH THE ADJACENT CONSTRUCTION PLAN OR SITE PLAN IN PHASES.
21. THE WILDLIFE PRESERVE WILL BE MANAGED BY A WILDLIFE MANAGEMENT TEAM THROUGH THE DEVELOPER/OWNER AND/OR A 501(C3) ENTITY AND SHALL BE MAINTAINED TO MEET THE REQUIREMENTS AS IDENTIFIED IN THE TEXAS PARKS AND WILDLIFE, WILDLIFE MANAGEMENT ACTIVITIES AND PRACTICES, COMPREHENSIVE WILDLIFE MANAGEMENT PLANNING GUIDELINES FOR THE POST OAK SAVANNAH AND BLACKLAND PRAIRIE ECOLOGICAL REGIONS, REVISED APRIL 2010.
22. THE DEVELOPER SHALL CONSTRUCT THE FOLLOWING IN AREA A-11 (PARKLAND OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE): 40 AC/FT (MIN.) FISHERY/LAKE DETENTION POND, 3,000 LF (MIN.) OF TRAILS FOR BICYCLE AND PEDESTRIAN USE, ONE GAZEBO, FISHING POINTS, PICNIC POINTS, AND HABITAT FOR WATERFOWL.
23. MINIMUM ON-SITE PARKING REQUIREMENTS FOR VILLAGE CLUSTERS SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.

RECORD OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
5900 HWY 290 EAST
MANOR, TX 78653

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
CONTACT: ROBERT J. SMITH
PH. 512-418-1771

SURVEYOR:
CAPITAL SURVEYING COMPANY INCORPORATED
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78748
PH. 512-327-4006

PREPARED ON:
FEBRUARY 17, 2016

CURRENT ZONING:
PUD (CONCURRENT SUBMITTAL)

WATERSHED STATUS
THIS SITE IS LOCATED IN THE GILLELAND WATERSHED.

FLOODPLAIN INFORMATION:
NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04853, DATED AUGUST 18, 2014.

LEGAL DESCRIPTION
BEING 173.2 ACRES OF LAND IN THE JAMES MANOR SURVEY NO. 40, JAMES MANOR SURVEY NO. 39, AND THE CALVIN BARKER SURVEY NO. 38, SITUATED IN TRAVIS COUNTY, TEXAS.

ANTICIPATED DEVELOPMENT SCHEDULE

- PHASE I - 2017
- PHASE II - 2018
- PHASE III - 2019
- PHASE IV - 2020
- PHASE V - 2021

1. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

LAND USE	ORIGINAL PUD ACRES	AMENDMENT ACRES	TOTAL ACRES	NO. LOTS	AMENDMENT NO. LOTS	ORIGINAL PUD LUE'S	AMENDMENT LUE'S	TOTAL LUE'S
SINGLE FAMILY (50' LOT WIDTH)	70.3	8.6	79.0	341	40	341	40	381
SINGLE FAMILY (60' LOT WIDTH)	25.1	-	-	100	-	100	-	100
VILLAGE CLUSTERS	13	-0.6	13.99	3	-	130*	-6	124*
COMMERCIAL	13.8	5.0	18.8	4	1	138**	43**	181**
PARKLAND/OPEN SPACE	14.2	12.8	27.0	-	1	2***	2***	4***
MAJOR ROADWAYS	9.8	1.12	10.9	-	-	-	-	-
TOTALS	146.2	26.9	173.2	-	-	691	79	770

* VILLAGE CLUSTER (10 UNITS/ACRE)
** COMMERCIAL (5% RESTAURANT, 20% RETAIL, 75% OFFICE)
*** OPEN SPACE (2 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

2. PARKLAND

PARKLAND			
LAND USE	ORIGINAL PUD AREA (AC)	ADMMENDMENT	TOTAL
TOTAL AREA OF DEVELOPMENT	146.2	27.1	173.3
REQUIRED PARKLAND (5% OF TOTAL AREA)	7.3	1.4	8.7
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	14.2	12.8	27.0
PROPOSED PARKLAND WITHIN FLOODPLAIN	0	0	0
EXCESS OF REQUIRED PARKLAND	6.9	11.4	18.3

PERMITTED USES C-1

- A. AUTOMOBILE REPAIR (MINOR), NEIGHBORHOOD AUTOMOBILE SERVICE STATION, GASOLINE STATION (FULL AND LIMITED), FILLING OR RETAIL SERVICE STATION AND GARAGE (COMMERCIAL).
- B. AUTOMOBILE REPAIR (MAJOR) AND AUTO SALES (OUTDOOR)
- C. BANKS, SAVINGS, AND LOANS, CREDIT UNIONS AND FINANCIAL SERVICES.
- D. BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB.
- E. BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT)
- F. BUSINESS AND COMMERCIAL SCHOOLS.
- G. CEMETERY WITH CONDITIONAL USE PERMIT.
- H. CONVENIENCE STORE, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (NOT INCLUDING GASOLINE OR ALCOHOL SALES).
- I. CONVENIENCE STORE, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE WITH CONDITIONAL USE PERMIT).
- J. HOTELS, TOURIST HOMES, AND MOTELS.
- K. MANUFACTURED HOUSING SALES AND SERVICE.
- L. PACKAGING OF HONEY, HERBS, SPICES AND PEPPERS PRODUCED IN THE REGION; LIMITED TO SMALL BUSINESS OPERATIONS HAVING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF ENCLOSED BUILDING AREA AND NOT MORE THAN FIVE (5) EMPLOYEES ON SITE.
- M. PERSONAL SERVICE USES INCLUDING BARBER SHOPS, BEAUTY PARLORS, PHOTOGRAPHIC OR ARTIST STUDIOS, MESSENGERS, NEWSPAPER OR TELEGRAPHIC AGENCIES, DRY CLEANING AND PRESSING SUBSTATIONS, DRESSMAKING, TAILORING, SHOE REPAIRING, REPAIR OF HOUSEHOLD APPLIANCES, ELECTRONICS AND BICYCLES, CATERING AND OTHER PERSONAL SERVICE USES OF SIMILAR CHARACTER.
- N. PUBLIC UTILITIES SUBSTATIONS.
- O. RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT (NO ALCOHOLIC BEVERAGE SALES).
- P. RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT).
- Q. TELEPHONIC EXCHANGE, POSTAL FACILITIES AND COMMUNICATION SERVICE.
- R. VETERINARY SERVICES AND HOSPITAL.
- S. USES AS DETERMINED BY THE COMMISSION AND COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, HEAT, SMOKE, ODOR, GLARE, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH AS PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDENT ON RAW MATERIALS REFINED ELSEWHERE.

