



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
SPECIAL MEETING AGENDA**

WORKSHOP SESSION – 6:00 P.M.

SPECIAL SESSION – 6:30 P.M.

Wednesday, October 3, 2018

6:00 p.m.

**Manor City Hall – Council Chambers
105 E. Eggleston Street**

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

WORKSHOP SESSION – 6:00 P.M.

1. Discussion of current and planned developments within the City and related financial incentives and agreements.

SPECIAL SESSION – 6:30 P.M.

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**

REGULAR AGENDA

2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the September 12, 2018, Regular Meeting.

Scott Dunlop
Planning
Coordinator

- | | |
|---|---|
| 3. Consideration, discussion, and possible on a request from Manor Code of Ordinance, Chapter 3, Article 3.09(c)(4) to accept landscaping on undeveloped portions of the property to be credited towards the total requirement amount on Abstract 315, Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, Manor, TX. Applicant: Shana Whitely. Owner: Shana Whitely, Good Luck Grill. | Scott Dunlop
Planning
Coordinator |
| 4. Consideration, discussion, and possible action on a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Sky Village Kimbro Estates LLC. | Scott Dunlop
Planning
Coordinator |
| 5. Consideration, discussion and possible action on a rezoning request for Lot 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Light Commercial (C-1). Applicant: Marcos Chavez. Owner: Marcos Chavez | Scott Dunlop
Planning
Coordinator |
| 6. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 4, one hundred and four (104) single-family lots on 38 acres, more or less, located near Tower Road and Samuel Welch Way, Manor, TX. Applicant: Kimley-Horn Associates. Owner: West Elgin Development Corp. | Scott Dunlop
Planning
Coordinator |
| 7. Consideration, discussion, and possible action on canceling the regularly schedule Planning and Zoning Commission meeting on October 10 th , 2018. | Scott Dunlop
Planning
Coordinator |

ADJOURNMENT

<p>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 <u>Texas Government Code</u> 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).</p>
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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, September 28, 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 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



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Discussion of current and planned developments within the City and related financial incentives and agreements.

BACKGROUND/SUMMARY:

This workshop session is to discuss current and planned projects as well as financial incentives and agreements that are happening around the city that may or not come before the Planning Commission but who's development causes impacts on Commission decisions.

PRESENTATION: ☐YES ☐NO

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

STAFF RECOMMENDATION:

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



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, September 12, 2018

6:30 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 2: Jacob Hammersmith
Place 4: Larry Wallace, Jr
Place 5: Lian Stutsman
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 1: Julie Leonard
Place 3: Raul Hernandez, Vice-Chair

CITY STAFF PRESENT:

Scott Dunlop – Planning Coordinator

REGULAR SESSION – 6:30 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 6:30 p.m. on Wednesday, September 12, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

1. **Consideration, discussion, and possible action on denying a Final Plat for Stonewater North, ninety-three (93) single family lots on 18 acres, more or less, located near N FM 973 and Johnson Road, Manor, Texas. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, LP.**

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and none (0) Against to deny a Final Plat for Stonewater North, ninety-three (93) single family lots on 18 acres, more or less, located near N FM 973 and Johnson Road, Manor, Texas. The motion carried unanimously.

REGULAR AGENDA

2. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the August 08, 2018, Regular Meeting.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and none (0) Against to approve the Planning and Zoning Commission Minutes of the August 08, 2018, Regular Meeting. The motion carried unanimously.

3. **Consideration, discussion, and possible action on a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted four (4) For and none (0) Against to approve a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community. The motion carried unanimously.

4. **Consideration, discussion, and possible action on a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted four (4) For and none (0) Against to approve a Final Planned Unit Development Amendment request for Lagos Master Planned Community. The motion carried unanimously.

5. **Consideration, discussion, and possible action on a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Sky Village Kimbro Estates LLC.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and none (0) Against to postpone a Final Planned Unit Development request for Manor Heights until the October 3rd, 2018 Special Planning and Zoning Commission meeting. The motion carried unanimously.

6. **Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1). Applicant: Stan Voelker. Owner: Stan Voelker**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted four (4) For and none (0) Against to approve a rezoning request for Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and

Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1). The motion carried unanimously.

7. Consideration, discussion, and possible action on a joined lot affidavit for Lots 1, 2, 3 and West ½ of 4, Block 57, Town of Manor, locally known as 501 East Wheeler, in support of joining lots into one building site. Applicant: Martha Stockton. Owner: Martha Stockton

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted four (4) For and none (0) Against to approve a joined lot affidavit for Lots 1, 2, 3 and West ½ of 4, Block 57, Town of Manor, locally known as 501 East Wheeler. The motion carried unanimously.

8. Consideration, discussion, and possible action on a setback waiver for Lots 9 and 10, Block 52, Town of Manor, locally known as 404 East Wheeler Street, to allow for a 20-foot front setback and a 10-foot rear setback. Applicant: Uriel Ocampo. Owner: Uriel Ocampo.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

Commissioner Stutsman arrived at 6:47 PM.

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 a setback waiver for Lots 9 and 10, Block 52, Town of Manor, locally known as 404 East Wheeler Street. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to adjourn the regular meeting of the Planning and Zoning Commission at 6:49 PM on Wednesday, September 12, 2018. The motion carried unanimously.

These minutes approved by the Planning and Zoning Commission on the 3rd day of October 2018.

APPROVED:

Bill Myers,
Chairperson

ATTEST:

Scott Dunlop,
Planning Coordinator



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible on a request from Manor Code of Ordinance, Chapter 3, Article 3.09(c)(4) to accept landscaping on undeveloped portions of the property to be credited towards the total requirement amount on Abstract 315, Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, Manor, TX. Applicant: Shana Whitely. Owner: Shana Whitely, Good Luck Grill.

BACKGROUND/SUMMARY:

On Sept. 19th the City Council approved a reduced landscaping requirement for the Good Luck Grill. GLG is expanding and are required to conform to our current development standards. The reduced standard requires 73 trees and 195 shrubs. 50% of the require landscaping is between the front of the building and the front property line, so 37 trees and 98 shrubs. Existing landscaping can be credited towards that amount. There exists 27 significant trees and 90 shrubs in this front 50% area meaning 10 trees and 8 shrubs are required there. The remaining plantings, 36 trees and 97 shrubs can be planted where ever on the property. The developed back portion of the property includes a approx. 11 significant trees and over 97 shrubs/plantings. This request is to consider 25 significant trees in the undeveloped back acreage towards the properties total required.

PRESENTATION: ☐ YES ☒ NO

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

Request

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve request from Manor Code of Ordinance, Chapter 3, Article 3.09(c)(4) to accept landscaping on undeveloped portions of the property to be credited towards the total requirement amount on Abstract 315, Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, Manor, TX.

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

14605 N. FM 973
Manor, TX 78757
512-272-8777

September 26, 2018

Planning & Zoning Commission

City of Manor
105 Eggleston Street
PO Box 387
Manor, TX 78653

Request for Reduction

Landscaping Requirements - Placement

Legal Description: Abstract 315 Survey 63 Gates G Acres 10.01

City Code Reference: **Manor Code of Ordinances,
Chapter 3, Article 3.09, Section 3.09(c)(4)**

To Whom It May Concern:

SITE INFORMATION

Foxtrot Holdings (FTH), the land owner for the property commonly known as, Good Luck Grill (GLG), is currently in the site development review phase to expand the existing structure. Good Luck Grill, FTH's sole tenant, is located at 14605 N FM 973, Manor, TX 78653 and was annexed by the City of Manor in late 2017.

During its ten plus year history, GLG has strived to put its better foot forward by providing quality food in a clean, comfortable environment. It was the vision of GLG owner, Shana Whiteley, to create a restaurant where people felt like they were having a meal at a friend's house with country eclectic charm and atmosphere. Part of the spirit of GLG is the park-like outdoor space that has been developed in the one-time corn field. FTH/GLG has strived to create valuable landscape areas – focusing on zones which most enhance customer experience - including adding 13 plus flower beds, 30 plus trees, and numerous other rose bushes, shrubs and additional vegetation.

REQUEST FOR REDUCTION

We are requesting a reduction in landscaping requirements in consideration of Manor City Ordinance, **Chapter 3, Article 3.09, Section 3.09.003(c)(4) - Placement.**

The site currently provides landscaping that is appropriate for the function and use of the property and meets code standards of being orderly, safe, and attractive. Additionally, the site landscaping promotes greenspace and enjoyment of the business, patrons and the community. Foxtrot Holding is making this request because the already existing and developed site meets the intent of the landscaping ordinance.

EXPLANATION OF REQUEST

On September 19, 2018 City of Manor City Council acted to accept the landscaping requirements of 73 trees and 195 shrubs for this project under the upcoming proposed landscaping ordinance amendments.

