



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**

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Wednesday, August 8, 2018

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### **CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

### **PRESENTATIONS**

### **PUBLIC COMMENTS**

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

### **CONSENT AGENDA**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

### **REGULAR AGENDA**

- |   |   |
|---|---|
| 1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 11, 2018, Regular Meeting.            | Scott Dunlop<br>Planning<br>Coordinator |
| 2. Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North, three hundred fifty seven (357) single family lots on 69.83 | Scott Dunlop<br>Planning<br>Coordinator |

acres, more or less, located near FM 973 N and Johnson Road, Manor, Texas.  
Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas

- |   |   |
|---|---|
| 3. Consideration, discussion, and possible action on a rezoning request for Lot 1 Kimbro Business Park, locally known as 13903 E US Hwy 290, Manor, Texas from Interim Agricultural to Medium Commercial C-2. Applicant: Texas State Rentals. Owner: Ronald Wills         | Scott Dunlop<br>Planning<br>Coordinator |
| 4. Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 14.64 acres, locally known as 13812 Bois D'Arc Lane, Manor, Texas from Interim Agricultural to Light Commercial C-1. Applicant: Kim Perry. Owner: Kim Perry. | Scott Dunlop<br>Planning<br>Coordinator |

## ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning 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, August 3, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Lluvia Tijerina  
City Secretary for the City of Manor, Texas

## 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](mailto:ltijerina@cityofmanor.org)*





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**

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Wednesday, July 11, 2018

7:00 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### **COMMISSIONERS**

#### **PRESENT:**

Place 1: Julie Leonard  
Place 2: Jacob Hammersmith  
Place 3: Raul Hernandez, Vice-Chair  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 4: Larry Wallace, Jr.  
Place 5: Lian Stutsman

### **CITY STAFF PRESENT:**

Thomas Bolt – City Manager  
Scott Dunlop – Planning Coordinator

### **REGULAR SESSION – 7:00 P.M.**

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 7:00 p.m. on Wednesday, July 11, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

### **PUBLIC COMMENTS**

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

### **CONSENT AGENDA**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- |   |  |
|---|--|
| 1. Consideration, discussion, and possible action on denying a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.80 acres more or less, located at 12542 Kimbro Road, Manor, TX. <b>Applicant:</b> ATX Permit and Consulting, LLC. <b>Owner:</b> Mustang Kimbro Estates, LLC.                                | Scott Dunlop,<br>Planning Coordinator    |
| 2. Consideration, discussion, and possible action on denying a Concept Plan for Manor Heights Phases 2 – 5, one thousand four hundred four (1,404) lots on 477 acres more or less, located near 13201, 13356, and 13400 Old Kimbro Road, Manor, TX. <b>Applicant:</b> Kimley-Horn. <b>Owner:</b> Sky Village Kimbro Estates, LLC. | Scott Dunlop,<br>Planning Coordinator    |
| 3. Consideration, discussion, and possible action on denying a Final Plat for Manor Heights Phase 1-1, one hundred eighty-nine (189) single family lots on 110.52 acres more or less, located near Bois D’Arc Road and Tower Road, Manor, TX. <b>Applicant:</b> Kimley-Horn. <b>Owner:</b> Sky Village Kimbro Estates, LLC.       | Scott Dunlop,<br>Planning<br>Coordinator |
| 4. Consideration, discussion, and possible action on denying a Final Plat for Manor Heights Phase 1-2, eighty-two (82) single family lots on 16.85 acres more or less, located near Bois D’Arc Road and Tower Road, Manor, TX. <b>Applicant:</b> Kimley-Horn. <b>Owner:</b> Sky Village Kimbro Estates, LLC.                      | Scott Dunlop,<br>Planning<br>Coordinator |

**MOTION:** Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve all items on the consent agenda. The motion carried unanimously.

**REGULAR AGENDA**

- |  |   |
|--|---|
| 5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the June 13, 2018, Regular Meeting. | Scott Dunlop<br>Planning<br>Coordinator |
|--|---|

**MOTION:** Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

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|---|---|
| 6. Consideration, discussion and possible action on a rezoning request for 477 acres, more or less, located at US Hwy 290 E and Old Kimbro Road, locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Travis County, Texas; which includes Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell | Scott Dunlop<br>Planning<br>Coordinator |
|---|---|

Sur. No. 52 Ab. No. 154, and Lemuel Kimbro Sur. No. 64 Ab. No. 456; from interim Agricultural (A) district zoning to Planned Unit Development (PUD) district zoning. **Applicant:** Kimley-Horn. **Owner:** Sky Village Kimbro Estates, LLC.

**Discussion:**

William Leake, a notified resident, spoke of how he owned properties on either side of the development, the difficulties he's had with meeting and discussing with the developer, how initially the PUD zoning was on a portion of his property without his consent, how all the properties should be designed and planned together for consistency, and the deed restrictions on the property limiting them to 1 single family house only.

**MOTION:** Upon a motion made by P&Z Chairperson Myers and seconded by P&Z Vice-Chair Hernandez, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

- |  |   |
|--|---|
| 7. Consideration, discussion and possible action on a rezoning request for Lot 1, Block 11 Lane A E Addition, locally known as 901 ½ North Burnet Street, from Single Family Residential (R-1) to Institutional (I). <b>Applicant:</b> City of Manor. <b>Owner:</b> City of Manor. | Scott Dunlop<br>Planning<br>Coordinator |
|--|---|

**MOTION:** Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve. The motion carried.

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|--|---|
| 8. Consideration, discussion and possible action on a rezoning request for Lot 4 Bluebonnet Parkway Business Park Section 1, locally known as 15721 US Hwy 290 E, from Interim Agricultural (A) to Heavy Industrial (IN-2). <b>Applicant:</b> DuBois, Bryant & Campbell. <b>Owner:</b> Lisa Nehring. | Scott Dunlop<br>Planning<br>Coordinator |
|--|---|

**Discussion:**

James Mercer, a notified property owner, spoke in opposition to the request. He spoke of the dangers of propane storage, distance from a fire department and poor drainage on the property.

Toby Edwards, a notified property owner, spoke in opposition to the request. He spoke that the industrial zoning would set a precedent for more industrial in the area.

Henry Gilmore, a representative, spoke in support of the request. He spoke of the compatibility to nearby uses, the location on a major state highway, and the project would follow all city and state building requirements.

Melissa Pierce, a representative, spoke in support of the request. She spoke of the safety record for AmeriGas.

**MOTION:** Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Commissioner Myers, the Planning and Zoning Commission voted two (2) For and three (3) Against to approve. The motion failed.

9. Consideration, discussion and possible action on a rezoning request for Abstract 315 Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, from Interim Agricultural (A) to Light Commercial (C-1). **Applicant:** Shana Whiteley. **Owner:** Foxtrot Holdings, LLC. Scott Dunlop  
Planning  
Coordinator

**MOTION:** Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

10. Consideration, discussion and possible action on a conditional use request for Lot 5, Block B Wildhorse Creek Commercial, locally known as 12010 N. FM 973, to allow for a service station. **Applicant:** Professional StruCIVIL Engineers, Inc. **Owner:** Harisa, LLC. Scott Dunlop  
Planning  
Coordinator

**MOTION:** Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve with the condition to only allow 3 multiple product dispensers. The motion carried.

11. Consideration, discussion and possible action on a Concept Plan for Lagos Master Planned Community, four hundred eighty-one (481) single-family homes on 173 acres more or less, located near N FM 973 and Brenham Street, Manor, TX. **Applicant:** Kimley-Horn. **Owner:** Dwyer Realty Companies. Scott Dunlop  
Planning  
Coordinator

**Discussion:**

Valerie Nguyen, a notified property owner, spoke in support of the concept. She expressed concerns about traffic on Blake Manor Road and the need for a turn lane into Hamilton Point.

**MOTION:** Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve. The motion carried.

12. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24A, seventy-one (71) lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, TX. **Applicant:** Stantec. **Owner:** SG Land Holdings. Scott Dunlop  
Planning  
Coordinator

**MOTION:** Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

13. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24B, sixty-three (63) lot on 11.30 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, TX. **Applicant:** Stantec. **Owner:** SG Land Holdings. Scott Dunlop  
Planning  
Coordinator

**MOTION:** Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and none (0) Against to adjourn at 8:29 p.m.

These minutes approved by the Planning and Zoning Commission on the 8<sup>th</sup> day of August 2018.

**APPROVED:**

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Bill Myers,  
Chairperson

**ATTEST:**

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Scott Dunlop,  
Planning Coordinator



AGENDA ITEM NO. 2

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 8, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North, three hundred fifty seven (357) single family lots on 69.83 acres, more or less, located near FM 973 N and Johnson Road, Manor, Texas. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas

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### BACKGROUND/SUMMARY:

This preliminary plan has been approved by our engineers. It will connect to Stonewater and Johnson Road. In a meeting with TxDOT, Travis County and the developer it was agreed the TIA mitigation funds would go towards signalizing Gregg Lane and 973. They've posted a bond in the amount of \$150,000 with the city for that improvement until TxDOT accepts their donation agreement request.