PERMITTED USES C-2

- A. AIR CONDITION AND HEATING SALES AND SERVICES.
- B. AMUSEMENT (INDOOR).
- C. AMUSEMENT (OUTDOOR) AND SWIMMING POOL (COMMERCIAL).
- D. APARTMENT HOTEL, ASSISTED RETIREMENT LIVING, BOARDING HOUSE, BED & BREAKFAST, CONVALESCENT HOME, FAMILY HOME, HOME FOR THE AGED AND GROUP DAY CARE.
- E. AUTO SALES FACILITY.
- F. BAKERIES WITH GOODS AND PRIMARILY PREPARED FOR IN-STORE RETAIL SALES ON SITE.
- G. BONDED WAREHOUSE AND LOCAL WHOLESALE DISTRIBUTORS.
- H. CARPENTRY, PAINTED, PLUMBING OR TINSMITHS SHOP.
- I. CHILD CARE CENTER (SMALL, INTERMEDIATE AND LARGE) AND CHILD DEVELOPMENT FACILITIES.
- J. CLEANING OR LAUNDRY SELF-SERVICE SHOP AND CLEANING SHOP OR LAUNDRY (SMALL).
- K. CLINIC AND SAFETY SERVICES.
- L. CONVENIENCE STORES, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE).
- M. CULTURAL SERVICES AND COMMUNITY CENTER (PUBLIC AND PRIVATE).
- N. DAY CAMP.
- O. DRIVE-IN THEATERS.
- P. DANCING AND MUSIC ACADEMIES.
- Q. FARM IMPLEMENT DISPLAY AND SALES ROOM.
- R. FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS; PROVIDED THAT NO POULTRY OR LIVESTOCK OTHER THAN HOUSEHOLD PETS SHALL BE HOUSED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE.
- S. FLORIST SHOPS, GREENHOUSES AND NURSERIES WITH OUTDOOR SERVICE AND DISPLAY.
- T. FROZEN FOOD LOCKERS AND COLD STORAGE PLANT.
- U. GOLF COURSE (COMMERCIAL), PLAYFIELD OR STADIUM (PUBLIC).
- V. HEAVY MACHINERY SALES, STORAGE AND SERVICE.
- W. HOSPITAL SERVICES, HOSPITAL (ACUTE AND CHRONIC CARE) SANITARIUMS, NURSING HOMES, HOSPICE AND HOME FOR THE AGED.
- X. LUMBER YARDS AND BUILDING MATERIALS STORAGE YARDS.
- Y. MILK AND BREAD DISTRIBUTING STATIONS.
- Z. MINI STORAGE WAREHOUSE AND STORAGE GARAGE.
- AA. PARKING LOTS AND COMMERCIAL GARAGE.
- AB. RADIO AND TELEVISION BROADCASTING STATIONS AND STUDIOS, EXCLUDING BROADCASTING TOWERS.
- AC. SALE OF NEW AUTOMOBILE PARTS.
- AD. SHOPPING CENTER.
- AE. HELIPORT.
- AF. TAXI CAB STATIONS.
- AG. TRAILER CAMP OR PARK.
- AH. TRUCK STOP.
- AI. UPHOLSTERING SHOPS.
- AJ. USES AS DETERMINED BY THE COMMISSION AND THE COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, HEAT, SMOKE, ODOR, GLARE, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDANT ON RAW MATERIALS REFINED ELSEWHERE.
- AK. WHOLESALE SALES ESTABLISHMENTS AND WAREHOUSES.
- AL. WHOLESALE BAKERIES.
- AM. WOOD YARD.

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. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS

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

DATED THIS ___ DAY OF ____, 20__.

BY:
WILLIAM MYERS, CHAIRPERSON



LAGOS

PLANNED UNIT DEVELOPMENT

CONCEPT PLAN (AMENDED APRIL 17, 2018)

REV. NO.	DESCRIPTION	DATE	BY
1	UPDATED PLAN TO REFLECT NEW CITY OF MANOR CITY LIMITS LINE AND INCORPORATE PHASE V	4/11/2018	JDR

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 9, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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BACKGROUND/SUMMARY:

This item 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

Plat

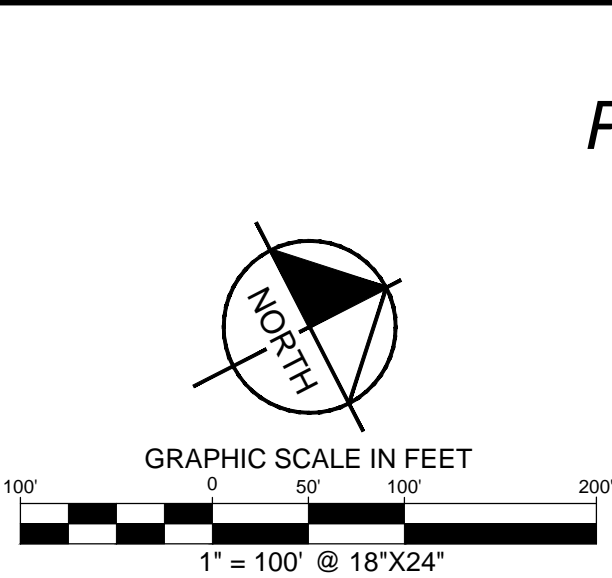
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It is City staff's recommendation that the Planning Commission deny as submitted the Final Plat for Presidential Heights Phase 4, one hundred and nine (109) single family lots on 38 acres more or less, located near the intersection of Bois D'Arc Road and Tower Road.