Upcoming Proposed Ordinance Amendments

- Part A of Formula
 - 2 Trees, 4 Shrubs per 600 sf, for first 20,000 sf
 - Trees: $20000/600 = 33$
 - Required for site: $33 \times 2 = 66$ Trees
 - Shrubs: $20000/600$
 - Required for site: $33 \times 4 = 132$ Shrubs
- Part B of Formula
 - 1/3 tree, 3 shrubs per 600 sf for all square footage above 20,000 sf
 - Trees: $32670 - 20000 = 12670\text{sf}$
 - $12670/600 = 21$
 - Required for Site: $21 \times .33 = 7$ Trees
 - Shrubs: $32670 - 20000 = 12670\text{sf}$
 - $12670/600 = 21$
 - Required for Site: $21 \times 3 = 63$ Shrubs
- Total Required Vegetation - Part A & B
 - Trees: $66 + 21 = \mathbf{73}$
 - Shrubs: $132 + 63 = \mathbf{195}$



Total Current Vegetation on Site Count

- Trees: **210**
 - Trees with diameter greater than 8 inches: **130**
- Shrubs, Roses, Ornamentals (Evergreen): **327**

Front Area Vegetation Count

The “front” area vegetation count is defined as the area from the front of the building to the west property boundary (FM 973).
See Diagram 1

- Trees: 51
 - Trees with diameter greater than 8 inches: 27
- Shrubs, Roses, and Ornamentals (Evergreen): 90

Fifty Percent Rule

Of the required pieces of vegetation, the ordinance requires 50% of those to be in the front of the building. The above analysis would suggest that this project would require **37** trees and **98** shrubs to be located between the front of the building and the property line at FM 973.

Please accept this letter as an official request for consideration of the placement of the vegetation. We ask the Commission to consider the vegetation located in other areas of the property to meet the standards of the ordinance.

Thank you for your time and energy towards this request.

Sincerely,

Shana Whiteley

Shana Whiteley
Partner, Foxtrot Holdings, LLC
Owner, Good Luck Grill, Inc.

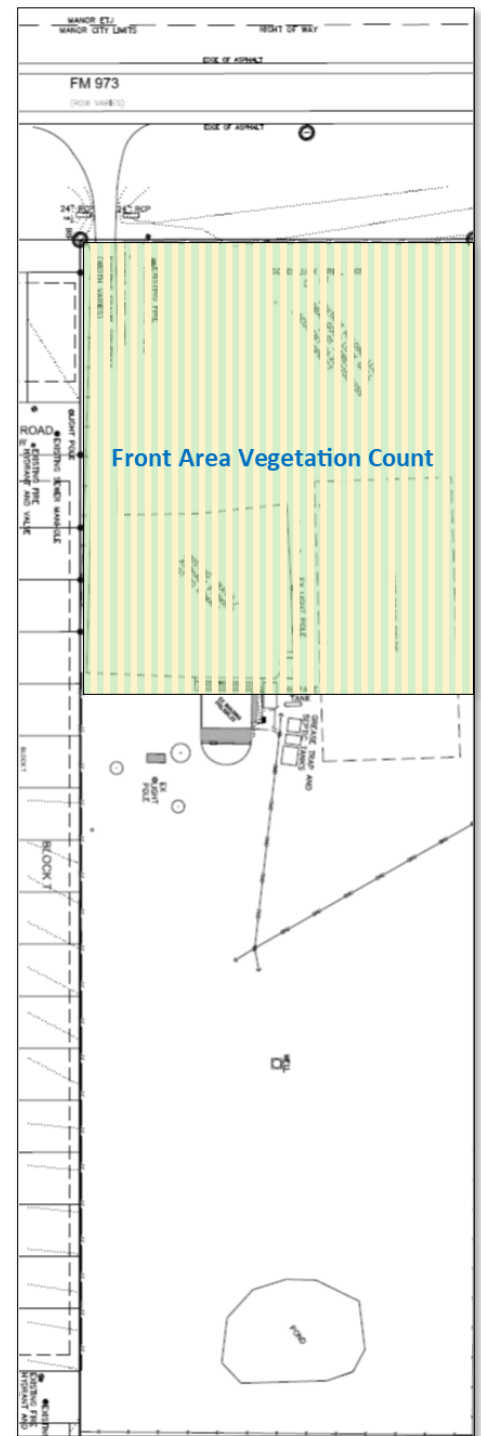


Diagram 1



Exhibit A

Location Map ■ 14605 N FM 973, Manor, TX 78653

Two miles north of US Hwy 290

Near the intersection of Gregg Lane

Quarter mile south of the Manor ISD Athletic Complex

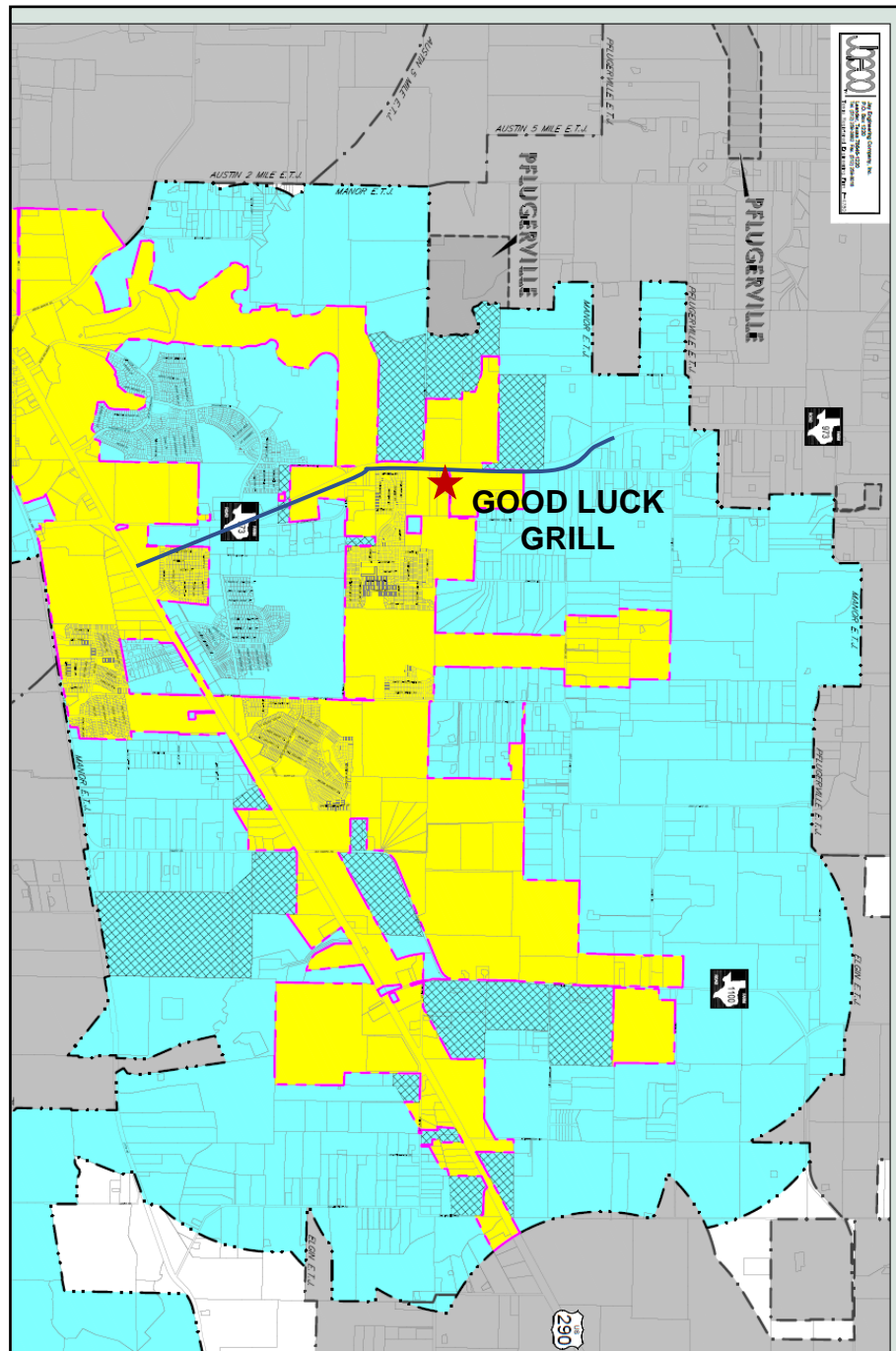


Exhibit B

Shrub/Bush Count



Landscape Key – Bushes, Roses, & Ornamentals

Good Luck Grill - Evergreen

KEY	Zone Description	Type	Plantings	Area Total
A	Tractor	Roses Bushes Ornamentals/Other	3 3 2	8
B	S. Entrance	Roses Ornamentals/Other	3 3	6
C	N Parking	Roses Bushes Ornamentals/Other	10 2 15	27
D	Building Front	Ornamentals/Other	34	34
E	Building Rear	Ornamentals/Other	15	15
F	Septic East	Roses Bushes Ornamentals/Other	9 8 9	26
G	Tree Grouping G	Bushes Ornamentals/Other	8 16	24
H	Planter Boxes	Ornamentals/Other	29	29
I	Grouping I	Roses Bushes Ornamentals/Other	15 9 50	74
J	Kids Area	Bushes Ornamentals/Other	4 10	14
K	Screen K	Roses Bushes Ornamentals/Other	5 7 8	20
L	Corner Bed	Roses Ornamentals/Other	5 10	15
M	Art Group M	Roses	3	3
N	Undefined Areas	Roses Bushes	5 6	11
O	Tank Grouping	Bushes Ornamentals/Other	1 20	21
		TOTAL		327



Exhibit C

Landscape examples at Foxtrot Holdings Property – aka Good Luck Grill



Flower Bed in 2015 near south boundry



Flower Bed near west boundary at entrance



Panoramic looking west - September 11, 2018



September 11, 2018





Aerial View - 2015





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the first reading of an ordinance for a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Sky Village Kimbro Estates LLC.