PRESENTATION: ☐ YES ☒ NO

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

Plat

Summary Letters

Engineer Comments

TIA mitigations, bond

Acceptance Letter

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plan for Stonewater North, three hundred fifty seven (357) single family lots on 69.83 acres, more or less, located near FM 973 N and Johnson Road, Manor, Texas.

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



# STONEWATER NORTH SUBDIVISION

## PRELIMINARY PLAN

JOHNSON ROAD AND ROSEHILL ROAD  
MANOR, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: NOVEMBER, 2017



MAPSCO PAGE# 500T, 500U, 500X, 500Y - COA GRID# U31, V31

### LEGAL DESCRIPTION

66.829 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS

**OWNER/  
DEVELOPER:**  
CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX 78750  
PHONE: (512) 633-1430  
CONTACT: IAN CUDE

**ENGINEER:**  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HWY., SUITE 315  
AUSTIN, TEXAS 78731  
PHONE: (512) 756-7474  
CONTACT: PEGGY CARRASQUILLO  
EMAIL: peggycarrasquillo@ktcivil.com

**SURVEYOR:**  
BASELINE LAND SURVEYORS  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN, TEXAS 78757  
PHONE: (512) 374-9722  
CONTACT: SCOTT LASWELL

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAT SHEET A
03	PRELIMINARY PLAT SHEET B
04	EXISTING CONDITIONS
05	OVERALL STORM SEWER PLAN
06	OVERALL WATER DISTRIBUTION PLAN
07	OVERALL WASTEWATER COLLECTION PLAN

### SHEET INDEX

COVER SHEET  
PRELIMINARY PLAT SHEET A  
PRELIMINARY PLAT SHEET B  
EXISTING CONDITIONS  
OVERALL STORM SEWER PLAN  
OVERALL WATER DISTRIBUTION PLAN  
OVERALL WASTEWATER COLLECTION PLAN

**KITCHEN TABLE**  
**CIVIL SOLUTIONS**  
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL: (512) 756-7474  
TBP# FIRM NO. F-18129

**D.B. HORTON**  
*America's Builder*

NOT FOR CONSTRUCTION  
UNTIL APPROVED BY  
REGULATORY AGENCIES

STONEWATER NORTH  
PRELIMINARY PLAN  
MANOR, TRAVIS COUNTY, TEXAS

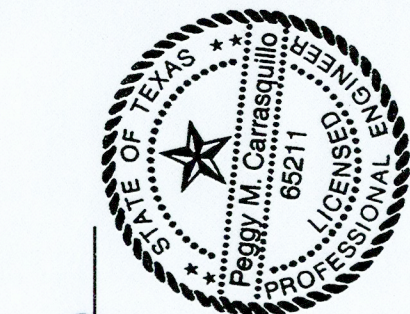
COVER SHEET

SHEET

01

OF 07

CASE#



SUBMITTED BY : *Peggy Carrasquillo* DATE: 6.11.18  
PEGGY M. CARRASQUILLO  
REGISTERED PROFESSIONAL ENGINEER NO. 65211  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HWY, SUITE 315  
AUSTIN, TEXAS 78731  
PHONE: (512) 756-7474

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

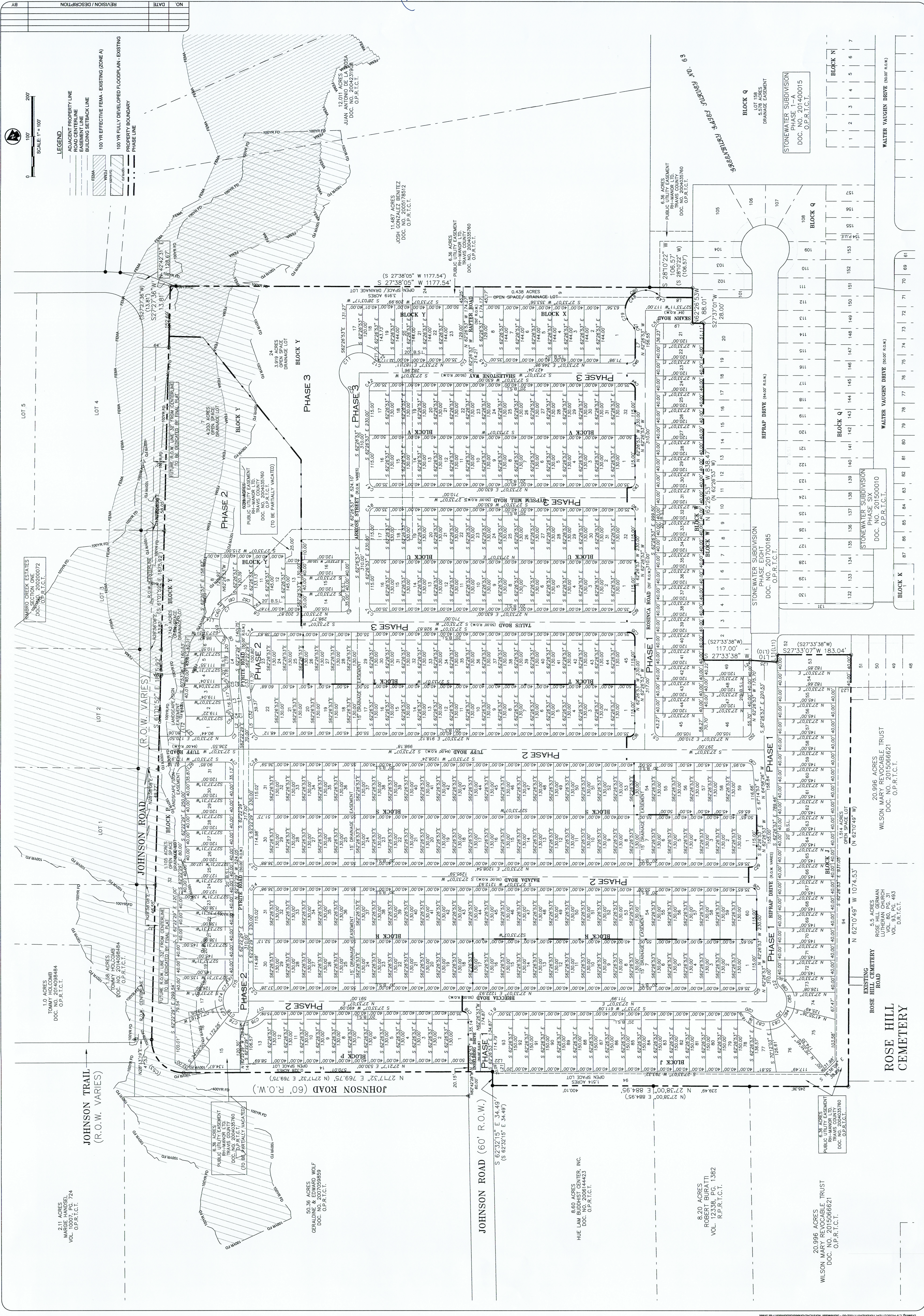
APPROVED:

ATTEST:

RITA JONES, MAYOR  
LLUVIA TLIERNA, CITY SECRETARY

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MANOR AND TRAVIS COUNTY ESD #12 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.









November 9, 2017

City of Manor  
Development Services  
105 E. Eggleston St.  
Manor, TX 78653

RE: ENGINEER'S SUMMARY LETTER  
STONEWATER NORTH SUBDIVISION PRELIMINARY PLAN

To Whom It May Concern:

We are submitting the Stonewater North Subdivision Preliminary Plan and the accompanying Drainage and Engineering Report on behalf of Continental Homes of Texas, LP. The project lies on approximately 69.2 acres of undeveloped land located within the City of Manor full purpose jurisdiction, on the south and east side of Johnson Road, which is a Travis County maintained roadway, approximately 1,400 feet east of FM 973, and proposes to subdivide the property to create approximately 372 single family residential lots, seven open space lots including one on-site detention pond, and approximately 10,500 lf of new roadway. This subdivision is subject to the Development Agreement for the Stonewater Subdivision, f.k.a. Hawk Creek Subdivision, and its Addendum Number 4, between the City of Manor and Continental Homes of Texas, LP. Under this Development Agreement there is no requirement for parkland dedication, and no additional parkland is being proposed with the Stonewater North Subdivision.