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

LEGEND

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

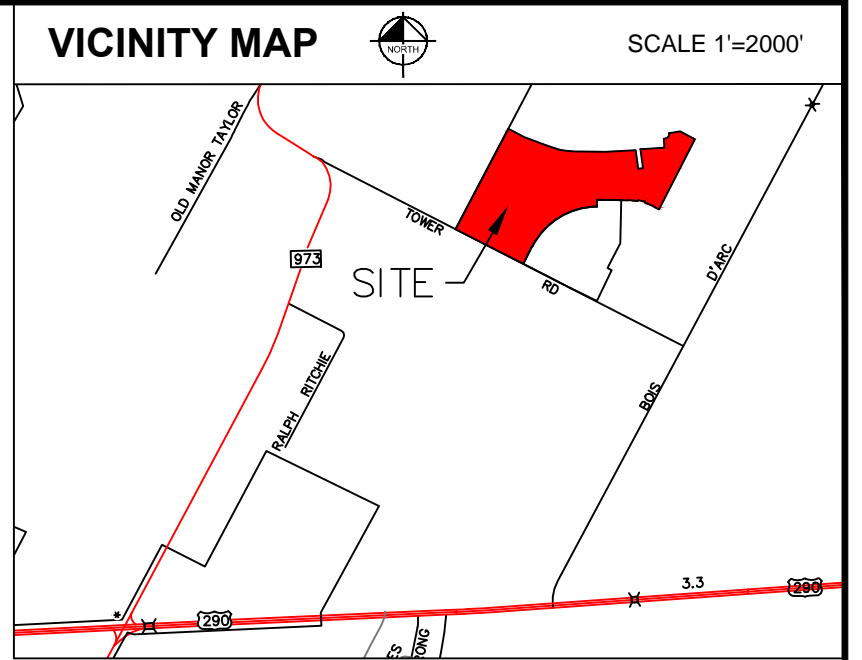


SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS PHASE 4

BEING 37.937 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

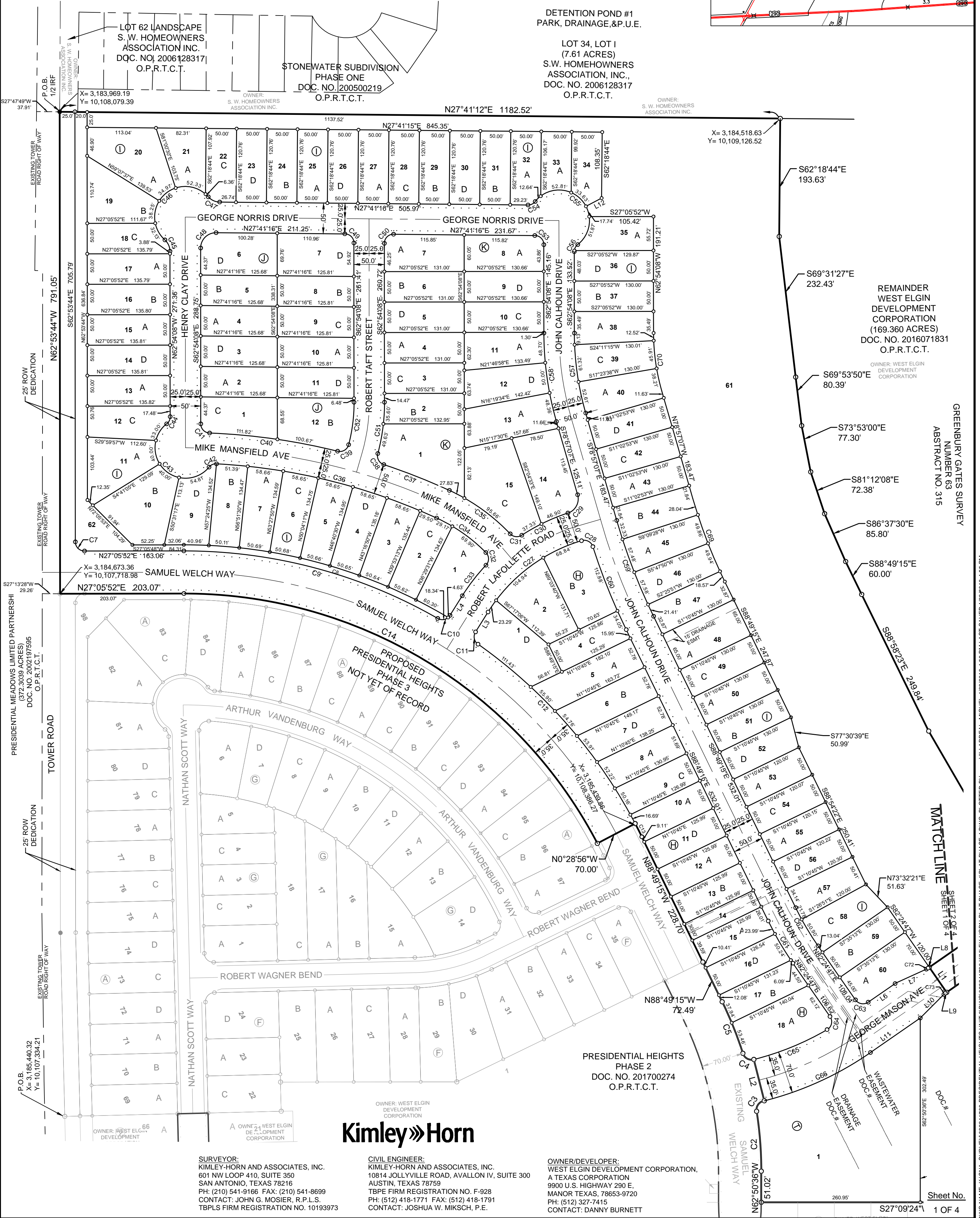
APRIL 23, 2018



DETENTION POND #1
PARK, DRAINAGE, & P.U.E.

LOT 34, LOT I
(7.61 ACRES)
S.W. HOMEOWNERS
ASSOCIATION, INC.,
DOC. NO. 2006128317
O.P.R.T.C.T.

OWNER:
S.W. HOMEOWNERS
ASSOCIATION INC.



GREENBURY GATES SURVEY
NUMBER 63
ABSTRACT NO. 315

REMAINDER
WEST ELGIN
DEVELOPMENT
CORPORATION
(169.360 ACRES)
DOC. NO. 2016071831
O.P.R.T.C.T.