BACKGROUND/SUMMARY:

The Preliminary PUD site plan was approved by Council on 8/1/18. The Final Site Plan made two changes in the Design Guidelines from the Preliminary. A reference to 3 acres of non-floodplain parkland being provided within the development and parking for common open spaces. Parkland acreage is more explicitly defined in the development agreement currently under discussion so removing a small provision in the design guidelines is fine. Parkland still must have convenient public access which will be shown on the Preliminary Plats so removing the provision partially defining access is fine.

PRESENTATION: ☐ YES ☒ NO

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

PUD Plan

Design Guideline Changes

Approval Letter

Notice Letter/Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approval of a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas.

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

Exhibit A

134.12 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas

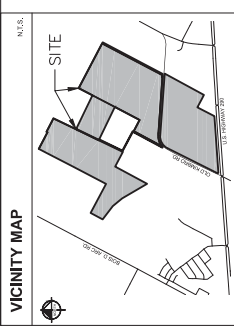
140.75 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to John Nagle, as recorded in Volume 180, page 240, Deed Records of Travis County, Texas

157.9603 acre out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.2005154974 of the official public records of Travis County, Texas

CURVE TABLE			
NO.	DATA	LENGTH	CHORD BEARING
1	PT 1	100.00	N87°23'47"W
2	PT 2	100.00	N87°23'47"W
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65	PT 65	100.00	S87°23'47"W
66	PT 66	100.00	S87°23'47"W
67	PT 67	100.00	S87°23'47"W
68	PT 68	100.00	S87°23'47"W
69	PT 69	100.00	S87°23'47"W
70	PT 70	100.00	S87°23'47"W
71	PT 71	100.00	S87°23'47"W
72	PT 72	100.00	S87°23'47"W
73	PT 73	100.00	S87°23'47"W
74	PT 74	100.00	S87°23'47"W
75	PT 75	100.00	S87°23'47"W
76	PT 76	100.00	S87°23'47"W
77	PT 77	100.00	S87°23'47"W
78	PT 78	100.00	S87°23'47"W
79	PT 79	100.00	S87°23'47"W
80	PT 80	100.00	S87°23'47"W
81	PT 81	100.00	S87°23'47"W
82	PT 82	100.00	S87°23'47"W
83	PT 83	100.00	S87°23'47"W
84	PT 84	100.00	S87°23'47"W
85	PT 85	100.00	S87°23'47"W
86	PT 86	100.00	S87°23'47"W
87	PT 87	100.00	S87°23'47"W
88	PT 88	100.00	S87°23'47"W
89	PT 89	100.00	S87°23'47"W
90	PT 90	100.00	S87°23'47"W
91	PT 91	100.00	S87°23'47"W
92	PT 92	100.00	S87°23'47"W
93	PT 93	100.00	S87°23'47"W
94	PT 94	100.00	S87°23'47"W
95	PT 95	100.00	S87°23'47"W
96	PT 96	100.00	S87°23'47"W
97	PT 97	100.00	S87°23'47"W
98	PT 98	100.00	S87°23'47"W
99	PT 99	100.00	S87°23'47"W
100	PT 100	100.00	S87°23'47"W



PROPOSED AREA TO BE
REZONED BY THE MANOR
HEIGHTS PUD ±472 ACRES

Overall PUD Boundary

Manor Heights

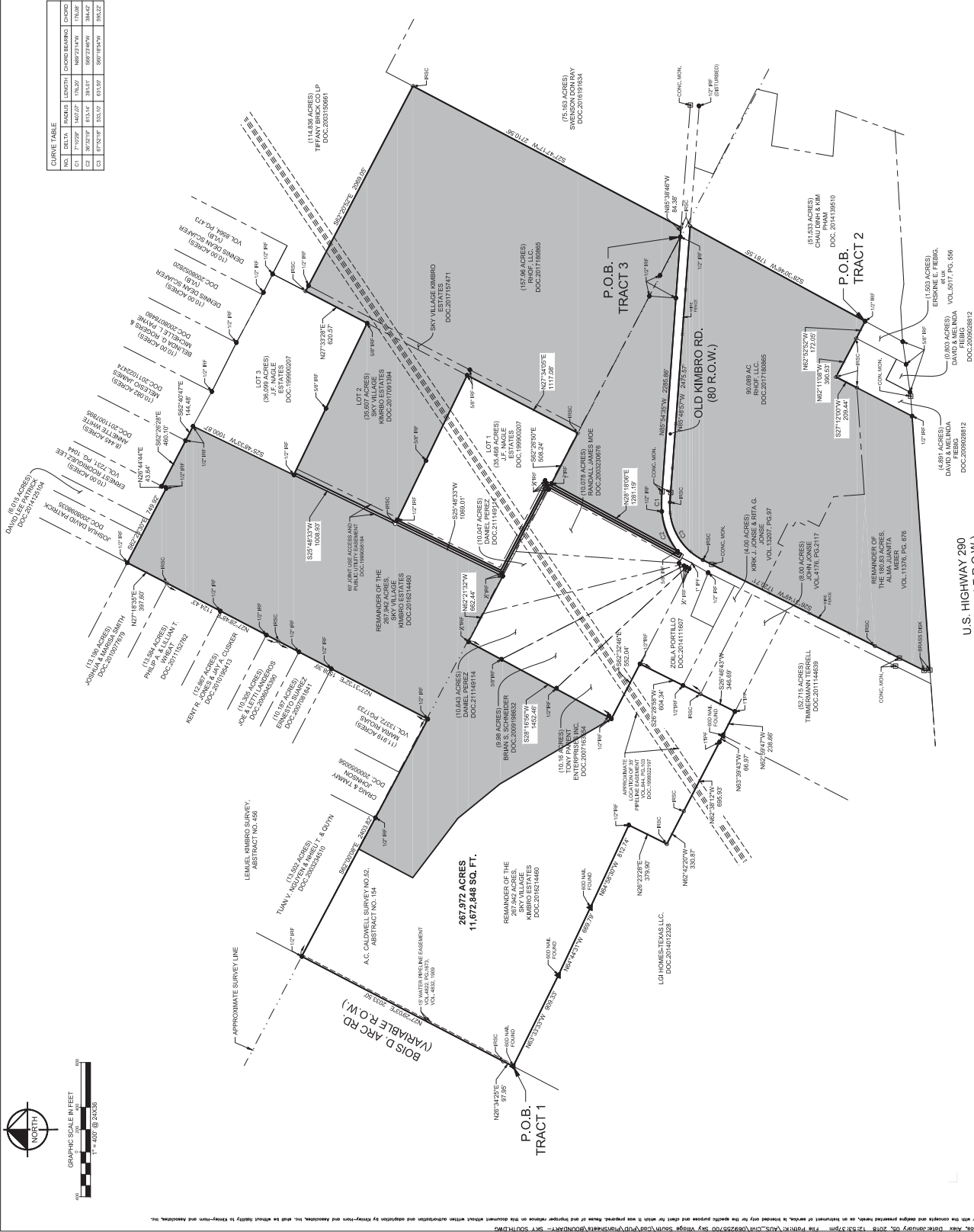
JANUARY 2018

OWNER:
REGER HOLDINGS LLC
10000 N. 100th Ave., Suite 100
Eden Prairie, MN 55324
Address: 2720 TRANSDOT ROAD
P.O. BOX 1771
Contact: Brett Burke

ENGINEER / SURVEYOR:
KIMLEY-HORN
10000 N. 100th Ave., Suite 100
Eden Prairie, MN 55324
Address: 2720 TRANSDOT ROAD
P.O. BOX 1771
Contact: Brett Burke

Kimley»Horn

NOTES: SEE ALL RELEVANT RECORDS FOR THIS PROJECT. THE SURVEY IS A PUBLIC DOCUMENT AND SHALL BE AVAILABLE FOR REVIEW AT THE OFFICE OF THE ENGINEER.