The Stonewater North subdivision lies primarily in the Cottonwood Creek Watershed except for approximately 8 acres which leaves the site in sheet flow toward Wilbarger Creek. Under proposed conditions, most onsite drainage for the Stonewater North Subdivision will be collected in street gutters and inlets and routed through storm sewer pipes to either the existing Stonewater Pond 1-A detention pond, or the proposed Stonewater North Pond A detention pond. Some sheet flow is allowed to leave the site to the south following existing drainage patterns towards the Wilbarger Creek basin. Perimeter channels on the east, west and north sides of the projects capture and convey flow to the discharge point at the northeastern edge of the property. Storm water discharge from the property meets City drainage requirements. The Drainage and Engineering Report provided details the drainage design.

A portion of the site lies within the FEMA Zone A 100-year floodplain. The preliminary plan shows four proposed residential lots being encroached upon by the floodplain. Grading and channel improvements will be completed with the first phase of subdivision construction which will elevate those lots out of the 100-year floodplain, after which a LOMR-F will be submitted and approved through FEMA so those four lots can be platted without floodplain encroachment.

The City of Manor regulatory fully developed 100-year floodplain encroaches on the site along the northern boundary where storm water flow enters the site through culverts under Johnson Road and joins on-site

run-off to create a broad, slow-moving waterway. Grading improvements are proposed to channelize this flow adjacent to the north boundary, thereby reducing the footprint of the fully developed floodplain under proposed conditions.

Most roadways will be designed as standard Minor streets, having a 50' r.o.w. with 31' of pavement BOC-BOC. A Primary Collector street, having a r.o.w. of 64' and pavement width of 45' BOC-BOC is to be constructed through the site as indicated on the Concept Plan, approved by City of Manor Planning and Zoning Commission and City Council on November 8, 2017. The roadways will be designed as straight crown sections, and constructed of HMAC pavement with concrete curb and gutter.

Retail water and wastewater service for the property will be provided through City of Manor. Public water distribution lines and wastewater collection lines will be designed and constructed to meet City of Manor requirements. Additionally, electric service for residents, electric service for the existing lift station and telecommunication services will be provided by Bluebonnet Electric Cooperative, Oncor Electric and AT&T respectively.

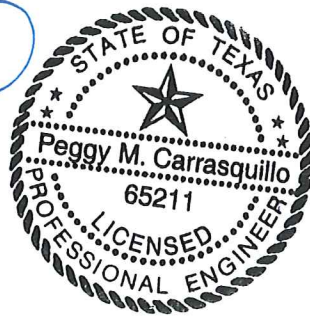
Please feel free to contact me should you have any questions or concerns or if you need any additional information. You may contact me at (512) 758-7474 or by e-mail at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Thank you for your consideration of this subdivision application.

Sincerely,



Peggy M. Carrasquillo, P.E.





March 7, 2018

Ms. Pauline Gray, P.E.  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

**RE: STONEWATER NORTH SUBDIVISION – PRELIMINARY PLAN  
UPDATE 2 SUBMITTAL  
SUPPLEMENTARY INFORMATION**

Dear Ms. Gray,

As discussed with Frank Phelan on March 1, we have made some revisions to the proposed Stonewater North preliminary plan currently submitted to and under review by you as engineer for the City of Manor. Whereas the roadway network has not been modified, there have been several other modifications to the proposed development, such as:

- Reduction in total number of single family residential lots from 372 to 357;
- Modification of the phasing boundaries;
- Minor rerouting of the wastewater collection system to accommodate the revised phasing boundaries;
- Modification of the design of the north detention pond; and
- Modification of the storm sewer system to accommodate the revised north detention pond.

The most noteworthy modification to the submitted preliminary plan is in the handling of the stormwater runoff. The north detention pond, Pond A, has been redesigned and shifted south and west from its prior location. A storm main has been added through Blocks R, S and T which continues along Arkose Street to discharge into Pond A. The outfall of the storm main along Pyrite Road has been realigned to discharge undetained flows into the North Channel. The redesigned Pond A will overdetain for the undetained discharge into the North Channel so there will be no increase in flow leaving the Stonewater North Tract.

Materials submitted with this letter include the following items modified to accommodate the new Pond A design and phasing:

- Revised five-sheet preliminary plan set
- Revised exhibits E-Proposed Drainage Area Map, I-Overall Water Distribution, and J-Overall Wastewater Collection Plan
- Updated Floodplain Report addressing the existing and proposed FEMA floodplain elevations
- Zip file containing the drainage models and shape files to support the FEMA floodplain report



Any items previously submitted that have not been affected by the Pond A redesign or phase boundary changes have not been resubmitted with this update.

Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,

A handwritten signature in blue ink that reads 'Peggy M. Carrasquillo'.

Peggy Carrasquillo, P.E.







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

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Friday, December 8, 2017

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@ktcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor, TX. 78653

Dear Peggy Carrasquillo,

The first submittal of the Stonewater North preliminary 1-3 (*Preliminary Plan*) submitted by Kitchen Table Civil Solutions and received on June 13, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### **Engineer Review**

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

1. The TCESD No. 12 signature block should be removed from the Cover Sheet.
2. Identify and provide mailing labels for property owner's within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.
3. The 15' Drainage Easements shown along Lots 8 and 53 on Block S and Lots 8 and 53 on Block R are will not be allowed by the City. Rather than having to provide easements along these lots, the lot and street layout should be revised to have road connecting Tuff Road to Breccia Road.
4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.
5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through Lot 7 Block Y to the proposed pond.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8-inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.
7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.
8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.
9. The right-of-way for Riprap Drive should be the same in all Phases.
10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.
11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) requires that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is cursive and fluid.

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

January 8, 2018

Ms. Pauline Gray, P.E.  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

**RE: STONEWATER NORTH SUBDIVISION – PRELIMINARY PLAN  
UPDATE 1 SUBMITTAL**

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated December 8th, 2017. The comments are listed below with our responses in bold.

1. The TCESD No. 12 signature block should be removed from the Cover Sheet.

**Response: The TCESD No. 12 signature block has been removed as requested.**

2. Identify and provide mailing labels for property owners within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.

**Response: The mailing labels and plat or deed references for all adjacent property owners have been provided with this submittal. A map showing the location of the tracts within 300' of the project boundary is shown on sheet 3 of the preliminary plan.**

3. The 15' Drainage Easements shown along Lots 8 and 53 on Block S and Lots 8 and 53 on Block R will not be allowed by the City. Rather than having to provide easements along these lots, the lot and street layout should be revised to have road connecting Tuff Road to Breccia Road.

**Response: We have looked at revising the preliminary plan layout to accommodate this request.**

1. Leaving the proposed roadway layout as is and extending Skarn Road to Breccia Road results in the loss of eight lots plus adds the cost of an added roadway plus maintenance costs.
2. Extending Skarn Road to Breccia Road, ending Riprap Drive at Tuff Road, and ending the south ends of Bajada and Breccia Roads in cul-de-sacs results in the reduction in total number of lots by six, plus creates three lots which have depths of less than 100' which are undesirable – a PDF of this scenario has been included with this update submittal. The amount of pavement constructed is slightly more than as originally proposed.
3. The cul-de-sac layout creates two groups of 20 homes each that are on a single-source waterline, rather than on a looped line fed from two directions.



Likelihood that the storm line would be compromised by the homeowner is remote as the storm line would be constructed of reinforced concrete and is planned to have five to six feet of cover as it passes through the residential lots. Further, a plat note restricts the construction of structures within the easement (see note 6 on sheet 3 which has been reworded to agree with Manor ordinance), and maintenance of storm lines requiring excavation is rare through the service life of the pipe.

The benefit of having the storm line in a drainage easement adjacent to a side lot line is that the property owner would be responsible for maintaining the easement as part of his yard, and would also get the benefit of being able to utilize the easement area within the restrictions set by the plat note. The requested roadway segment is not necessary and both scenarios for its inclusion result in additional roadway construction cost over the original proposed layout as well as a reduction in number of residential lots.

4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.

**Response: A copy of the fully executed document has been provided with this submittal.**

5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through lot 7 Block Y to the proposed pond.

**Response: The proposed storm line would be constructed of reinforced concrete and is planned to have five to six feet of cover as it passes through the residential lot; likelihood that the storm line would be compromised by the homeowner is remote. Further, a plat note restricts the construction of structures within the easement (see note 6 on sheet 3 which has been reworded to agree with Manor ordinance), and maintenance of storm lines requiring excavation is rare through the service life of the pipe. The benefit of having the storm line in a drainage easement adjacent to a side lot line is that the property owner would be responsible for maintaining the easement as part of his yard, and would also get the benefit of being able to utilize the easement area within the restrictions set by the plat note.**

**We modelled the alignment through lot 7 as requested, and due to the additional losses from the extra pipe length and added bends, two segments of upstream pipe needed to be upsized. The material cost impact due to up-sizing and the additional pipe length is estimated to be at minimum \$50,000.**

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8-inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.