OWNER: WEST ELGIN
DEVELOPMENT
CORPORATION

MATCHLINE
SHEET 4 OF 4
SHEET 1 OF 4

Kimley»Horn

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

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

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

SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS PHASE 4

BEING 37.937 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

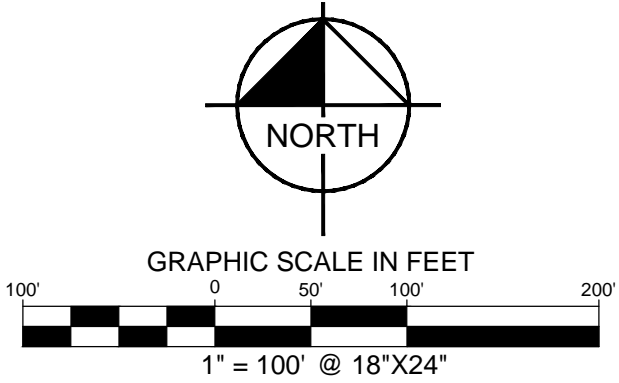
APRIL 23, 2018

Kimley»Horn

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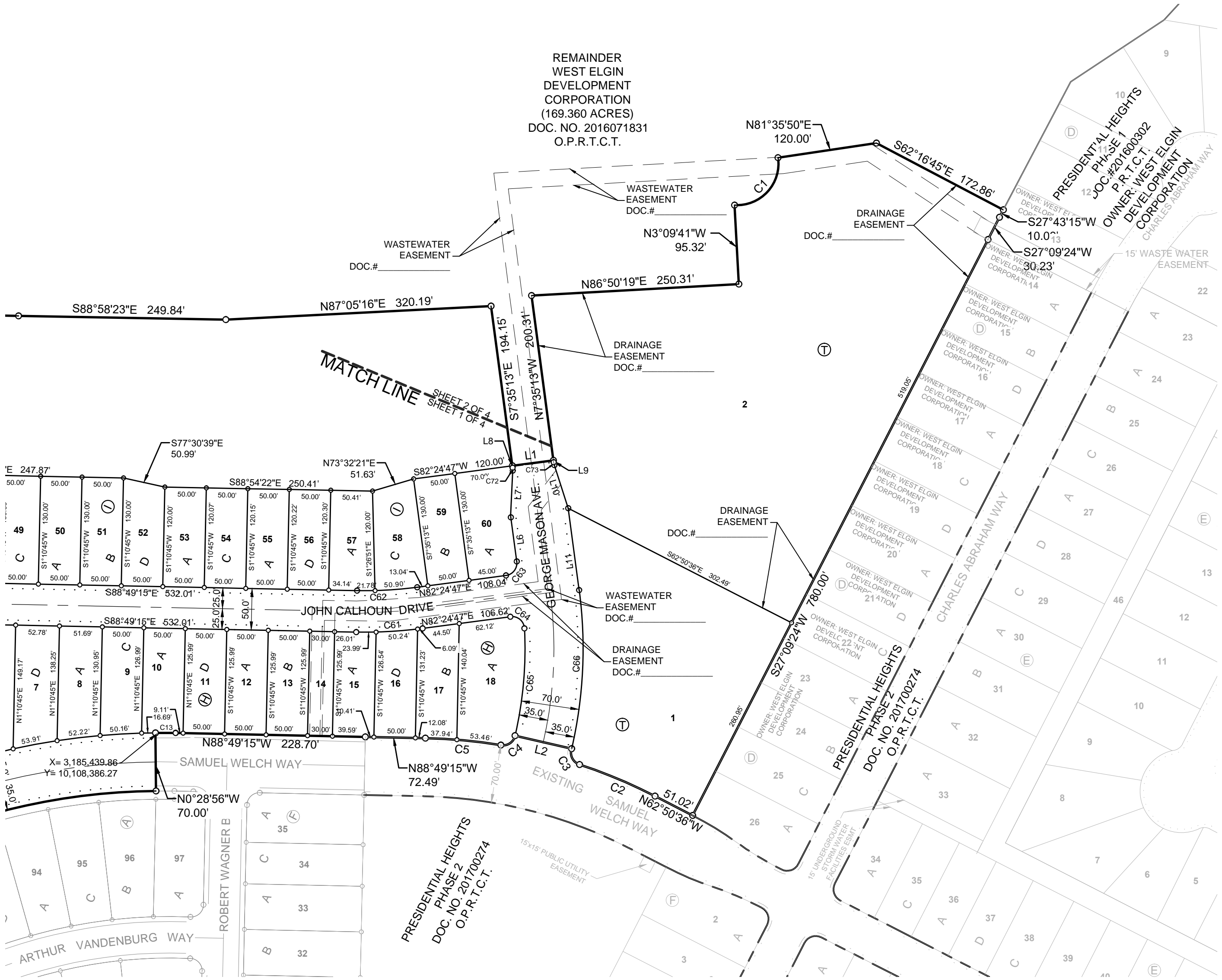


LEGEND	
5/8" IRF	5/8" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
60d	60d NAIL FOUND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS	
T.C.P.R. TRAVIS COUNTY PLAT RECORDS	
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT
BL	BUILDING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

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
H	14	PUBLIC UTILITIES	HOA
I	61	PUBLIC PARK FACILITY AND SURFACE DRAINAGE IMPROVEMENTS	CITY
I	62	PRIVATE PARK FACILITY AND PUBLIC UTILITIES	HOA
T	1	COMMERCIAL	DEVELOPER
T	2	PUBLIC PARK FACILITY AND SURFACE DRAINAGE IMPROVEMENTS	CITY

LOT SUMMARY TABLE PHASE 4					
TYPE	A	B	C	D	TOTAL
PHASE 4	43	21	18	22	104

MINIMUM LOT WIDTH	60 FT	50 FT	30 FT (CUL-DE-SAC)	TOTAL
PHASE 4	9	90	5	104



PRESIDENTIAL HEIGHTS
PHASE 4

BEING 53.196 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. APRIL 23, 2018

BENCH MARK LIST

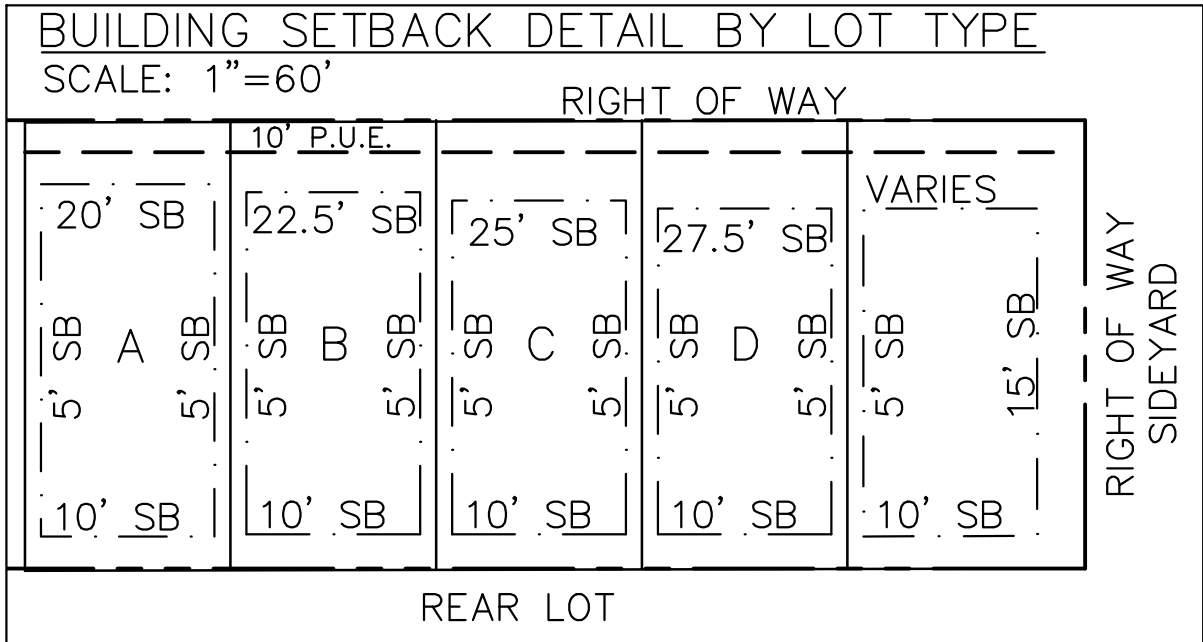
TBM #3 - RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF TOWER ROAD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF BOIS D ARC ROAD, NEXT TO A FIBER OPTIC MARKER, ELEVATION 552.94 FEET

PRESIDENTIAL HEIGHTS PHASE 4
GENERAL INFORMATION:

TOTAL ACREAGE.....37.937 ACRES
LINEAR FOOT OF 50' ROW.....3,785'
LINEAR FOOT OF 70' ROW.....1,444'
NUMBER OF SINGLE FAMILY LOTS.....104
ACREAGE OF RESIDENTIAL LOTS.....17.192 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....5
ACREAGE OF NON-RESIDENTIAL LOTS.....13.695 ACRES
TOTAL NUMBER OF LOTS.....109