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EXHIBIT “B”

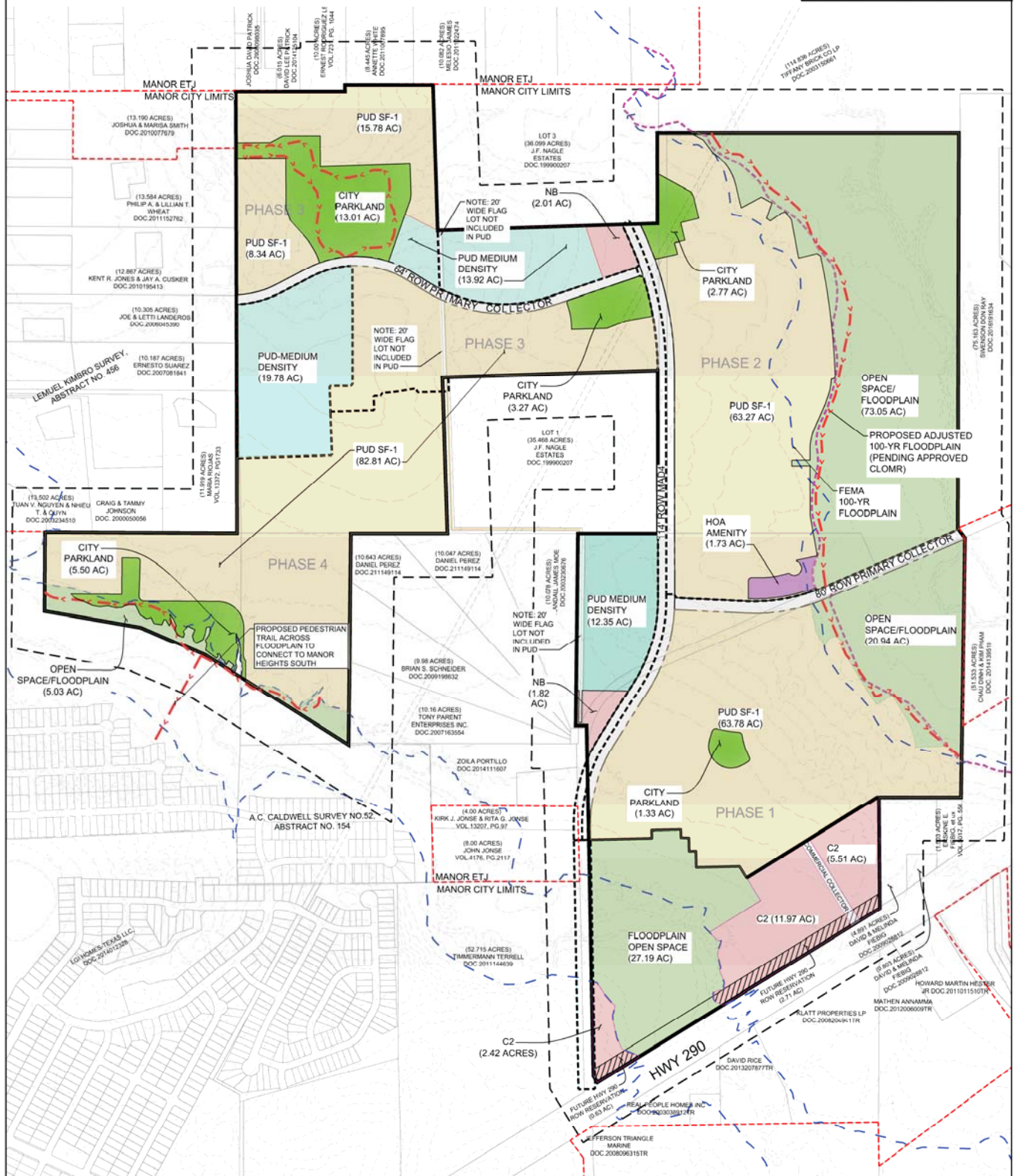
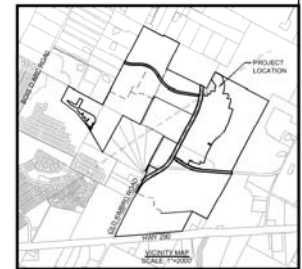
Conceptual Plan and Site Layout



LEGEND

	PUD BOUNDARY		PUD-MEDIUM DENSITY
	TRAIL		C2/NB
	PHASE LINE		HOA AMENITY
	FEMA 100-YR FLOODPLAIN		OPEN SPACE/FLOODPLAIN
	PROPOSED FLOODPLAIN (PENDING APPROVED CLOMR/LOMR)		CITY PARKLAND
	PUD SF-1		
	MAJOR ROADWAYS		

1. NOTE: REFER TO ROADWAY CROSS SECTIONS SHOWN ON SHEET 2 FOR LOCATION OF SHARED USE PATH ALONG COLLECTOR AND MAD4 ROADWAYS



MANOR HEIGHTS

FINAL
SITE PLAN

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1081 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-228



1. APPROVED LAND USES

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	454.0	48.98%
PUD MEDIUM DENSITY	29.6	3.14%
HIGHWAY COMMERCIAL (C-2)	19.8	4.14%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.82%
HOA AMENITY	1.7	0.36%
CITY PARKLAND	25.9	5.42%
FLOODPLAIN OPEN SPACE	126.2	26.42%
MAJOR ROADWAYS	19.7	4.12%
TOTAL	477.8	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE PARKING

* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE PARKING

3. LOT COVERAGE

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ABUTTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%

7. MAXIMUM DENSITY

8. PARKLAND

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

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

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (7 LUE/UNIT)

**COMMERCIAL : 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/ LUE)

*** CITY PARKLAND (6 LUE's)

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

PERMITTED NEIGHBORHOOD BUSINESS (NBN)

- Administrative Office P
- Administrative Offices C
- Art Gallery P
- Art Workshop P
- Bed & Breakfast C
- Cocktail Lounge C
- Community Events C
- Community Recreation C
- Condominium/Residential P
- Consumer Convenience Services P
- Corporate Repair Services P
- Counseling Services P
- Day Care C
- Financial Services P
- Florist, no greenhouse P
- Food Preparation less than 5,000 sq. ft. GFA P
- Food Sales P
- General Retail Sales P
- Laundry Services P
- Liquor Sales P
- Medical Offices less than 1,000 sq. ft. GFA P
- Multifamily Residential P
- Personal Improvement Services P
- Private Primary and Secondary Educational Facilities C
- Pet Services P
- Professional Offices C
- Professional Offices P
- Public Primary and Secondary Educational Facilities C
- Religious Assembly P
- Restaurant P
- Service Station P
- Transitional Housing C
- Veterinary Services C
- All Other Clinic Uses P

PERMITTED MEDIUM COMMERCIAL (C2)

- Art Galleries
- Automobiles
- Automotive Repair Services
- Automotive Washing
- Automotive Wash/Wax
- Bail Bond Services
- Building Maintenance Services
- Car Washes
- Camp
- Carpet Cleaning
- Cargable Stable
- Casinos
- Club or Lodge
- Cocktail Lounge
- College or University Facilities
- Commercial Air Conditioning
- Commercial Off-Street Parking
- Communication Service Facilities
- Community Centers
- Community Events
- Construction Services
- Construction Sales and Services
- Convenience Stores
- Consumer Services
- Convenience Stores
- Consigning Services
- Contractors
- Dry Care Services
- Day Care Services
- Employee Recreation
- Finance
- Floors
- Food Court Establishment
- Food Preparation less than 5,000 sq. ft.
- Funeral Services
- General Services
- General Retail Sales
- Gifts
- Hotel and Lodging
- Entertainment
- Hotel and Lodging Recreation
- Kennels
- Landscaping
- Liquor Sales
- Local Utility Services
- Manual
- Monument Retail Sales
- Motels
- Outdoor Entertainment
- Outdoor Recreation
- Park and Recreation Facilities
- Pet Services
- Personal Improvement Services
- Personal Services
- Pet Services
- Personal Services
- Printing and Reproduction
- Public Administration and Secondary Education
- Public Primary and Secondary Education
- Public Transportation
- Religious Assembly
- Religious Assembly with Divine Services
- Religious Services
- Religious Services
- Theater
- Transportation Services
- Veterinary Services
- Veterinary Services

PRIMARY COLLECTOR
(WITH NO SE-1 FRONTAGE)

MAD 4 DESIGN

PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)STANDARD RESIDENTIAL
ROADWAY SECTION



Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the facade and park is not a front facade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth lot. The same elevation cannot be placed on a lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of five types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, breezeways, porte-cochères, canopies, ornamental cornices, ornamental and bay windows, vertical "elevation" off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the facade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye level, with windows and entrances that face the street. Blank walls should be minimized.