**Response: The development of the subdivision falls under Addendum 4 of the Development Agreement for the Stonewater Subdivision and the Rose Hill PID which**

sets development regulations as applicable to the original document, which predates the Tree Ordinance referenced.

7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.

**Response: The proposed alignment of Pyrite Road curves in this area in order to avoid the existing Lift Station located on Lot 24 of Block T, and maintain adequate lot depth for the lots fronting the north side of Pyrite Road travelling west from the lift station.**

8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.

**Response: Subdivision Ordinance 263B states that roadways at intersections should be "as nearly as possible" at right angles. The City of Austin Transportation Criteria Manual allows a 10 degree departure from 90 degrees. The cause of the slight deviation (2 degrees) from 90 degrees for the west leg at this location is the change in street pavement width from 45' back-to-back (B-B) to 31' B-B travelling west along Riprap Drive past Bajada. Per discussions with the City of Manor Engineers on 12/19, it was decided that the transition of Riprap Drive from 45' B-B to 31' B-B should occur at Tuff Road in order to encourage traffic to follow the primary collector route north along Tuff Road. This change has been included with this update submittal, resulting in a departure from normal by two degrees at the Tuff/Riprap intersection.**

9. The right-of-way for Riprap Drive should be the same in all Phases.

**Response: Per discussions with the City Engineers on 12/19, the transition from 45' B-B to 31' B-B should occur at Tuff Road.**

10. Provide a copy of the TIA for the project as required by the City of Manor Code of Ordinances Chapter 10, Section 10.03 Appendix A Section 22©(4)(iv). The TIA will need to be approved prior to preliminary plat approval.

**Response: The TIA is in process.**

11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) required that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.

**Response: Utility demand data and proposed water and wastewater layouts were originally included as part of the Engineering Report submitted with the first package. The utility demand sheet and overall water and wastewater layout sheets have been provided separately with this submittal.**

END OF REPORT



These responses, along with the attachments should provide the necessary information to clear most of the comments received on December 8th, 2017. Please contact me with any questions or if you need additional information. You may contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,

A handwritten signature in blue ink that reads 'Peggy Carrasquillo'. The signature is fluid and cursive, with the first name 'Peggy' and last name 'Carrasquillo' clearly visible.

Peggy Carrasquillo, P.E.





Date: Thursday, February 8, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@ktcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Stonewater North preliminary 1-3 submitted by Kitchen Table Civil Solutions and received on June 13, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### **Engineer Review**

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

- ~~1. The TCESD No. 12 signature block should be removed from the Cover Sheet.~~
- ~~2. Identify and provide mailing labels for property owner's within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.~~
- ~~3. The 15' Drainage Easements shown along Lots 8 and 53 on Block S and Lots 8 and 53 on Block R are will not be allowed by the City. Rather than having to provide easements along these lots, the lot and street layout should be revised to have road connecting Tuff Road to Breccia Road.~~
- ~~4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.~~
- ~~5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through Lot 7 Block Y to the proposed pond.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B-Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8 inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.~~
- ~~7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.~~
- ~~8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.~~
- ~~9. The right-of-way for Riprap Drive should be the same in all Phases.~~

**10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.**

~~11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) requires that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.~~

**12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. If the floodplain is increased a LOMR will be required.**

**13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@jaeco.net](mailto:pgray@jaeco.net).

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

Thank you,



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



February 19, 2018

Ms. Pauline Gray, P.E.  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

**RE: STONEWATER NORTH SUBDIVISION – PRELIMINARY PLAN  
UPDATE 2 SUBMITTAL**

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated February 8th, 2018. The comments are listed below with our responses in bold; we have omitted all comments previously cleared.

10. Provide a copy of the TIA for the project as required by the City of Manor Code of Ordinances Chapter 10, Section 10.03 Appendix A Section 22©(4)(iv). The TIA will need to be approved prior to preliminary plat approval.

**Response: The TIA is in process. We hope to be able to submit the TIA by the end of February at the latest.**

12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. If the floodplain is increased a LOMR will be required.

**Response: A FEMA floodplain analysis report and model are included with this update. In summary, due to the channel improvements proposed to be constructed with the subdivision, the water surface elevation in the 1% storm is decreased at all locations studied; therefore, per FEMA requirements, a CLOMR application is not required. Post construction, a LOMR will be submitted to FEMA. The LOMR application requires that a report indicating compliance with the Endangered Species Act be submitted; that report, prepared by Horizon Environmental Services, Inc. on August 21, 2017 is submitted as part of this update for information only.**

13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.

**Response: Noted, thank you.**

END OF REPORT



These responses, along with the attachments should provide the necessary information to clear most of the comments received on February 8th, 2018. Please contact me with any questions or if you need additional information. You may contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,

A handwritten signature in blue ink that reads 'Peggy M Carrasquillo'. Below the signature, the text 'Peggy Carrasquillo, P.E.' is printed in a black, sans-serif font.





Date: Tuesday, March 13, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@kctcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Stonewater North preliminary 1-3 submitted by Kitchen Table Civil Solutions and received on June 13, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

- ~~1. The TCESD No. 12 signature block should be removed from the Cover Sheet.~~
- ~~2. Identify and provide mailing labels for property owner's within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.~~
- ~~3. The 15' Drainage Easements shown along Lots 8 and 53 on Block S and Lots 8 and 53 on Block R are will not be allowed by the City. Rather than having to provide easements along these lots, the lot and street layout should be revised to have road connecting Tuff Road to Breccia Road.~~
- ~~4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.~~
- ~~5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through Lot 7 Block Y to the proposed pond.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B-Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8 inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.~~
- ~~7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.~~
- ~~8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.~~
- ~~9. The right of way for Riprap Drive should be the same in all Phases.~~



**10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.**

~~11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) requires that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.~~

**12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. Please included printed data. If the floodplain is increased a LOMR will be required.**

**13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.**

**14. Per the City of Austin Drainage Criteria Manual Section 2.2.1(C), in designing a storm drain system, full development of adjoining and interior tracts without detention shall be assumed.**

**15. The locations where the proposed water a ties in to the existing City of Manor waterlines should be clearly labeled.**

**16. Note 11 on Sheet 03 should be verified. It states the document was recorded in Williamson County.**

**17. On Sheet 05 the label at the existing Stonewater Phase 1A pond has a ??? regarding the existing RCP size.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@jaeco.net](mailto:pgray@jaeco.net).

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Thank you,



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



March 23, 2018

Ms. Pauline Gray, PE  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, TX 78646

Permit Number: 2017-P-1091-PP  
Job Address: Johnson Road and Rosehill Road, Manor, TX 78653

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated March 13th, 2018. The comments are listed below with our responses in bold; we have omitted all comments previously cleared. This comment response accompanies a seven-sheet preliminary plan set and a Drainage and Engineering Report.

10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.

**Response: The TIA is in process. We hope to be able to submit the TIA by the end of March.**

12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. Please included printed data. If the floodplain is increased a LOMR will be required.

**Response: The Drainage and Engineering Report accompanying this update submittal contains full data and results for both the FEMA and the fully developed floodplains. Due to the channel improvements proposed with this development, there is no rise in the water surface elevation in either the FEMA nor the fully developed conditions over the corresponding existing conditions. A LOMR application will be prepared and submitted to FEMA post-construction of the channel improvements.**

13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.

**Response: We are not aware of any TCEQ permit required, other than following the requirements for a SWPPP. Per Horizon Environmental, no USACE 404 permit is required for dredging within jurisdictional waters. No fill will be placed within any jurisdictional areas, and dredging will be accomplished using techniques as prescribed by HE that are acceptable to the Corps. The landowner is coordinating with Horizon in this matter. For future reference, please provide the reference for the portion of applicable City of Manor Code that requires that we provide this information, and where it fits within the permitting approval timeline. We were under the impression that this comment was an "FYI" which is why we responded as we did with the previous update.**

14. Per the City of Austin Drainage Criteria Manual Section 2.2.1(C), in designing a storm

drain system, full development of adjoining and interior tracts without detention shall be assumed.

**Response: Agreed – please see the accompanying Drainage & Engineering Report.**

15. The locations where the proposed water a ties in to the existing City of Manor waterlines should be clearly labeled.

**Response: These call-outs have been added. We have also added call-outs clarifying wastewater tie-in locations. See sheets 6 and 7 of the Preliminary Plan.**

16. Note 11 on Sheet 03 should be verified. It states the document was recorded in Williamson County.

**Response: Williamson County is correct.**

17. On Sheet 05 the label at the existing Stonewater Phase 1A pond has a ??? regarding the existing RCP size.

**Response: The pipe size has been added. The “???” was the result of an AutoCAD glitch that we didn’t catch.**

END OF RESPONSE

These responses and accompanying attachments should provide the necessary information to clear most of the comments received on March 13th, 2018. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,

  
Peggy Carrasquillo, P.E.