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	101°43'23"	50.00'	88.77'	N42°27'31"E	77.56'	C55	193°18'00"	50.00'	168.69'	S72°28'04"W	99.33'
C2	8°54'22"	635.00'	98.70'	N67°17'47"W	98.60'	C56	44°28'23"	15.00'	11.64'	S33°07'07"E	11.35'
C3	84°54'53"	15.00'	22.23'	S29°17'31"E	20.25'	C57	16°02'58"	475.00'	133.06'	S70°55'38"E	132.62'
C4	86°24'38"	15.00'	22.62'	N56°13'16"E	20.54'	C58	16°02'58"	525.00'	147.06'	S70°55'38"E	146.58'
C5	8°14'50"	635.00'	91.40'	N84°41'50"W	91.32'	C59	9°52'08"	980.00'	168.80'	S83°53'11"E	168.59'
C6	90°00'24"	15.00'	23.56'	N72°06'04"E	21.21'	C60	8°10'25"	1030.00'	146.94'	S84°44'02"E	146.81'
C7	30°52'21"	845.00'	455.31'	S42°32'02"W	449.82'	C61	8°45'58"	525.00'	80.32'	N86°47'46"E	80.25'
C8	29°54'59"	835.00'	435.99'	S42°03'21"W	431.05'	C62	8°45'58"	475.00'	72.67'	N86°47'46"E	72.60'
C9	87°44'08"	15.00'	22.97'	N13°08'47"E	20.79'	C63	90°00'00"	15.00'	23.56'	N37°24'47"E	21.21'
C10	86°52'12"	15.00'	22.74'	S74°09'22"E	20.63'	C64	94°33'54"	15.00'	24.76'	N50°18'15"W	22.04'
C11	27°06'32"	835.00'	395.07'	S75°57'48"W	391.40'	C65	16°02'15"	465.00'	130.16'	N04°59'49"E	129.73'
C12	1°39'42"	835.00'	24.21'	S89°39'05"E	24.21'	C66	20°36'10"	535.00'	192.38'	N02°42'52"E	191.34'
C13	41°03'29"	275.00'	197.06'	S10°11'33"E	192.88'	C69	9°52'08"	850.00'	146.41'	S83°53'11"E	146.23'
C27	89°00'59"	15.00'	23.30'	S54°50'41"W	21.03'	C70	16°02'58"	345.00'	96.64'	S70°55'38"E	96.32'
C28	87°50'16"	24.50'	37.56'	N35°01'59"W	33.99'	C72	10°13'31"	20.00'	3.57'	N02°28'27"W	3.56'
C29	14°50'58"	325.00'	84.23'	S01°27'40"W	84.00'	C73	10°13'31"	20.00'	3.57'	N12°41'58"W	3.56'
C30	79°34'00"	15.00'	20.83'	N33°49'11"E	19.20'						
C31	88°00'45"	15.00'	23.04'	N63°31'08"W	20.84'						
C32	11°12'32"	325.00'	63.58'	N25°07'01"W	63.48'						
C33	20°38'30"	275.00'	99.07'	S62°09'14"W	98.54'						
C34	21°46'12"	325.00'	123.49'	S62°43'05"W	122.74'						
C35	21°39'15"	990.00'	374.16'	S41°00'21"W	371.94'						
C36	6°22'37"	1040.00'	115.75'	S48°38'41"W	115.69'						
C37	86°39'59"	15.00'	22.69'	N88°47'22"E	20.59'						
C38	89°20'40"	15.00'	23.39'	N03°33'45"W	21.09'						
C39	11°42'23"	1040.00'	212.49'	S35°15'22"W	212.12'						
C40	87°41'41"	15.00'	22.96'	N73°15'01"E	20.78'						
C41	53°30'38"	15.00'	14.01'	S03°25'25"W	13.51'						
C42	192°17'59"	50.00'	167.81'	N72°49'05"E	99.42'						
C43	51°52'13"	15.00'	13.58'	N36°58'02"W	13.12'						
C44	48°11'23"	25.13'	21.14'	N86°59'50"W	20.52'						
C45	186°58'10"	50.27'	164.04'	S17°36'26"E	100.35'						
C46	48°11'23"	25.13'	21.14'	N51°46'58"E	20.52'						
C47	90°35'25"	25.13'	39.74'	S17°36'26"E	35.73'						
C48	89°24'35"	15.00'	23.41'	S72°23'34"W	21.10'						
C49	90°35'25"	15.00'	23.72'	S17°36'26"E	21.32'						
C50	15°01'29"	325.00'	85.22'	N55°23'24"W	84.98'						
C51	14°40'03"	275.00'	70.40'	N55°34'07"W	70.21'						
C52	89°24'35"	15.00'	23.41'	S72°23'34"W	21.10'						
C53	51°52'13"	15.00'	13.58'	N01°45'10"E	13.12'						
C54											

LINE TABLE		
NO.	BEARING	LENGTH
L1	S82°24'47"W	50.00'
L2	S76°59'03"E	70.00'
L3	S30°43'17"E	38.59'
L4	N30°43'17"W	37.98'
L6	N07°35'13"W	53.65'
L7	N02°38'19"E	52.75'
L8	N07°35'13"W	2.34'
L9	N07°35'13"W	2.34'
L10	N17°48'44"W	54.54'
L11	N07°35'13"W	99.62'
L12	N00°38'42"W	29.12'



Kimley»Horn

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CONTACT: DANNY BURNETT

LEGAL DESCRIPTION:

A Metes and Bounds description of a 37.937 acre (1,652,518 square feet) tract of land located in the Greenbury Gates Survey Number 63, Abstract Number 315, Travis County, Texas, and being a portion of that certain called 169.360 acre tract, conveyed to West Elgin Development Corporation, as recorded under Document Number 2016071831, Official Public Records of Travis County Texas; said 37.937 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the northeasterly right of way line of Tower road; said rod being the southeasterly corner of Stonewater Subdivision, Phase 1, plat of which is recorded in Document Number 200500219, Official Public Records of Travis County; same marking the westerly corner of herein describe tract;

THENCE, North 27°41'12" East, 1182.52 feet along the southeasterly line of said Stonewater Subdivision, to a ½ inch iron rod with "KHA" cap set, for the northerly corner of herein described tract;

THENCE, crossing, and into said portion of that certain called 169.360 acre tract the following seventeen (17) courses and distances:

- South 62°18'44" East, 193.63 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 69°31'27" East, 232.43 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 69°53'50" East, 80.39 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 73°53'00" East, 77.30 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 81°12'08" East, 72.38 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 86°37'30" East, 85.80 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 88°49'15" East, 60.00 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 88°58'23" East, 249.84 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 87°05'16" East, 320.19 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 7°35'13" East, 194.15 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 82°24'47" East, 50.00 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 7°35'13" West, 200.31 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 86°50'19" East, 250.31 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 3°09'41" West, 95.32 feet to a ½ inch iron rod with "KHA" cap set for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 101°43'23", a radius of 50.00 feet, a chord bearing and distance of North 42°27'31" East, 77.56 feet, and a total arc length of 88.77 feet to a ½ inch iron rod with "KHA" cap set for corner;
- North 81°35'50" East, 120.00 feet to a ½ inch iron rod with "KHA" cap set for corner;