Front Facades

Page 3



Garage doors flush with the street-facing facade require design features on the facade that de-emphasize the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead cave or porte-cochère extended above the face of the garage door in front of the garage door face
- Ornamental hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade

Page 3



On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries

Page 4



Garages projecting in front of the street facing building facade may provide in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage facades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting

Page 4



Materials. Exterior surface area (all stories) may consist of ledge stone, fullblown, cast stone, veneers, fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%; masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from facade to facade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings

Page 5



Stain or paint colors for garage doors shall be compatible with the color palette of the building facade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building facade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation

Page 6



A garage door recessed from the face of the front facade that emphasizes the living area of the home from the street is a permitted garage type.

Front-loaded Garage - Living Area Forward

Page 6



Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of awnings, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead cave or porte-cochère may extend above the face of the garage door in front of the garage door face. The overhead cave or the porte-cochère may extend five feet into the building setback line.

Roofs and Overhead Structures

Page 8



MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style

A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass

A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades

Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency

All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.

Medium Density Residential

Page 91



Building roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground-mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standard.

Medium Density Residential

Page 92

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

Common Open Space

Page 93

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirement for City Review.

Design Review and Enforcement

Page 94

Manor Heights PUD

Design Guidelines

29 June 2018



A variety of quality and durable residential buildings and architectural character will establish appealing streetscapes in Manor Heights by emphasizing human scale along the streets while meeting the lifecycle needs of a wide range of users – from millennials to families to seniors.

Achieving quality architectural design for buildings within Manor Heights is a principal goal of this project. Buildings will use materials that are durable, economically maintained, and quality that will retain their appearance and value over time.

These architectural guidelines will promote a neighborly streetscape character with a variety of appealing home types, on-street parking and slower design speed streets to promote a welcoming community environment. Manor Heights is committed to embrace these design guidelines to establish an enduring environment that will add to the community fabric of Manor.

These architectural design guidelines are intended to assist the Master Developer, homebuilders and design professionals in the design and implementation of residential buildings and associated site elements to establish and maintain a community character that reflects the guiding principles of Manor Heights.



Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical “elevation” off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.

Front Facades



On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries



Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings



A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.



Front-loaded Garage - Living Area Forward



Garage doors flush with the street-facing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade



Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting



Stain or paint colors for garage doors shall be compatible with the color palette of the building façade siding or trim of the home to deemphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.



General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation



Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.



Roofs and Overhead Structures



MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style

A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass

A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades

Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency

All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.



Building roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.



Medium Density Residential

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

A minimum of three acres of land located outside the 100-year floodplain shall be established and maintained as common open space at locations within or adjacent to residential areas.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

Removed in final
submittal

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

Parkland Dedication



Removed in final
submittal.

Parkland requirements set forth in the Manor Heights PUD shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 24 acres of land located outside of the Cottonwood Creek 100-year floodplain, to the east, and the Little Willow Creek 100-year floodplain, to the west, as generally depicted on the PUD Master Plan, shall be dedicated to the City as parkland.

Except as provided herein, no additional parkland, dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland shall be required for the PUD.

Dedicated parkland may be comprised of multiple parcels varying in size. Convenient public access to public parkland delineated on a Preliminary Plat shall be ensured by provision of at least 100 feet of street frontage, street sidewalks and space for public parking, which may include on-street parking. A park fund is not required for the PUD.

Parkland Dedication



Public trails shown along floodplain, city parkland, and open space shall be a minimum of 8' wide and shall be composed of either decomposed granite or concrete depending on the site conditions and trail locations. The open space trail shall generally extend from the southern boundary of the PUD to the northern boundary of the PUD property within each 100-year floodplain. The alignment of each trail shall be approved by the Parks and Recreation Director prior to construction.

Periodic trail connections shall provide public access from adjacent street frontage within the PUD to each trail. In areas of open space not fronting a public street, access by pedestrians may be provided by public access easements that are a minimum 20ft wide. The trail must connect from an abutting street to the trail.

The developer shall construct a trail connection on the west side of the property to connect from the residential development of the PUD south to Sky Village.

The trail construction must be constructed and accepted at a date or dates mutually agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trails located in park land shall be the responsibility of the City of Manor upon City acceptance of each trail, or trail segment.

The developer shall construct an informal recreational playing field, to be graded for positive drainage and located in the open space north of Old Kimbro Road near the HOA recreation center. The City shall accept the field after grass is established, and, upon acceptance, shall be responsible for maintenance of the field. Irrigation is not required.

Parkland and Open Space Improvements

Manor Heights

29 June 2018



JAY ENGINEERING COMPANY, INC.

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

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

August 8, 2018

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

Re: First Submittal of the
Manor Heights PUD Final Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Manor Heights PUD Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on August 3, 2018, has been reviewed for compliance with City of Manor Code of Ordinances Chapter 14 Section 14.02 Exhibit A Zoning Ordinance 185. The Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

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

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

Sincerely,



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

Copy: Alex Granados, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor



September 11, 2018

RE: Manor Heights PUD 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 US Hwy 290 E and Old Kimbro Road and being more fully described in the attached map. 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 upon 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 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.

The Planning and Zoning Commission will convene a Special Meeting at 6:30PM on October 3, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on October 3, 2018 AND October 17, 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

Fay Walter F
7405 Chisos Pass
Austin, TX 78724-3205

Jaimes Melesio
12337 Zeller Lane
Austin, TX 78753-7227

Leake William R & Erica S
7401 Nez Perce Trace
Manor, TX 78653-9634

Esparza Jose Ruiz
14793 Bois D Arc Lane
Manor, TX 78653

Jones Kent
14409 Bois D Arc Lane
Manor, TX 78653-3810

Riojas Maria
PO Box 10
Manor, TX 78653-0010

Nguyen Tuan V & Nhieu T & Quyn
124 Snowflake Drive
Round Rock, TX 78664-4063

Perez Daniel
12220 Johnson Rd
Manor, TX 78653-4002

Leake William R & Erica
7401 Nez Perce Trace
Manor, TX 78653

Jonse Kirk J & Cathy W
13326 Old Kimbro Rd
Manor, TX 78653-4511

Schafer Dennis D
2616 Butler Way
Round Rock, TX 78665-3842

Ugarte Jose V & Eva Benitez
14831 Bois D Arc Lane 2
Manor, TX 78653-4039

Patrick David Lee
14805 Bois D Arc Lane
Manor, TX 78653-3626

Smith Joshua & Marisa
14515 Bois D Arc Lane
Manor, TX 78653-3812

Landeros Joe & Letti
11605 Pillion Place
Manor, TX 78653-3691

Johnson Craig & Tammy
13034 Partridge Bend Drive
Austin, TX 78729-6459

Parent Tony Enterprises Inc
13350 Old Kimbro Road Bldg A
Manor, TX 78653

Aviles Gabriel
2311 W. Howard Lane
Austin, TX 78728

Portillo Zoila
13342 Old Kimbro Rd
Manor, TX 78653-4511

Jonse John & Rita
PO Box 21
Manor, TX 78653-0021

Rogers Belinda G & Michelle L
Payne
14831 Bois D Arc Lane 6
Manor, TX 78653-4039

Rodriguez Ernest Lee
238 Beverly Drive
San Antonio, TX 78228

Patrick Joshua David
14809 Bois D Arc Lane
Manor, TX 78653-4097

Wheat Philip A & Lillian T
14425 Bois D Arc Lane
Manor, TX 78653-3810

Suarez Ernesto
14121 Bois D Arc Lane
Manor, TX 78653-3815

De La Luz Eduvigis
14211 Bois D Arc Lane
Manor, TX 78653-3814

Schneider Brian S
PO Box 1303
Elgin, TX 78621-8303

Moe Randall James
1 County Road 473
Thrall, TX 76578-8797

Gebauer John Jr.
13330 Old Kimbro Rd
Manor, TX 78653-4511

Timmermann Terrell
PO Box 4784
Austin, TX 78765-4784

Jefferson Triangle Marine LP
9225 Katy Frwy STE 208
Houston, TX 77024

Real People Homes Inc
PO Box 125
Leakey, TX 78873-0125

Rice David
14215 E Hwy 290
Manor, TX 78653-4512

Klatt Properties LP
2001 Picadilly Drive
Round Rock, TX 78664-9511

Mathen Mathen & Annamma
20108 Panther Drive
Pflugerville, TX 78660-7513

Hester Howard Martin Jr
18965 Kuykendahl
Spring, TX 77379-3459

Fiebig David & Melinda
PO Box 191
Manor, TX 78653-0191

Fiebig Erskine E & Alice
PO Box 326
Manor, TX 78653-0326

Dinh Chau Quang & Anh Kim Pham
1201 Porterfield Dr
Austin, TX 78753-1617

Swenson Don Ray
8400 High Oak Dr.
Austin, TX 78759-8135

Tiffany Brick Co LP
300 E John Carpenter Fwy STE 1645
Irving, TX 75062-2727



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a rezoning request for Lot 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Light Commercial (C-1). Applicant: Marcos Chavez. Owner: Marcos Chavez

BACKGROUND/SUMMARY:

This request is for a small house at the corner of Lexington and Eggleston. The applicant has request C-1 Light Commercial for the purpose of having a hair salon (personal services). Other properties in the area, like Bright Beginnings Daycare across Lexington from the property are zoned Neighborhood Business. Neighborhood Business is a more appropriate zoning due to the proximity to residential as well as the size of the lot and scale of the building. Neighborhood business would still allow their proposed use. A site plan would be required to be approved by our engineers for the parking, landscaping, outdoor lighting, drainage. etc.