Date: Friday, April 13, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@kctcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Stonewater North preliminary 1-3 submitted by Kitchen Table Civil Solutions and received on June 13, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

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

- ~~1. The TCESD No. 12 signature block should be removed from the Cover Sheet.~~
- ~~2. Identify and provide mailing labels for property owner's within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.~~
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- ~~4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.~~
- ~~5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through Lot 7 Block Y to the proposed pond.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B-Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8 inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.~~
- ~~7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.~~
- ~~8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.~~
- ~~9. The right of way for Riprap Drive should be the same in all Phases.~~

**10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.**

~~11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) requires that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.~~

~~12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. Please included printed data. If the floodplain is increased a LOMR will be required.~~

~~13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.~~

~~14. Per the City of Austin Drainage Criteria Manual Section 2.2.1(C), in designing a storm drain system, full development of adjoining and interior tracts without detention shall be assumed.~~

~~15. The locations where the proposed water a ties in to the existing City of Manor waterlines should be clearly labeled.~~

**16. Note 11 on Sheet 03 should be CORRECTED. It states the document was recorded in Williamson County. The project is located in Travis County, not Williamson County. The document was recorded in Travis County. See the attached recorded document for reference.**

~~17. On Sheet 05 the label at the existing Stonewater Phase 1A pond has a ??? regarding the existing RCP size.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@jaeco.net](mailto:pgray@jaeco.net).

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Thank you,



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





April 19, 2018

Ms. Pauline Gray, PE  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, TX 78646

Permit Number: 2017-P-1091-PP  
Job Address: Johnson Road and Rosehill Road, Manor, TX 78653

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated April 13th, 2018. The comments are listed below with our responses in bold; we have omitted all comments previously cleared. This comment response accompanies a seven-sheet preliminary plan set. Of that set only the cover sheet and sheet 3 have been updated; the remaining sheets are those that were submitted on March 23, 2018.

10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). The TIA will need to be approved prior to preliminary plat approval.

**Response: The TIA is in our review and final internal comments are being addressed. We expect to be able to submit the TIA by the end of April.**

12. Note 11 on Sheet 03 should be CORRECTED. It states the document was recorded in Williamson County. The project is located in Travis County, not Williamson County. The document was recorded in Travis County. See the attached recorded document for reference.

**Response: Note 11 has been corrected as directed.**

END OF RESPONSE

These responses and accompanying attachments should provide the necessary information to clear most of the comments received on March 13th, 2018. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,

A handwritten signature in blue ink that reads 'Peggy Carrasquillo'. Below the signature, the text 'Peggy Carrasquillo, P.E.' is printed.

Peggy Carrasquillo, P.E.



Date: Wednesday, May 16, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@ktcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Stonewater North preliminary 1-3 submitted by Kitchen Table Civil Solutions and received on June 13, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### **Engineer Review**

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

- ~~1. The TCESD No. 12 signature block should be removed from the Cover Sheet.~~
- ~~2. Identify and provide mailing labels for property owner's within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax roles.~~
- ~~3. The 15' Drainage Easements shown along Lots 8 and 53 on Block S and Lots 8 and 53 on Block R are will not be allowed by the City. Rather than having to provide easements along these lots, the lot and street layout should be revised to have road connecting Tuff Road to Breccia Road.~~
- ~~4. In order for the preliminary plan to be approved, Addendum Number 4 to the Development Agreement for the Stonewater Subdivision and the Rose Hill PID needs to be fully executed and recorded. Our office received an approved copy from the City but it was not fully executed. With the addition of the Stonewater North lots, the total number of lots exceeds what is allowed by the current Development Agreement.~~
- ~~5. The 15' drainage easement located on Lot 9 Block Y will not be allowed by the City. The proposed storm drain line should be run through Lot 7 Block Y to the proposed pond.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02, Appendix A, Subdivision Ordinance 263B-Section 22(c)(2)(iii) Significant Trees within the boundaries of the subdivision and of 8 inch caliper and larger shall be shown accurately to the nearest one (1) foot Critical Root Zones of these trees shall also be shown.~~
- ~~7. Clarification should be given as to why the proposed alignment of Pyrite Road curves near Lots 23 and 24 on Block T.~~
- ~~8. The intersection of Bajada Road and Riprap Drive is not at a 90 degree angle. All street intersections should be at 90 degree angles.~~
- ~~9. The right of way for Riprap Drive should be the same in all Phases.~~

**10. Provide a copy of the TIA for the project as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Section 22(c)(4)(iv). A copy of the TIA was submitted for review. The TIA will need to be approved prior to preliminary plat approval.**

~~11. City of Manor Code of Ordinances Chapter 10, Section 10.02 Appendix A Subdivision Ordinance 263B Section 22(c)(4)(ii) requires that utility demand data be provided in order to determine the adequacy and consistency of proposed utility improvements. In order to determine if the proposed utilities are adequate, water and wastewater system layouts should be provided.~~

**12. Base flood elevations calculations for existing and proposed conditions should be provided for the floodplain that runs through the site. This information should be provided in report form. Please included printed data. If the floodplain is increased a LOMR will be required.**

**13. Verify if an additional permit will be required by TCEQ and/or if a 404 permit will be required since grading/channelization is proposed within the floodplain.**

**14. Per the City of Austin Drainage Criteria Manual Section 2.2.1(C), in designing a storm drain system, full development of adjoining and interior tracts without detention shall be assumed.**

**15. The locations where the proposed water a ties in to the existing City of Manor waterlines should be clearly labeled.**

**16. Note 11 on Sheet 03 should be CORRECTED. It states the document was recorded in Williamson County. The project is located in Travis County, not Williamson County. The document was recorded in Travis County. See the attached recorded document for reference.**

**17. On Sheet 05 the label at the existing Stonewater Phase 1A pond has a ??? regarding the existing RCP size.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@jaeco.net](mailto:pgray@jaeco.net).

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

Thank you,



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



June 11, 2018

Ms. Pauline Gray, PE  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, TX 78646

Permit Number: 2017-P-1091-PP  
Job Address: Johnson Road and Rosehill Road, Manor, TX 78653

Dear Ms. Gray,

Please accept this letter accompanying our submittal of the Stonewater North Preliminary Plan. Although the prior submittal of the preliminary plan had cleared all comments other than the TIA requirement, we have modified the phasing boundaries of the project, and so have submitted this update to indicate the new phase boundaries. The changes include:

1. Shifting two lots from Phase 1 to Phase 2 – Block P Lot 2 and Block R Lot 18
2. Shifting a portion of Pyrite Road and Talus Road and the associated lots from Phase 3 to Phase 2 – Block Y Lots 1-13 and Block T Lots 23-25.
3. The portion of Block Y Lot 7 that contains the detention pond was split off as a new lot, becoming Block Y Lot 24. Overall acreages of each land use remain unchanged.

The construction plans which have been submitted for review agree with the phasing boundary of Phase 1 as shown in this preliminary plan update. The overall utility layouts and drainage boundaries have not been modified.

Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Sincerely,



Peggy Carrasquillo, P.E.



# *Traffic Impact Analysis*

## **Stonewater North Development Manor, Texas**

**June 2018**

Prepared By:  
**Kimley»Horn**

Texas Registered Engineering Firm F-928

601 NW Loop 410 410 Ste 350  
San Antonio, TX 78216  
Tel: (210) 541-9166  
Fax: (210) 541-8699

### 6.3. MITIGATION RECOMMENDATIONS

Consistent with City of Austin requirements, mitigation is required when an approach LOS drops below a LOS D. If the LOS is already below a LOS D the existing LOS must be maintained.

Based on the analyses performed during this traffic impact study, we recommend the following mitigation to address LOS degradation attributable to the development at the five intersections identified in the previous section.

- FM 973 & Johnson Road: With the inclusion of traffic associated with the new high school the intersection of FM 973 & Johnson Road is projected to satisfy the peak hour warrant in no build conditions during the AM peak and during both the AM and PM peak period at build out. A traffic signal has been included in the pro-rata mitigation calculations.
- FM 973 & Gregg Lane: With the inclusion of traffic associated with the new high school the intersection of FM 973 & Gregg Lane is projected to satisfy the peak hour warrant in no build conditions during the AM and PM peaks as well as Warrant 2 (4-hour warrant). A traffic signal has been included in the pro-rata mitigation calculations. A northbound deceleration lane is also required to achieve an acceptable level of service.
- FM 973 & US 290: Adjust signal timing. The intersection already has left and right turns lanes on each approach and is considered built out.
- Tower Rd & Bois D’Arc Road: The impacted westbound movement only has two PM peak hour trips. However, to mitigate the LOS impact requires the conversion of the intersection to all-way stop control and the addition of a northbound left-turn lane. However, this modification has a significant impact on northbound delay and may not be warranted for such a low left-turn volume.