- South 62°16'45" East, 172.86 feet to a ½ inch iron rod with "KHA" cap set on the northwesterly line of Presidential Heights Phase 1, plat of which is recorded in Document Number 201600302, Official Public Records of Travis County; same marking the northeasterly corner of herein describe tract;

THENCE, along the northwesterly line of said Presidential Heights Phase 2, the following two (2) courses and distances:

- South 27°43'15" West, 10.09 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 27°09'24" West, 30.23 feet to a ½ inch iron rod with "KHA" cap set for the northerly corner of Presidential Heights Phase 2, plat of which is recorded in Document Number 201700274, Official Public Records of Travis County, same marking the southwesterly corner of said Presidential Heights Phase 1;

THENCE, South 27°09'24" West, 780.00 feet along the northwesterly line of said Presidential Heights Phase 2 to a ½ inch iron rod with "KHA" cap set on the northerly right-of-way line of Samuel Welch Way (70' R.O.W.) for the most westerly-southwesterly corner of herein described tract;

THENCE, along the said northerly right-of-way line of Samuel Welch Way (70' R.O.W.), the following eight (8) courses and distances:

- North 62°50'36" West, 51.02 feet to a ½ inch iron rod with "KHA" cap set for corner;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 8°54'22", a radius of 635.00 feet, a chord bearing and distance of North 67°17'47" West, 98.60 feet, and a total arc length of 98.70 feet to a ½ inch iron rod with "KHA" cap set for a point of curvature;
- in a northwesterly direction, along a tangent reverse curve to the right, a central angle of 84°54'53", a radius of 15.00 feet, a chord bearing and distance of North 13°05'25" East, 1.40 feet, and a total arc length of 22.23 feet to a ½ inch iron rod with "KHA" cap set for corner for a point of curvature;
- in a northeasterly direction, along a tangent reverse curve to the left, a central angle of 0°08'59", a radius of 534.98 feet, a chord bearing and distance of North 13°05'25" East, 1.40 feet, and a total arc length of 1.40 feet to a ½ inch iron rod with "KHA" cap set to a point of corner;
- North 76°59'03" West, 70.00 feet to a ½ inch iron rod with "KHA" cap set for corner;
- in a southwesterly direction, along a non-tangent curve to the right, a central angle of 86°24'38", a radius of 15.00 feet, a chord bearing and distance of South 56°13'16" West, 20.54 feet, and a total arc length of 22.62 feet to a ½ inch iron rod with "KHA" cap set to a point of curvature;
- in a northwesterly direction, along a tangent reverse curve to the left, a central angle of 8°14'50", a radius of 635.00 feet, a chord bearing and distance of North 84°41'50" West, 91.32 feet, and a total arc length of 91.40 feet to a ½ inch iron rod with "KHA" cap set to a point for corner;
- North 88°49'15" West, 72.49 feet to a ½ inch iron rod with "KHA" cap set for the most westerly-northwesterly corner of said Presidential Heights Phase 2, and the northeasterly corner of the Proposed Presidential Heights Phase 3, (not yet of record);

THENCE, crossing, and into said portion of that certain called 169.360 acre tract and along the northwesterly line of said Proposed Presidential Heights Phase 3, (not yet of record), the following five (5) courses and distances:

- North 88°49'15" West, 228.70 feet to a ½ inch iron rod with "KHA" cap set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 1°39'42", a radius of 835.00 feet, a chord bearing and distance of North 89°39'05" West, 24.21 feet, and a total arc length of 24.21 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 0°28'56" East, 70.00 feet to a ½ inch iron rod with "KHA" cap set for a corner;
- in a southwesterly direction, along a non-tangent curve to the left, a central angle of 62°25'12", a radius of 765.00 feet, a chord bearing and distance of South 58°18'28" West, 792.81 feet, and a total arc length of 833.42 feet to a ½ inch iron rod with "KHA" cap set for corner;
- South 27°05'52" West, 203.07 feet to a ½ inch iron rod with "KHA" cap set on the northeasterly right of way line of Tower road for the southeasterly corner of herein described tract;

THENCE, North 62°53'44" West, 791.05 feet along the northeasterly right of way line of Tower road to the POINT OF BEGINNING and containing 37.937 acres of land in Travis County, Texas, as shown in the document saved in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WEST ELGIN DEVELOPMENT CORPORATION., A TEXAS CORPORATION, THE OWNER OF 37.937 ACRE TRACT OF LAND IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2016071831, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PRESIDENTIAL HEIGHTS PHASE 4" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 37.937 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "PRESIDENTIAL HEIGHTS PHASE 4" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, _____.

BY: _____
WEST ELGIN DEVELOPMENT CORPORATION,
A TEXAS CORPORATION
PETER A. DWYER
PRESIDENT
9900 U.S. HIGHWAY 290 E
MANOR, TEXAS 78653-9720

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER A. DWYER KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018,

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

CONSENT OF LIENHOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED _____ RECORDED AS DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HEREBY CONSENTS TO THE FOREGOING FINAL PLAT AND AGREES THAT ITS DEED OF TRUST LIEN IS SUBJECT TO AND SUBORDINATE TO THE FINAL PLAT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIENHOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIENHOLDER HAVE BEEN TAKEN.

INTERNATIONAL BANK OF COMMERCE
BY: _____
NAME: _____
TITLE: _____

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY _____, AS _____ OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, JOSHUA W. MIKSCH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD 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. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JOSHUA W. MIKSCH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 122089
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 – STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS
PHASE 4

BEING 37.937 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
APRIL 23, 2018

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, _____.

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

APPROVED: _____ ATTEST: _____
WILLIAM MYERS, CHAIRPERSON LLUVIA TIJERINA, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____
RITA G. JONSE, MAYOR LLUVIA TIJERINA, CITY SECRETARY

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. _____ DAY OF _____, _____, AT _____ O'CLOCK _____, DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, _____.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

MUNICIPAL UTILITY DISTRICT:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT.

DATE _____ KENNETH SCHROEDER, P.E. M.U.D. ENGINEER
SCHROEDER ENGINEERING COMPANY

GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. PRESIDENTIAL HEIGHTS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 14 OF BLOCK H AND LOT 62 OF BLOCK I. THE HOA WILL OPERATE AND MAINTAIN ANY PUBLIC PARK FACILITIES AND SURFACE DRAINAGE IMPROVEMENTS LOCATED ON LOT 61 OF BLOCK I, AND LOT 2 OF BLOCK T IN ACCORDANCE WITH THE LICENSE AGREEMENTS APPLICABLE TO SUCH LOTS AS EXECUTED PURSUANT TO THE REVISED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, BETWEEN WEST ELGIN DEVELOPMENT CORPORATION, AND THE CITY OF MANOR. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2016184552. THE OBLIGATION OF THE HOA TO MAINTAIN THE TWO LOTS TO BE CONVEYED TO THE CITY OF MANOR (BEING LOT 61 OF BLOCK I, AND LOT 2 OF BLOCK T) WILL TERMINATE IF THE LICENSE AGREEMENTS APPLICABLE TO THEM AND EXECUTED BY THE CITY OF MANOR AND HOA ARE EVER TERMINATED.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
7. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
12. THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER 2016167420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
13. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
14. VARIANCES HAVE BEEN GRANTED FROM ORDINANCE 263 OF THE CITY OF MANOR, TEXAS PURSUANT TO EXHIBIT F OF THE REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, BETWEEN PRESIDENTIAL GLEN LTD., WEST ELGIN DEVELOPMENT CORPORATION AND THE CITY OF MANOR.
15. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
16. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: _____ DAY OF _____, 2018.