PRESENTATION: ☐ YES ☒ NO

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

Rezoning map

Area image

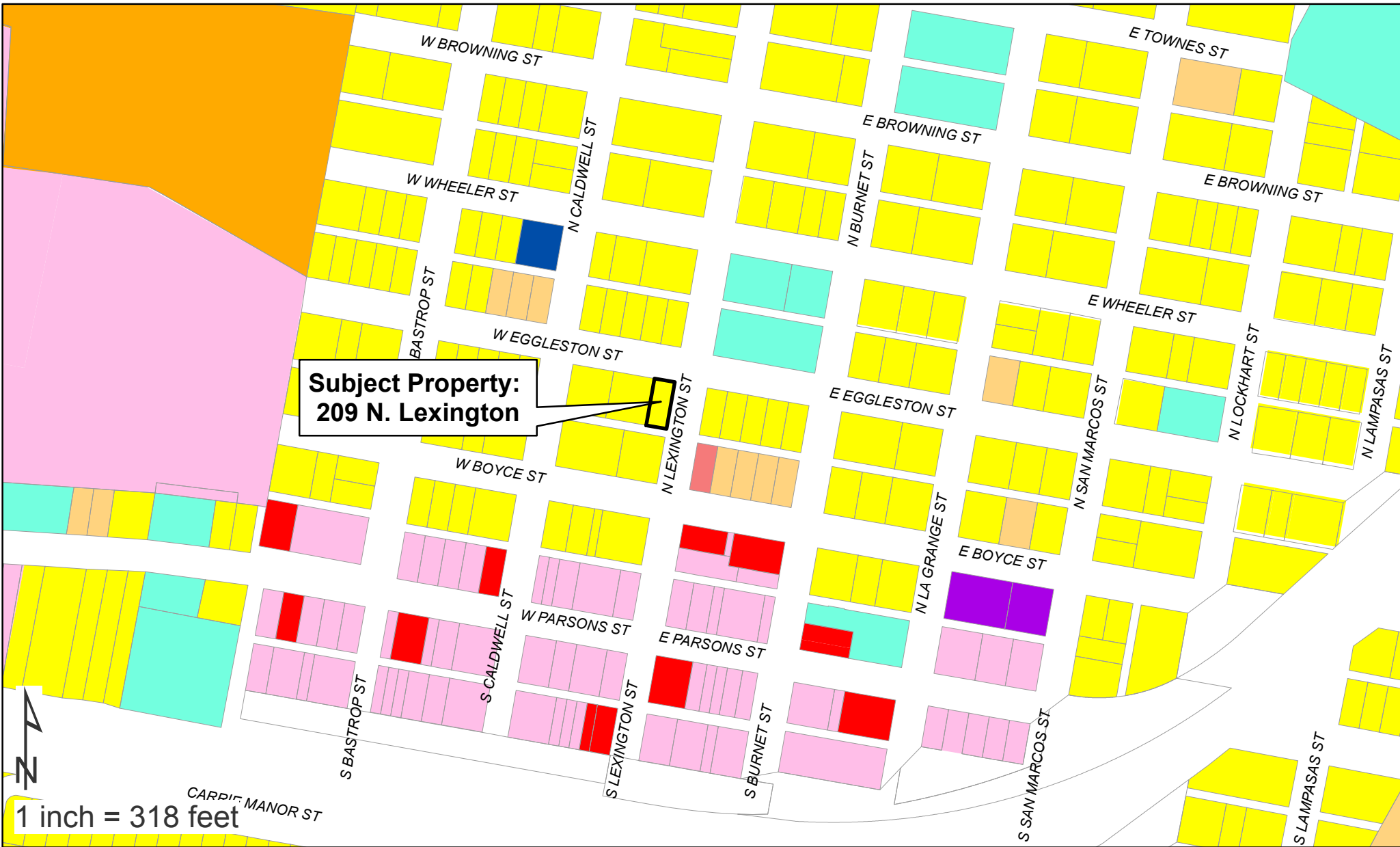
Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approve of a rezoning request for Lot 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Neighborhood Business (NB).

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



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

Current Zoning District:
Single Family R-1

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





September 14, 2018

RE: 209 N. Lexington Street 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 209 North Lexington Street. 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 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Light Commercial (C-1).

The Planning and Zoning Commission will convene a Special Meeting at 6:30PM on October 3, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on October 3, 2018 AND October 17, 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

CHITWOOD TRACYE CURRY
106 W WHEELER ST
MANOR , TX 78653-3395

HABIT RAY E
PO BOX 118
MANOR , TX 78653-0118

TURNER DALE W
PO BOX 474
MANOR , TX 78653-0474

LIONS EYE BANK OF DIST 2-S3&S5
DBA LIONS EYE BANK OF CEN TX
PO BOX 347
MANOR , TX 78653-0347

GILDON EMMA
PO BOX 872
MANOR , TX 78653-0872

NUNN ROSS ETUX
% MRS HENRIETTA PERKINS
PO BOX 207
MANOR , TX 78653-0207

NUNN LILLIE M
PO BOX 207
MANOR , TX 78653-0207

RODRIGUEZ RICHARD
12511 US HIGHWAY 290 E
MANOR , TX 78653-4520

LEHNHOFF JENNELL
103 W EGGLESTON ST
MANOR , TX 78653-3371

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 FM 973 N
MANOR , TX 78653-3540

CASTILLO MONICA ANN
PO BOX 1097
MANOR , TX 78653-1097

VASQUEZ JUAN JR & DIANA E GERL
DIANA E GERLING
PO BOX 499
MANOR , TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
PO BOX 145
MANOR , TX 78653-0145

PAIZ RAMON E JR
PO BOX 280
MANOR , TX 78653-0280

MENDEZ JUAN OJEDA
104 E EGGLESTON ST
MANOR , TX 78653-3407

ACOSTA MOSES
106 EGGLESTON ST
MANOR, TX 78653

ALVARADO MIGUEL ANGEL & GLORIA
PO BOX 294
MANOR , TX 78653-0294

CASTILLO JOSE SABAS &
ELICIE CASTILLO
PO BOX 1097
MANOR , TX 78653-1097

SANCHEZ NORA L & JOSE A JR
JOSE A SANCHEZ JR
PO BOX 232
MANOR , TX 78653-0232

CASTILLO FIDENSIO & REBECCA RAMOS
16508 FM 973 N
MANOR , TX 78653-3592

BRISENO CONSUELO & SANDRA
SUAREZ
PO BOX 205
MANOR , TX 78653-0205

CASIANO JARAMILLO SALVADOR
PO BOX 143201
AUSTIN , TX 78714-3201

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN , TX 78750-3023

HERNANDEZ GLORIA B & ANDREW RAY
ANDREW RAY REESE
PO BOX 287
MANOR , TX 78653-0287

MORENO JORGE
11303 CARRIE MANOR ST
MANOR, TX 78653-5369

TRAVIS COUNTY
PO BOX 1748
AUSTIN , TX 78767-1748

GAULT WILLIAM C
PO BOX 32
MANOR , TX 78653-0032

120 EAST BOYCE STREET LLC
1004 MERIDEN LN
AUSTIN, TX 78703-3823



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 4, one hundred and four (104) single-family lots on 38 acres, more or less, located near Tower Road and Samuel Welch Way, Manor, TX. Applicant: Kimley-Horn Associates. Owner: West Elgin Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

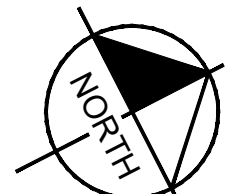
It is City staff's recommendation that the Planning Commission approve a Final Plat for Presidential Heights Phase 4, one hundred and four (104) single-family lots on 38 acres, more or less, located near Tower Road and Samuel Welch Way, Manor, TX.

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

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

*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.
AUGUST 23, 2018



GRAPHIC SCALE IN FEET

1" = 100' @ 18"X24"

SCALE 1'=2000'



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.