**Table 9** summarizes the mitigated levels of service and delay.

#### 6.4. MITIGATION PRO RATA CALCULATIONS

Consistent with City of Austin requirements, mitigation is required when an approach LOS drops below a LOS D. If the LOS is already below a LOS the existing LOS must be maintained. Section 6.2 identified the mitigation needed to achieve the required LOS improvements. **Table 10** summarizes the pro-rata share of those improvements attributable to the development. The City of Manor may request that the development post fiscal for this value or construct an improvement roughly proportionate to the pro-rata share.

**Table 10: Mitigation Pro-Rata Calculations**

Intersection	Recommended Mitigation	Preliminary Mitigation Cost Estimate	Percent of Traffic Associated with Development	Pro-Rata Contribution
FM 973 & Johnson Road	Signalize Intersection	\$300,000	20%	\$61,327
FM 973 & Gregg Lane	Signalize Intersection	\$300,000	16%	\$49,059
	Install 400 Foot NB LT Lane	\$90,000	16%	\$14,718
FM 973 & US 290	Adjust Signal Timing	\$5,000	4%	\$214
Tower Rd & Bois D'Arc	Install 300 Foot NB LT Lane	\$75,000	6%	\$4,414
	Install All-Way Stop Control	\$3,000	6%	\$177
Total:				\$129,908

## 7. CERTIFICATION STATEMENT

I hereby certify that this report complies with the City Code and with applicable technical requirements and is complete to the best of my knowledge.

KIMLEY-HORN AND ASSOCIATES, INC.



Amy Avery, P.E., PTOE  
Project Manager

**JAY ENGINEERING COMPANY, INC.**

**P.O. Box 1220  
Leander, TX 78646**

**(512) 259-3882  
Fax 259-8016**

June 28, 2018

Mr. Ryan Gray  
D. R. Horton  
Land Development Manager  
10700 Pecan Park Blvd., Ste. 400  
Austin, Texas 78750

Re: Stonewater North Traffic Impact Analysis  
Funding Mitigation Improvements

Mr. Gray,

Pursuant to discussion among representatives from the City of Manor, TxDOT, Travis County, and DR Horton during the meeting at the Manor City Hall on Thursday, June 21, 2018, payment of the mitigation requirement for the TIA was set at \$150,000 and is required prior to placing the preliminary plan on Planning Commission agenda. Ultimately the funds will need to be paid to TxDOT in the form of a Cash Donation Agreement. However, as establishing a Cash Donation Agreement can be a lengthy process, it was agreed at the meeting that you could meet this requirement for purposes of clearing the preliminary plan for placement on the Planning Commission agenda by paying the funds to the City of Manor. There are three methods of payment available: performance bond, escrow account, or letter of credit. Once the form of the payment document has been reviewed and approved by City legal and the funds paid, the preliminary plan may be placed on Commission agenda.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Ms. Peggy Carrasquillo, Kitchen Table Civil Solutions  
Mr. Scott Dunlop, City of Manor  
Mr. Tom Bolt, City of Manor



# SUBDIVISION BOND

Bond No. SU1151333

KNOW ALL MEN BY THESE PRESENTS, that we Continental Homes of Texas, L.P. dba D.R. Horton, Inc.  
10700 Pecan Park Boulevard, 4<sup>th</sup> Floor, Austin, TX 78750

as Principal, and Arch Insurance Company  
authorized to do business in the State of FL, as Surety, are held and firmly bound unto  
City of Manor

as Oblige, in the penal sum One Hundred Fifty Thousand and 00/100  
(\$ 150,000.00 -----) DOLLARS, lawful money of  
the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Continental Homes of Texas, L.P. dba D.R. Horton, Inc.  
has agreed to construct in Stonewater North

the following improvements: Traffic Impact Analysis Funding Mitigation Improvements dated June 25, 2018 (the  
"Improvements") within the timeframes required by said City ordinances, regulations, and agreements as a condition of final plat  
approval for the Stonewater North subdivision, and the improvements shall constitute the project for which this bond shall guarantee  
completion. Oblige shall be entitled to recover attorneys' fees and court costs from the Surety and Principal in an action on this bond.


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct, or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or  
damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full  
force and effect.

Signed, sealed and dated this 29<sup>th</sup> day of June, 2018.

Continental Homes of Texas, L.P. dba D.R. Horton, Inc.

By: 

Arch Insurance Company

By:   
Margaret A. Ginem, Attorney-in-Fact

Inquiries: (813) 281-2095



Date: Monday, July 9, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N. Capital of Texas Hwy., Suite 315  
Austin TX 78731  
peggy.carrasquillo@kctcivil.com

Permit Number 2017-P-1091-PP  
Job Address: , Manor 78653

Dear Peggy Carrasquillo,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Peggy Carrasquillo and received by our office on June 13, 2018, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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



AGENDA ITEM NO. 3

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 8, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for Lot 1 Kimbro Business Park, locally known as 13903 E US Hwy 290, Manor, Texas from Interim Agricultural to Medium Commercial C-2. Applicant: Texas State Rentals. Owner: Ronald Wills

---

### BACKGROUND/SUMMARY:

This property was annexed in September 2017. The current use of the property is store charter buses. Texas State Rentals, a construction rental company, is seeking to purchase the property. A change in use requires zoning that matches the proposed use. Medium Commercial, C-2, allows for construction sales and services. C-2 is consistent with zoning across the highway and to other tracts fronting US Hwy 290.

PRESENTATION: ☐ YES ☒ NO

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

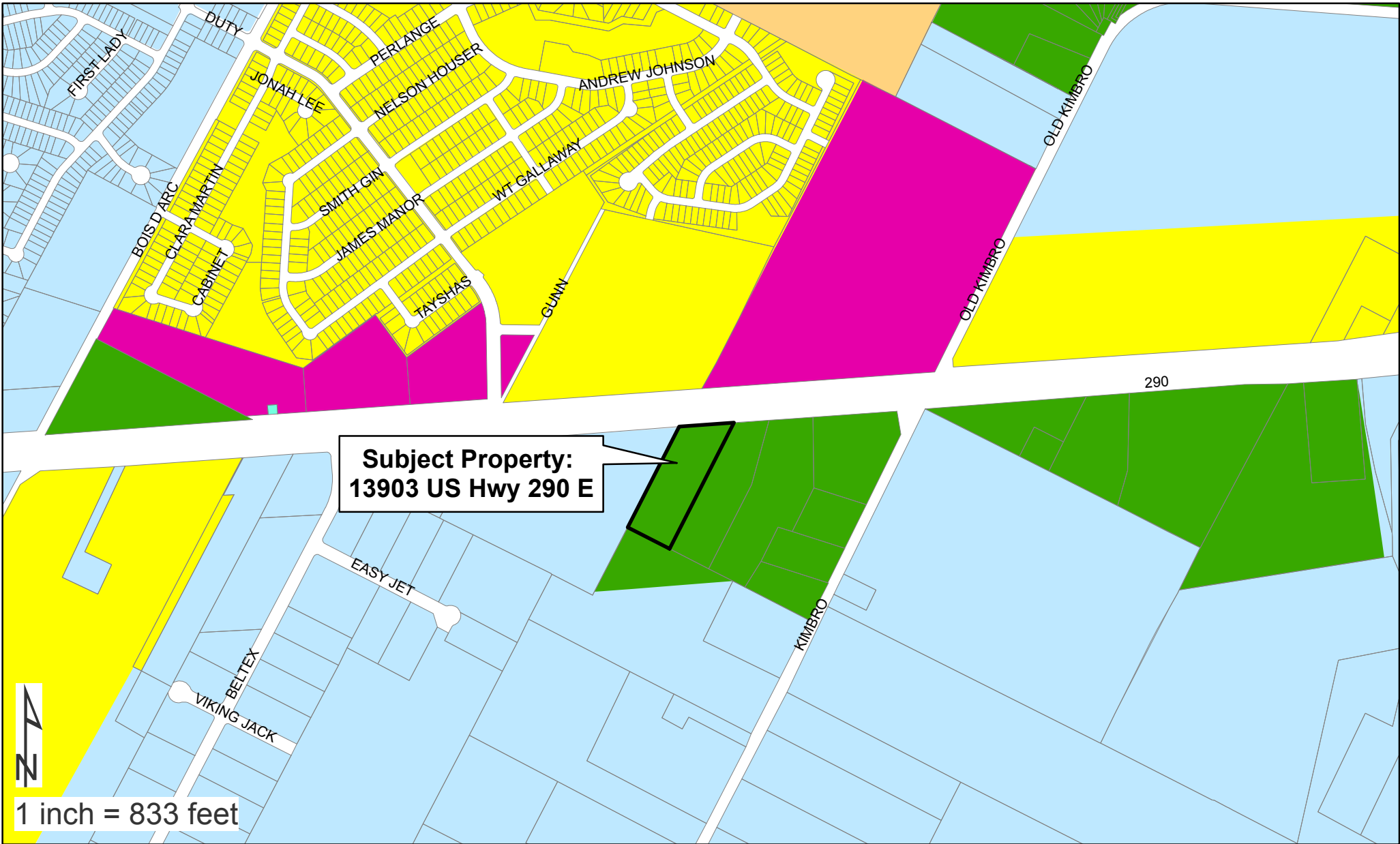
Zoning Map  
Area Image  
Notice Letter  
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a rezoning request for Lot 1 Kimbro Business Park, locally known as 13903 E US Hwy 290, Manor, Texas from Interim Agricultural to Medium Commercial C-2.