JULIE LEONARD, PLACE 1
JACOB HAMMERSMITH, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
LARRY WALLACE JR, PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, APRIL 11, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS:

PRESENT:

Place 1: Julie Leonard

Place 2: Jacob Hammersmith

Place 3: Raul Hernandez, Vice-Chair

Place 4: Larry Wallace, Jr.

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:33 PM

PRESENTATIONS

PUBLIC COMMENTS

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

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

CONSENT AGENDA

1. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phases 21A and 21B, one hundred thirty seven (137) single family lots on 51.92 acres more less, located near the intersection of Shadowglen Trace and Misty Grove Blvd. **Applicant:** Kimley-Horn. **Owner:** SG Land Holdings

Scott Dunlop,
Planning Coordinator

Motion to deny as submitted consent agenda item 1 by Commissioner Wallace, Seconded by Commissioner Hammersmith. 6 – 0 to deny as submitted.

REGULAR AGENDA

2. Consideration, discussion, and possible action on the February 14, 2018 Planning and Zoning Commission meeting minutes.

Scott Dunlop
Planning Coordinator

Motion to approve the February 14, 2018 Planning and Zoning Commission Minutes by Commissioner Wallace, Seconded by Commissioner Leonard. 6 – 0 to approve

Commissioner Stutsman arrived at 6:36 PM

3. Consideration, discussion, and possible action on the March 14, 2018 Planning and Zoning Commission meeting minutes.

Scott Dunlop
Planning Coordinator

Motion to approve the March 14, 2018 Planning and Zoning Commission Minutes by Commissioner Leonard, Seconded by Commissioner Wallace. 7 – 0 to approve.

4. Consideration, discussion and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 20 acres more or less, locally known as 11811 Arnhamn Lane from Interim Agricultural (A) to Single Family (R-2). **Applicant:** Southwest Engineers. **Owner:** Southwest Engineers.

Scott Dunlop
Planning Coordinator

Motion to recommend R-2 Single Family with the condition to disallow duplexes as a permitted use by Commissioner Stutsman, Seconded by Commissioner Miller. 6 – 1 to recommend R-2 Single Family zoning with the condition to disallow duplexes.

5. Consideration, discussion and possible action on a Conditional Use Permit for Lot 31, Block E, Stonewater Phase 1, locally known as 12310 Waterford Run Way to allow for a Small Childcare Center. **Applicant:** Yamilia Reynaldo. **Owner:** Yamilia Reynaldo.

Scott Dunlop
Planning Coordinator

Motion to deny by Commissioner Hammersmith, Seconded by Commissioner Stutsman. 7 – 0 to deny.

6. Consideration, discussion and possible action on a Short Form Final Plat, two (2) single family lots on 0.29 acres more or less being portions of Lot 3 & all of lots 4 and 5, Block 24, Town of Manor, locally known as 702 N. Burnet Street. **Applicant:** Gregg Fredrickson. **Owner:** Evelyn Fredrickson.

Scott Dunlop,
Planning Coordinator

Motion to approve by Commissioner Wallace, Seconded by Commissioner Stutsman. 7 – 0 to approve.

ADJOURNMENT

Motion to adjourn by Commissioner Stutsman, Seconded by Commissioner Wallace. 7 – 0 to adjourn at 7:04 PM.

In addition to any executive session already listed above, the Planning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

Bill Myers
Chairperson

Scott Dunlop
Planning Coordinator

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 accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 9, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12511 US Hwy 290 E, 9.34 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Ceilia Edwards. Owner: Odeen Hibbs.

BACKGROUND/SUMMARY:

This property was annexed into the city on September 20, 2017. It was zoned interim Agricultural from the annexation. The applicant has proposed rezoning it to Medium Commercial (C-2).

PRESENTATION: ☐ YES ☒ NO

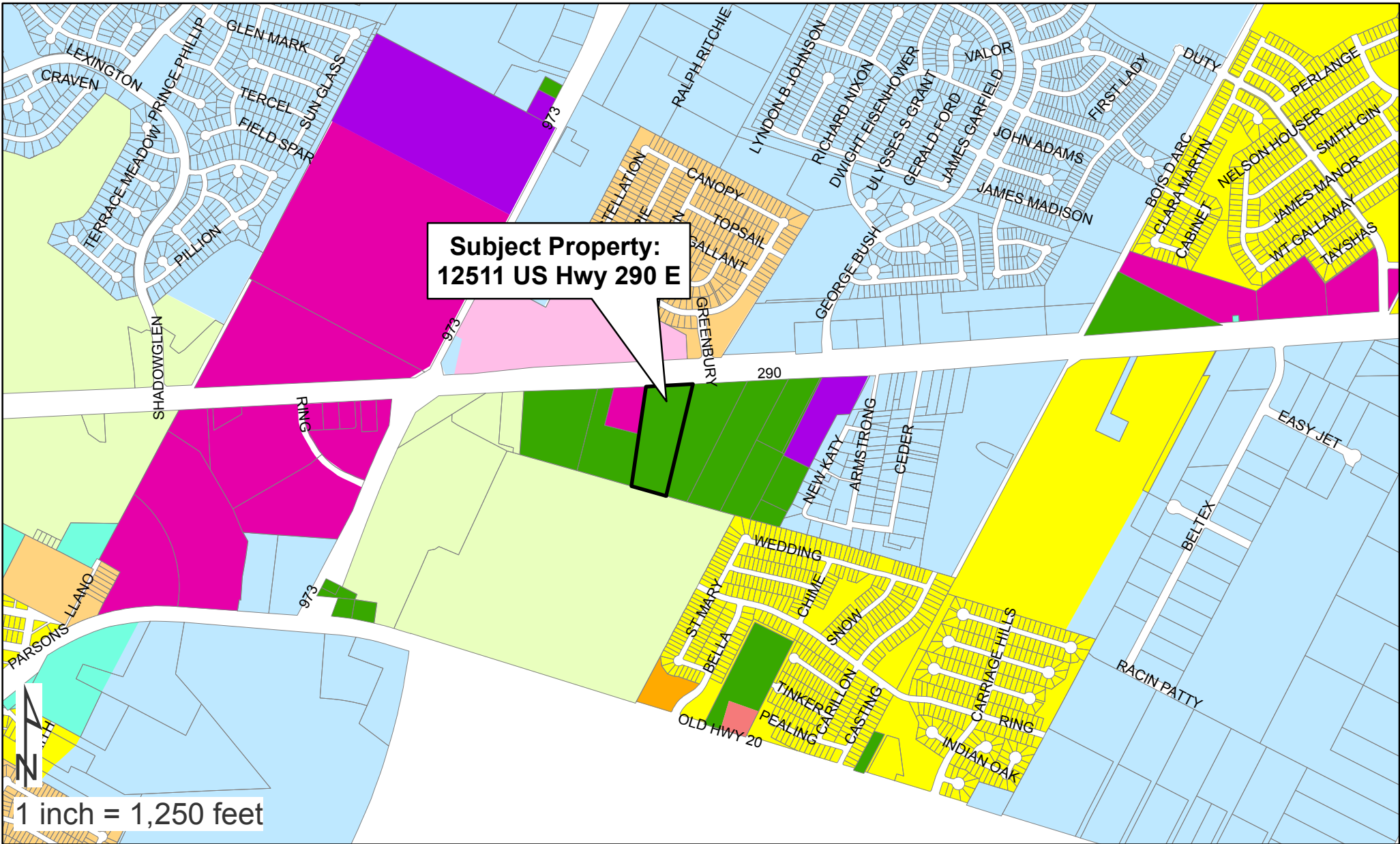
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Rezoning Map
Area Image
Notice Letter
Notified Property Owners
C-2 Uses