X= 3,184,518.63 -
Y= 10 109 126 52

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

OWNER: WEST ELGIN
DEVELOPMENT
CORPORATION

GREENBURY GATES SURVEY
NUMBER 63
ABSTRACT NO. 315

8/23/2018 10:00 AM

WILLARREAL, MIGUEL 8/23/2018 10:02 AM LAST SAVED

DWG NAME: K:\SNA SURVEY\069241708-PRESIDENTIAL HEIGHTS UNIT 2\DWG\069241730 KIMLEY-HORN-PLAT-PHASE-4\PLAT PHASE 4.DWG PLOTTED BY

MATCHLINE **SHEET 2 OF 4**
SHEET 1 OF 4

Sheet No. 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

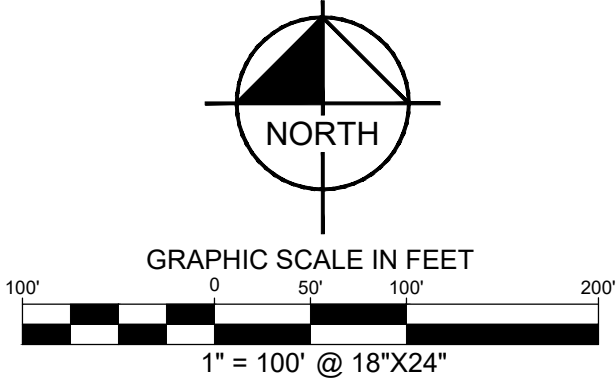
BEING 37.937 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.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

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, AVALON 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

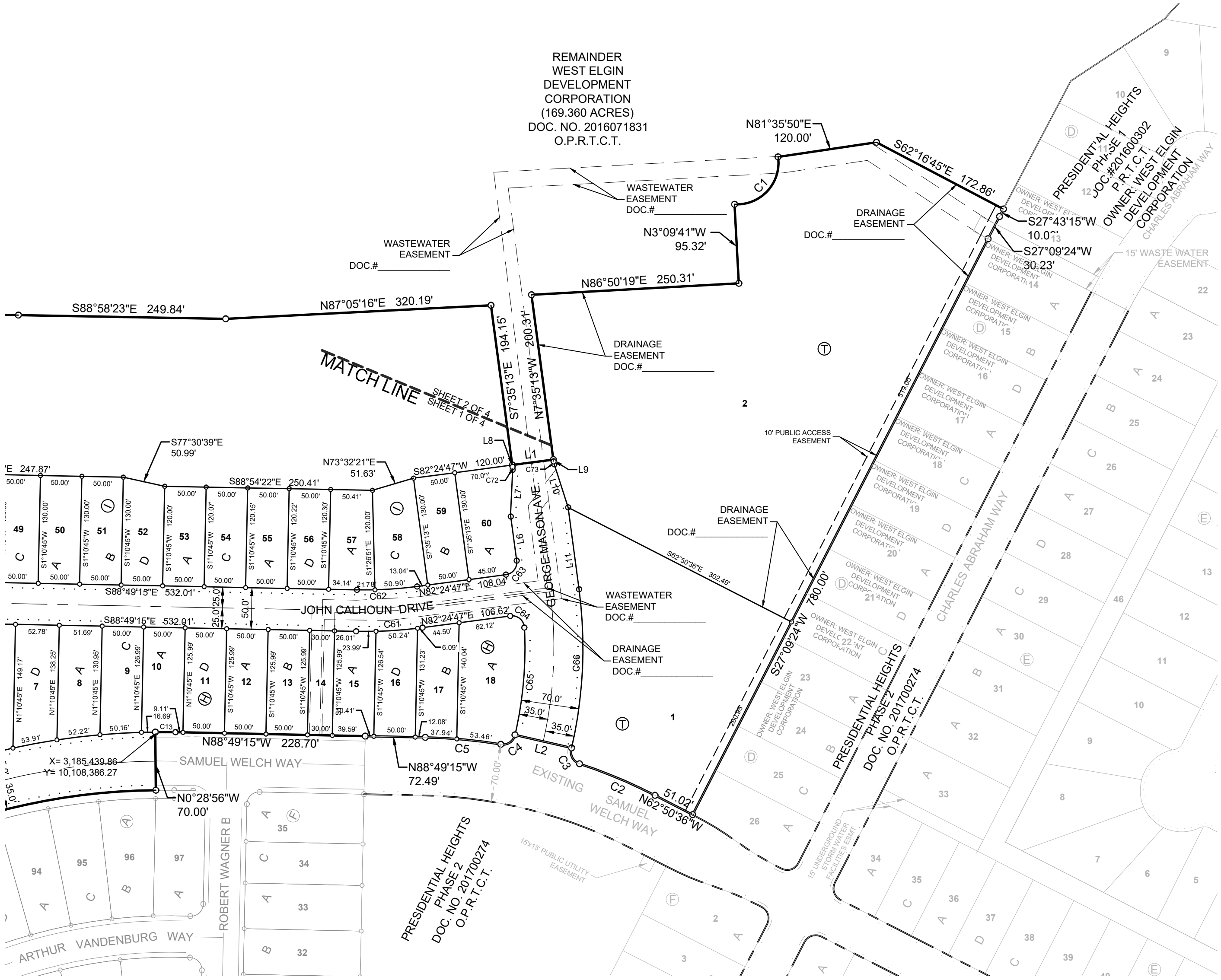


LEGEND	
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IRFC	1/2" IRON ROD FOUND W/ CAP
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T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
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W.W.E.	WASTEWATER EASEMENT
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P.R.C.	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	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





Date: Tuesday, May 22, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2018-P-1123-FP

Job Address: Phase 4 Final Plat of Presidential Heights Subdivision, Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Phase 4 Final Plat of Presidential Heights Subdivision (*Final Plat*) submitted by and received on August 24, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.

3. Add the required note to the final plat:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:
____ DAY OF _____, 20____.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The email provided does not include approval of Robert Taft Street or George Norris Drive. It also approved Mike Mansfield Road not Avenue.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~7. Matchlines should be shown on the plat sheets for clarification.~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right of way on the plat.~~
- ~~9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~
- ~~10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~
- ~~11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.~~
- ~~12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24(c)(1)(ii) requires the date be shown on the final plat.~~
- 13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.**
- 14. Additional comments may be generated upon completion of review of the final plat by the City Attorney.**
- 15. Note that this plat was previously reviewed in combination with Phase 3 and comments were previously issued for both Phases together.**

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

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

Thank you,



5/22/2018 2:16:24 PM
Phase 4 Final Plat of Presidential Heights Subdivision
2018-P-1123-FP
Page 3

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



April 23, 2018

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

**RE: Presidential Heights Phases 3 & 4 – Final Plat – 1st Review
Permit No. 2017-P-1101-FP
Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jaeco's review, dated March 13, 2018. The original comments have been included below for reference. Kimley-Horn responses are listed in [blue](#).

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.

[Please note that per discussions with Scott Dunlop at the City of Manor, the final plat for Phases 3 and 4 is being split into two separate plats, each phase representing their own final plat document. For the purposes of this resubmittal and Permit No. 2017-P-1101-FP, this comment response and submittal will be for Presidential Heights Phase 3 on its own, and a separate Phase 4 final plat submittal will be uploaded to MyPermitNow at a later date. Along with the Phase 3 final plat, two separate easement dedication documents are also being submitted for approval and signature, a WW Easement and a Drainage Easement. These easements contain the public infrastructure necessary to serve Phase 3 on its own, and should allow Phase 3 to be approved and accepted by the City of Manor, prior to the full completion of Phase 4 Improvements.](#)

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

[Response: The location map has been scaled to 1"=2000'.](#)

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.

[Response: All owner's names, deeds or plat information, and the property lines of properties located within three hundred feet of the subdivision boundary are now shown.](#)

3. Add the required note to the final plat:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:

DAY OF _____, 20____.

Response: The note has been added as note #16 on Sheet 4.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

Response: Email coordination with Dolores Huerta at Travis County 911 Addressing regarding street name approved and reservation has been provided.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

Response: The location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records are shown. The existing right of way width is shown as well.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner are accurately described on the plat and rotated to the state plan coordinate system. X and Y coordinates have been identified for four property corners.

7. Matchlines should be shown on the plat sheets for clarification.

Response: Matchlines are shown on the plat sheets.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right-of-way on the plat.

Response: Proposed location of sidewalks are shown as dotted lines inside the proposed right-of-way on the plat.

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

Response: Noted.

10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

Response: A copy of the existing deed restrictions and covenants recorded under Doc. No. 2016167420 have been provided with this submittal.

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.

Response: Tax certificates have been provided with this submittal.

12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.

Response: The date is shown on the final plat.

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.

Response: These lots are located within Phase 4 and have been removed from the boundary of this Phase 3 Plat.

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

Response: Noted.

Please feel free to contact me should you require additional information or have questions. I can be reached at josh.miksch@kimley-horn.com or via telephone at (512) 410-7737.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Josh W. Miksch". The signature is written in a cursive, flowing style.