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

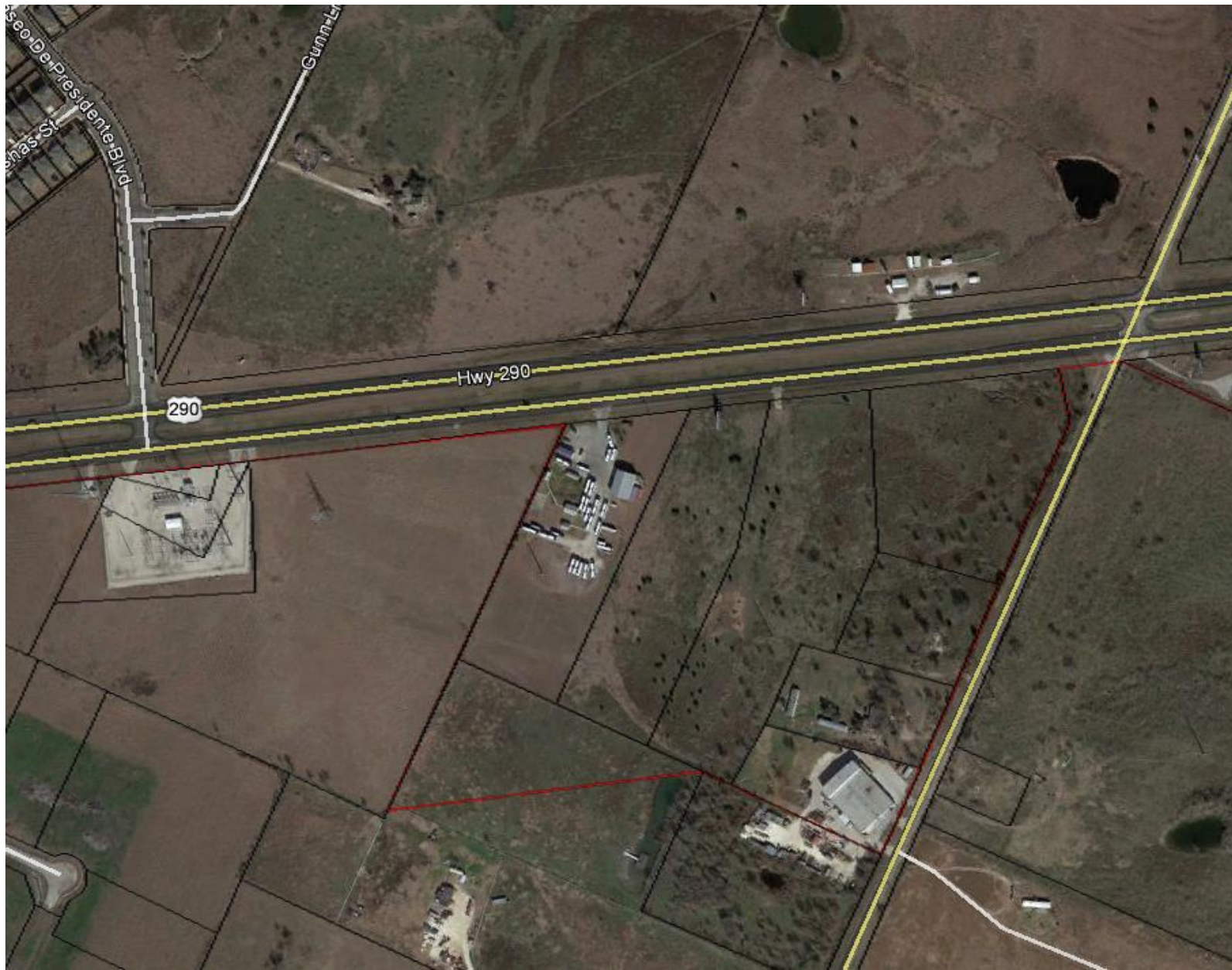


## Proposed Zoning: Medium Commercial C-2

*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		









July 20, 2018

RE: 13903 US Hwy 290 E. Rezoning

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 13903 US Hwy 290 E. 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 Lot 1 Kimbro Business Park, locally known as 13903 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on August 8, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on August 15, 2018 AND September 5, 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](mailto:sdunlop@cityofmanor.org)

Sincerely,

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

**LABEL SET #1**

WORD DOC UPLOADED AS WELL

Tammy & Cody Franz  
20021 Grover Cleveland Way  
Manor, TX 78653-2073

George P & Mae M Vrazel  
11306 June Dr  
Austin, TX 78753-2925

Phan Van Hoan & Thu T Huynh  
5701 Long Ct  
Austin, TX 78730-5056

Phan Van Hoan & Thu T Huynh  
5701 Long Ct  
Austin, TX 78730-5056

Lluvia Flores  
222 Louetta  
Houston, TX 77060

Terrell Timmermann  
Po Box 4784  
Austin, TX 78765-4784

Terrell Timmermann Farms LP  
501 Vale Street  
Austin, TX 78746-5723

**LABEL SET #2**

Tammy & Cody Franz  
20021 Grover Cleveland Way  
Manor, TX 78653-2073

George P & Mae M Vrazel  
11306 June Dr  
Austin, TX 78753-2925

Phan Van Hoan & Thu T Huynh  
5701 Long Ct  
Austin, TX 78730-5056

Phan Van Hoan & Thu T Huynh  
5701 Long Ct  
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Lluvia Flores  
222 Louetta  
Houston, TX 77060

Terrell Timmermann  
Po Box 4784  
Austin, TX 78765-4784

Terrell Timmermann Farms LP  
501 Vale Street  
Austin, TX 78746-5723



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 8, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

---

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 14.64 acres, locally known as 13812 Bois D'Arc Lane, Manor, Texas from Interim Agricultural to Light Commercial C-1. Applicant: Kim Perry. Owner: Kim Perry.

---

### BACKGROUND/SUMMARY:

This property was annexed in November 2017. It is at the corner of Bois D'Arc Road and Tower Road. C-1 may be a too intense commercial use for the location given the proximity to single family housing and future roadways; neighborhood business is a less intense commercial zoning. Our transportation thoroughfare master plan has Bois D'Arc eventually being upgraded to a MAD 4 and Tower Road as a primary collector. Once Manor Heights is constructed, these 15 acres will be entirely surround by single-family houses.