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approval on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12511 US Hwy 290 E, 9.34 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2).

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



Proposed Zoning: C-2 Medium Commercial

*Current Zoning District:
Interim Agricultural (A)*

Zone		DB - Downtown Business District
R-1 - Single Family		NB - Neighborhood Business
R-2 - Single Family		IN-1 - Light Industrial
R-3 - Multi Family		IN-2 - Heavy Industrial
R-4 - Multi Family Special		I - Institutional
M-1 - Manufactured Housing		PUD - Planned Unit Development
M-2 - Manufactured Housing Park		A - Agricultural
C-1 - Light Commercial		Manor ETJ
C-2 - Medium Commercial		





April 25, 2018

RE: 12511 US Hwy 290 East

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting a public hearing to consider a rezoning request for 12511 US Hwy 290 East. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Consideration, discussion and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 9.34 acres more or less, locally known as 12511 US Hwy 290 East from Interim Agricultural (A) to Medium Commercial (C-2).

The Planning and Zoning Commission will convene at 6:30PM on May 9, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on May 16, 2018 AND June 6, 2018 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to Commission and Council members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Planning Coordinator
512-272-5555 ext. 5

CUBE HHF LP
5 OLD LANCASTER RD
MALVERN, PA 19355-2132

MANOR PLAZA LLC
1150 CR 126
GEORGETOWN, TX 78626-2454

GREENVIEW DEVELOPMENT GREENBURY
L P
501 VALE ST
AUSTIN, TX 78746-5732

RIVERA MAGARITO JR & JANIE R
12601 US HIGHWAY 290 E
MANOR, TX 78653-4520

BLUEBONNET ELECTRIC COOPERATIVE INC
PO BOX 260888
PLANO, TX 75026-0888

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

C-2

Medium Commercial

This District allows a mix of commercial uses including retail, office, light commercial, large format 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	7,500 sq ft	Maximum Height	60 ft
Minimum Lot Width	60 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

Civic

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

Commercial

Administrative Offices	Food Sales
Administrative Services	Funeral Services
Art Gallery	Game Rooms
Art Workshop	General Retail Sales
Automotive Rental	Hospital Services

C-2

Medium Commercial

Commercial

Automotive Repair Services	Hotel and Motel
Automotive Sales	Indoor Entertainment
Automotive Washing	Indoor Sports and Recreation
Aviation Services	Kennels
Bail Bond Services	Laundry Services
Building Maintenance Services	Liquor Sales
Business and Trade Schools	Marina
Carriage Stable	Medical Offices
Club or Lodge	Monument Retail Sales
Cocktail Lounge	Off-Site Accessory Parking
Commercial Blood Plasma Center (c)	Outdoor Entertainment
Commercial Off-Street Parking	Outdoor Sports and Entertainment
Communication Services	Pawnshop Services (c)
Construction Sales and Services	Personal Improvement Services
Consumer Convenience Stores	Personal Services
Consumer Repair Services	Pet Services
Convenience Storage	Plant Nursery
Counseling Services	Printing and Publishing
Day Care Services	Professional Office
Employee Recreation	Recreational Equipment Sales
Financial Services	Restaurant
Florist	Restaurant Drive-Through
Food Court Establishment (c)	Service Station
Food Preparation less than 5,000 sq. ft. GFA	Theater
	Veterinary Services

Open Space

Camp	Park and Recreation Services
Cemetery	



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 9, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

5. Consideration, discussion, and possible action on Joined Lot Affidavit for Lot 4 and Lot 5, Block 71 Town of Manor, locally known as 501 North Lockhart Street. Applicant: Jose Suarez. Owner: Jose Suarez.

BACKGROUND/SUMMARY:

The applicant would like to join their two lots into one lot for development purposes.

PRESENTATION: ☐ YES ☒ NO

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

Affidavit

Area Image

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Joined Lot Affidavit for Lot 4 and Lot 5, Block 71 Town of Manor, locally known as 501 North Lockhart Street.

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

STATE OF TEXAS

§

TRAVIS COUNTY

§

Affidavit of Jose Suarez
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Jose Suarez, who being duly sworn by me did on her oath, depose and say that:

My name is Jose Suarez. I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

"I am the owner of the following described lots (herein the "lots):

Tract 1: Lot 4, Block 71, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 5, Block 71, Town of Manor, Manor, Travis County, Texas


"For and in consideration of the approval to utilize the Lots as one building site, I bind the Lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with the then applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with the then applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the 9 day of April, 2018, under the authority of the City Zoning Ordinance, Section 20, Chart 1, Note 2, approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. I have requested the right to build across the boundaries separating the Lots and to treat the Lots as one building site. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval. The Lots being treated as the outer boundaries of one lot for purposes of setbacks.

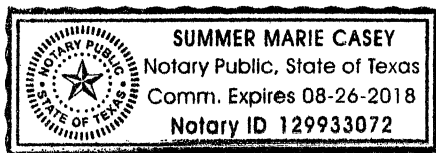
The permission to utilize the Lots as one building site is conditioned on the owner, being myself, and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. I hereby bind myself and all my

successors, assigns, executors and heirs to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots are brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing this covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.


Title: Owner

SWORN TO SUBSCRIBED TO BEFORE ME, the undersigned, a notary public, on this 11th day of April, 2018.




Notary Public, State of Texas

APPROVED AND AGREED:

_____,
Chairperson
Planning and Zoning Commission, City of Manor

After Recording Return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653-037