Josh Miksch, P.E.
Program Manager



Date: Friday, July 13, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2018-P-1123-FP

Job Address: Phase 4 Final Plat of Presidential Heights Subdivision, Manor 78653

Dear Kevin Burks,

The subsequent submittal of the Phase 4 Final Plat of Presidential Heights Subdivision submitted by and received on August 24, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~

~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.~~

~~3. Add the required note to the final plat:~~

~~THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: _____ DAY OF _____, 20____.~~

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The email provided does not include approval of Robert Taft Street or George Norris Drive. It also approved Mike Mansfield Road not Avenue.

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~7. Matchlines should be shown on the plat sheets for clarification.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right of way on the plat.~~

~~9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~

~~10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.~~

~~12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.~~

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. The City Attorney is reviewing the Warranty Deed.

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

~~15. Note that this plat was previously reviewed in combination with Phase 3 and comments were previously issued for both Phases together.~~

16. A note should be added to the plat regarding the two lots that will be conveyed to the City. Note 5 on the final plat for Presidential Heights Phase 2 can be used as a reference.

17. Note 14 should be updated to state the date of the restated development agreement.

18. The City of Manor is reviewing the request for the Special Warranty Deed to be recorded after the project has been accepted by the City.

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

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

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



June 14, 2018

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

RE: KHA Project No. 069241701
Project Name: Presidential Heights Phase 4 (Final Plat)
Permit No. 2018-P-1123-FP

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to the above referenced project, dated May 22, 2018. Only comments that need to be addressed have been included for reference. All Kimley-Horn responses are listed below in [blue](#).

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.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from the Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated with the County. The email provided does not include approval of Robert Taft Street or George Norris Drive. It also approved Mike Mansfield Road, not Avenue.

[Response: Please see the attached email from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated with the County. The email provided states that Robert Taft Street, George Norris Drive and Mike Mansfield Road are approved and reserved.](#)

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.

[Response: a copy of the proposed Special Warranty Deed language has been included with this submittal for review by the City Attorney. Applicant and Owner would like to request that the deed recordation conveying the public parkland lots be delayed until after the Phase 4 subdivision construction improvements have been fully constructed and accepted by the City of Manor. The desire is for the owner to maintain control of the public parkland lots until all required improvements have been constructed and accepted. Can this requirement be delayed until after full project acceptance, in accordance with the development agreement?](#)

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

Response: Noted.

15. Note that this plat was previously reviewed in combination with Phase 3 and comments were previously issued for both Phases together.

Response: Noted.

Should you have any questions, please feel free to contact me using the information within my signature.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Josh W. Miksch". The signature is written in a cursive, flowing style.

Josh Miksch, P.E.
Josh.miksch@kimley-horn.com
(512) 410-7337



Date: Wednesday, July 18, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2018-P-1123-FP

Job Address: Phase 4 Final Plat of Presidential Heights Subdivision, Manor 78653

Dear Kevin Burks,

The subsequent submittal of the Phase 4 Final Plat of Presidential Heights Subdivision submitted by and received on August 24, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~

~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.~~

~~3. Add the required note to the final plat:~~

~~THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: _____ DAY OF _____, 20____.~~

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. The email provided does not include approval of Robert Taft Street or George Norris Drive. It also approved Mike Mansfield Road not Avenue.

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~7. Matchlines should be shown on the plat sheets for clarification.~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right of way on the plat.~~
- ~~9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~
- ~~10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~
- ~~11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.~~
- ~~12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.~~
- 13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. The City Attorney is reviewing the Warranty Deed.**
- 14. Additional comments may be generated upon completion of review of the final plat by the City Attorney.**
- ~~15. Note that this plat was previously reviewed in combination with Phase 3 and comments were previously issued for both Phases together.~~
- 16. A note should be added to the plat regarding the two lots that will be conveyed to the City. Note 5 on the final plat for Presidential Heights Phase 2 can be used as a reference.**
- 17. Note 14 should be updated to state the date of the restated development agreement.**
- 18. The City of Manor is reviewing the request for the Special Warranty Deed to be recorded after the project has been accepted by the City.**

The following additional comments are based on the City Attorney's review of the Final Plat and Special Warranty Deed. They were received on July 17, 2018:

19. The Special Warranty Deed should be recorded simultaneously with the Phase 4 Final Plat. As soon as the plat is recorded and given a document number the number would be added to the blanks provided in the Special Warranty Deed.

20. A note should be added under the General Notes referencing the conveyance of lots to the City. The note could read as follows:

"Dedication and conveyance of Lot 61, Block I, the _____ [insert description of what is being conveyed] and Lot 2, Block T, the _____ [insert description of what is being conveyed] is made to the City of Manor, Texas in accordance with that certain Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District dated effective June 19, 2009."

21. The plat does not make clear that Lot 61 is part of Block I and my recommendation is to include the circular I next to the number 61, similar to the way Lots 1 and 2 have the circular T provided in the lot area.

22. It is unclear to me whether the flag portion of Lot 61 which seems to be about 25' along lots 20-34, Block I is a ROW dedication.

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

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

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

Thank you,



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



August 24, 2018

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

**RE: Permit No. 2018-P-1123-FP
Manor, Texas 78653
Presidential Heights Subdivision Phase 4 Final Plat**

Dear Pauline Gray, P.E., Staff Engineer:

Please accept this Comment Response Letter in reply to Jay Engineering Company, Inc.'s review, dated July 18, 2018. Original comments that need addressing have been included. All Kimley-Horn responses are listed in [blue](#).

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation. The City Attorney is reviewing the Warranty Deed.

Response: Noted.

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

Response: Noted.

15. Note that this plat was previously reviewed in combination with Phase 3 and comments were previously issued for both Phases together.

Response: Noted.

16. A note should be added to the plat regarding the two lots that will be conveyed to the City. Note 5 on the final plat for Presidential Heights Phase 2 can be used as a reference.

Response: Per email correspondence, see note 16 added to the Final Plat.

17. Note 14 should be updated to state the date of the restated development agreement.

Response: Note 14 has been updated stating the date of the restated development agreement.

18. The City of Manor is reviewing the request for the Special Warranty Deed to be recorded after the project has been accepted by the City.

Response: Noted.

The following additional comments are based on the City Attorney's review of the Final Plat and Special Warranty Deed. They were received on July 17, 2018:

19. The Special Warranty Deed should be recorded simultaneously with the Phase 4 Final Plat. As soon as the plat is recorded and given a document number the number would be added to the blanks provided in the Special Warranty Deed.

Response: Noted.

20. A note should be added under the General Notes referencing the conveyance of lots to the City. The note could read as follows:

"Dedication and conveyance of Lot 61, Block I, the [insert description of what is being conveyed] and Lot 2, Block T, the [insert description of what is being conveyed] is made to the City of Manor, Texas in accordance with that certain Restated, Revised and Amended Agreement Regarding the Creation and Operation of the Presidential Glen Municipal Utility District dated effective June 19, 2009."

Response: Per email correspondence, see note 16 added to the Final Plat.

21. The plat does not make clear that Lot 61 is part of Block I and my recommendation is to include the circular I next to the number 61, similar to the way Lots 1 and 2 have the circular T provided in the lot area.

Response: A circular I that indicates that Lot 61 is part of Block I has been placed next to Lot Number 61.

22. It is unclear to me whether the flag portion of Lot 61 which seems to be about 25' along lots 20-34, Block I is a ROW dedication.

Response: The 25' along lots 20-34 is not a part of ROW dedication. It is a part of lot 61, Block I and is used for drainage purposes and a drainage swale.

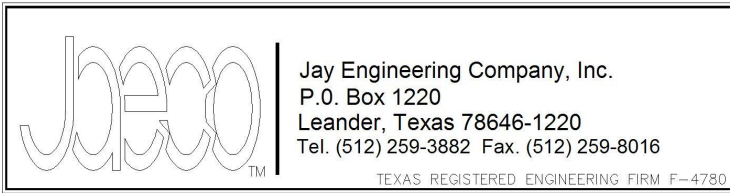
If you have any questions or require additional information, please contact me directly at josh.miksch@kimley-horn.com or (512) 418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Josh W. Miksch, P.E.
Project Manager



Date: Friday, September 14, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2018-P-1123-FP

Job Address: Phase 4 Final Plat of Presidential Heights Subdivision, Manor 78653

Dear Kevin Burks,

We have conducted a review of the final plat for the above-referenced project, submitted by Kevin Burks and received by our office on August 24, 2018, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 3, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on canceling the regularly schedule Planning and Zoning Commission meeting on October 10th, 2018.

BACKGROUND/SUMMARY:

With our current Special Meeting there is not a need for the regularly scheduled October 10th meeting so it can be canceled.

PRESENTATION: ☐ YES ☐ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve canceling the regularly schedule Planning and Zoning Commission meeting on October 10th, 2018.

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