PRESENTATION: ☐ YES ☒ NO

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

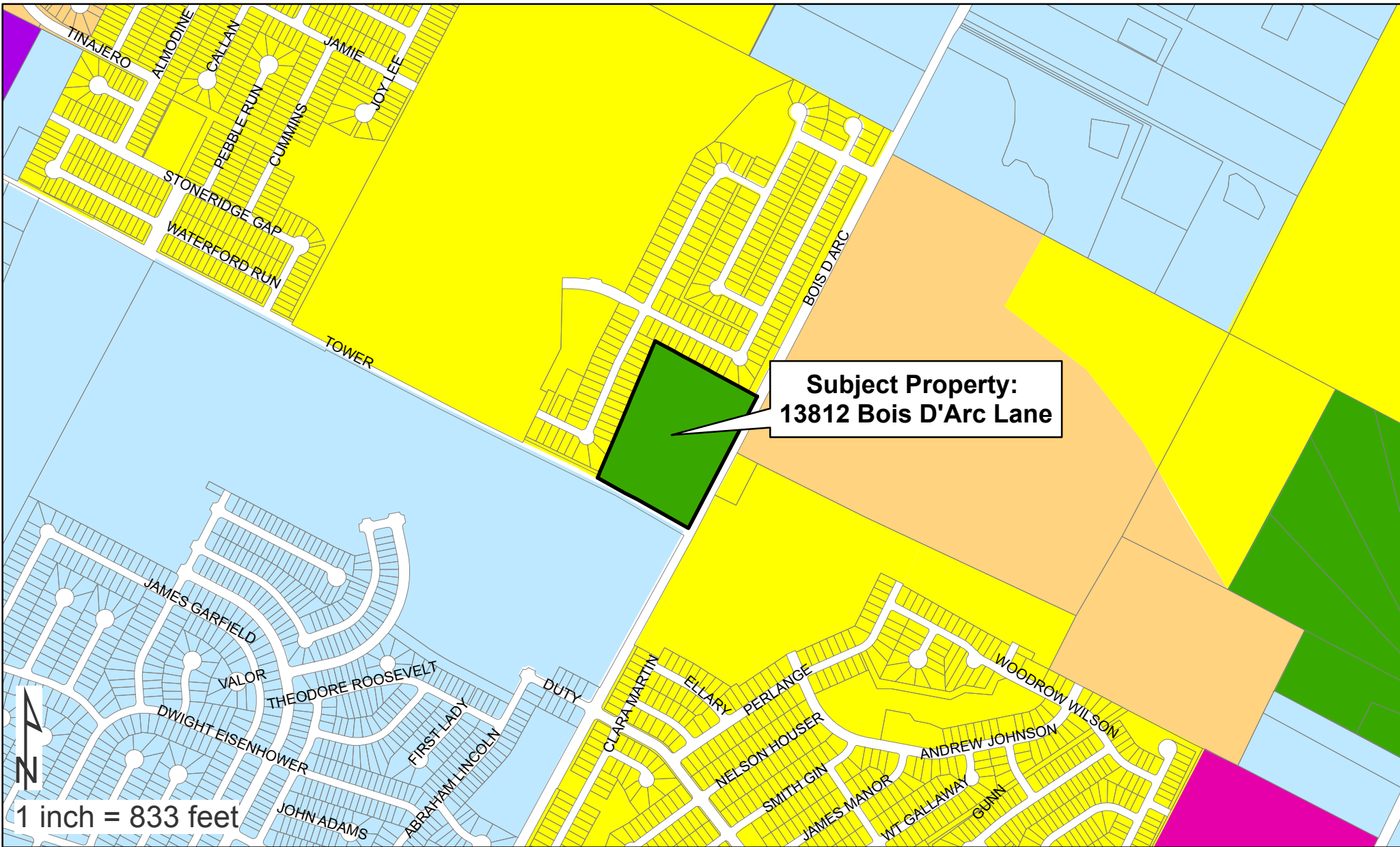
Zoning Map  
Area Image  
Notice Letter  
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a recommendation of neighborhood business for Abstract 315, Survey 63 Gates G, 14.64 acres, locally known as 13812 Bois D'Arc Lane, Manor, Texas.

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

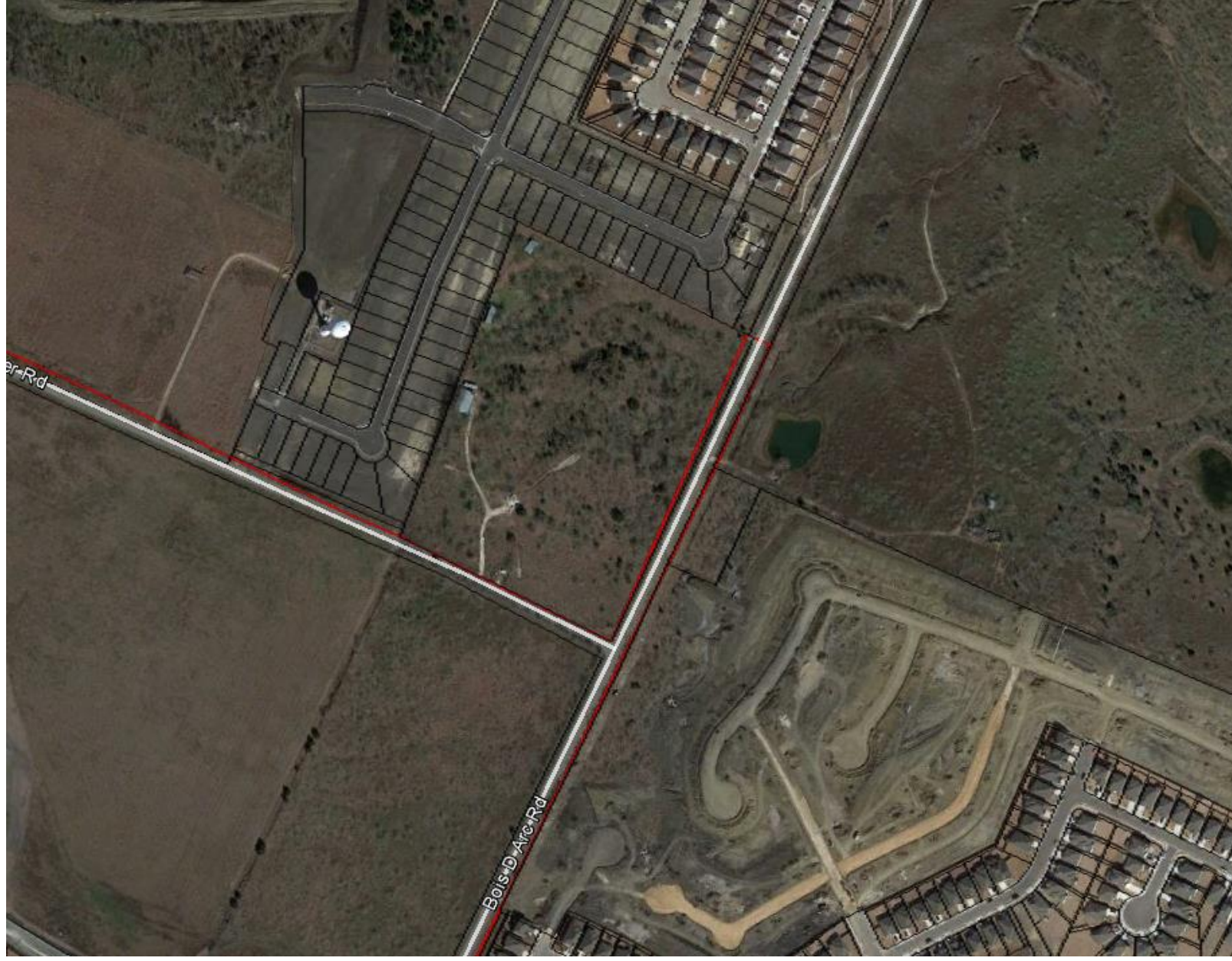


# **Proposed Zoning:** **Light Commercial C-1**

*Current Zoning District:*  
*Interim Agricultural (A)*

Zone		
<span style="background-color: yellow;"> </span>	R-1 - Single Family	<span style="background-color: red;"> </span> DB - Downtown Business District
<span style="background-color: orange;"> </span>	R-2 - Single Family	<span style="background-color: lightcoral;"> </span> NB - Neighborhood Business
<span style="background-color: darkorange;"> </span>	R-3 - Multi Family	<span style="background-color: purple;"> </span> IN-1 - Light Industrial
<span style="background-color: brown;"> </span>	R-4 - Multi Family Special	<span style="background-color: darkblue;"> </span> IN-2 - Heavy Industrial
<span style="background-color: lightblue;"> </span>	M-1 - Manufactured Housing	<span style="background-color: cyan;"> </span> I - Institutional
<span style="background-color: darkblue;"> </span>	M-2 - Manufactured Housing Park	<span style="background-color: lightgreen;"> </span> PUD - Planned Unit Development
<span style="background-color: pink;"> </span>	C-1 - Light Commercial	<span style="background-color: green;"> </span> A - Agricultural
<span style="background-color: magenta;"> </span>	C-2 - Medium Commercial	<span style="background-color: lightblue;"> </span> Manor ETJ









July 20, 2018

RE: 13812 Bois D'Arc Lane Rezoning

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 13812 Bois D'Arc. 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, 14.64 acres, locally known as 13812 Bois D'Arc Lane, from Interim Agricultural (A) to Light Commercial(C-1).**

The Planning and Zoning Commission will convene at 6:30PM on August 8, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on August 15, 2018 AND September 5, 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](mailto:sdunlop@cityofmanor.org)

Sincerely,

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

STARLIGHT HOMES TEXAS LLC  
10721 RESEARCH BLVD STE B210  
AUSTIN, TX 78759-5694

WEST ELGIN DEVELOPMENT CORP  
ATTN PETER A DWYER  
9900 US HIGHWAY 290 E  
MANOR, TX 78653-9720

PRESIDENTIAL MEADOWS L P  
% W2 REAL ESTATE PARTNERS  
1221 S MOPAC EXPWY STE 355  
AUSTIN, TX 78746

LGI HOMES - TEXAS LLC  
1450 LAKE ROBBINS DR STE 430  
THE WOODLANDS, TX 77380-3294

COLEMAN KEVIN ETAL  
901 WESTLAKE DR  
WEST LAKE HILLS, TX 78746-4509

SKY VILLAGE KIMBRO ESTATES LLC  
2730 TRANSIT RD  
WEST SENECA, NY 14224-2523