

Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Raul Hernandez, Vice-Chair, Place 3
Larry Wallace Jr, Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Chairperson, Place 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Wednesday, November 14, 2018

6:30 p.m.

Manor City Hall – Council Chambers 105 E. Eggleston Street

CALL TO ORDER AND ANNOUCE A QUORUM IS PRESENT

REGULAR 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*

CONSENT AGENDA

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

1. Consideration, discussion, and possible action on denying a Final Plat for Presidential Heights Phase 5, one hundred and twenty-two (122) single family lots on 34 acres, more or less, located near Bois D'Arc Road and Tower Road, Manor, TX. **Applicant**: Kimley-Horn & Associates. **Owner**: West Elgin Development Corp.

Scott Dunlop, Assistant Development Director

 Consideration, discussion, and possible action on denying a Preliminary Plat for Shadowglen Phase 3 Sections 1 and 2, three hundred and six (306) single family lots on 95 acres, more or less, located near Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings. Scott Dunlop, Assistant Development Director

3. Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Phase 3, one hundred and four (104) single family lots on 20.5 acres, more or less, located near N FM 973 and Johnson Road, Manor, TX. **Applicant**: Kitchen Table Solutions. **Owner**: Continental Homes of Texas.

Scott Dunlop, Assistant Development Director

PUBLIC HEARINGS

4. <u>Public Hearing and First Reading:</u> Consideration, discussion, and possible action on an ordinance of a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2). **Applicant**: Hans Lorange, Real People Homes, Inc. **Owner**: Hans Lorange.

Scott Dunlop, Assistant Development Director

5. <u>Public Hearing:</u> Consideration, discussion and possible action on a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. **Applicant**: Kimley-Horn & Associates. **Owner**: Sky Village Kimbro Estates LLC.

Scott Dunlop, Assistant Development Director

REGULAR AGENDA

6. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the October 3, 2018, Regular Meeting.

Scott Dunlop, Assistant Development Director

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

Scott Dunlop, Assistant Development Director

8. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2 Sections 21A and 21B, one hundred and thirty-seven (137) single family homes on 52 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. **Applicant**: Kimley-Horn & Associates. **Owner**: SG Land Holdings.

Scott Dunlop, Assistant Development Director

ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by <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).

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, November 9, 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:

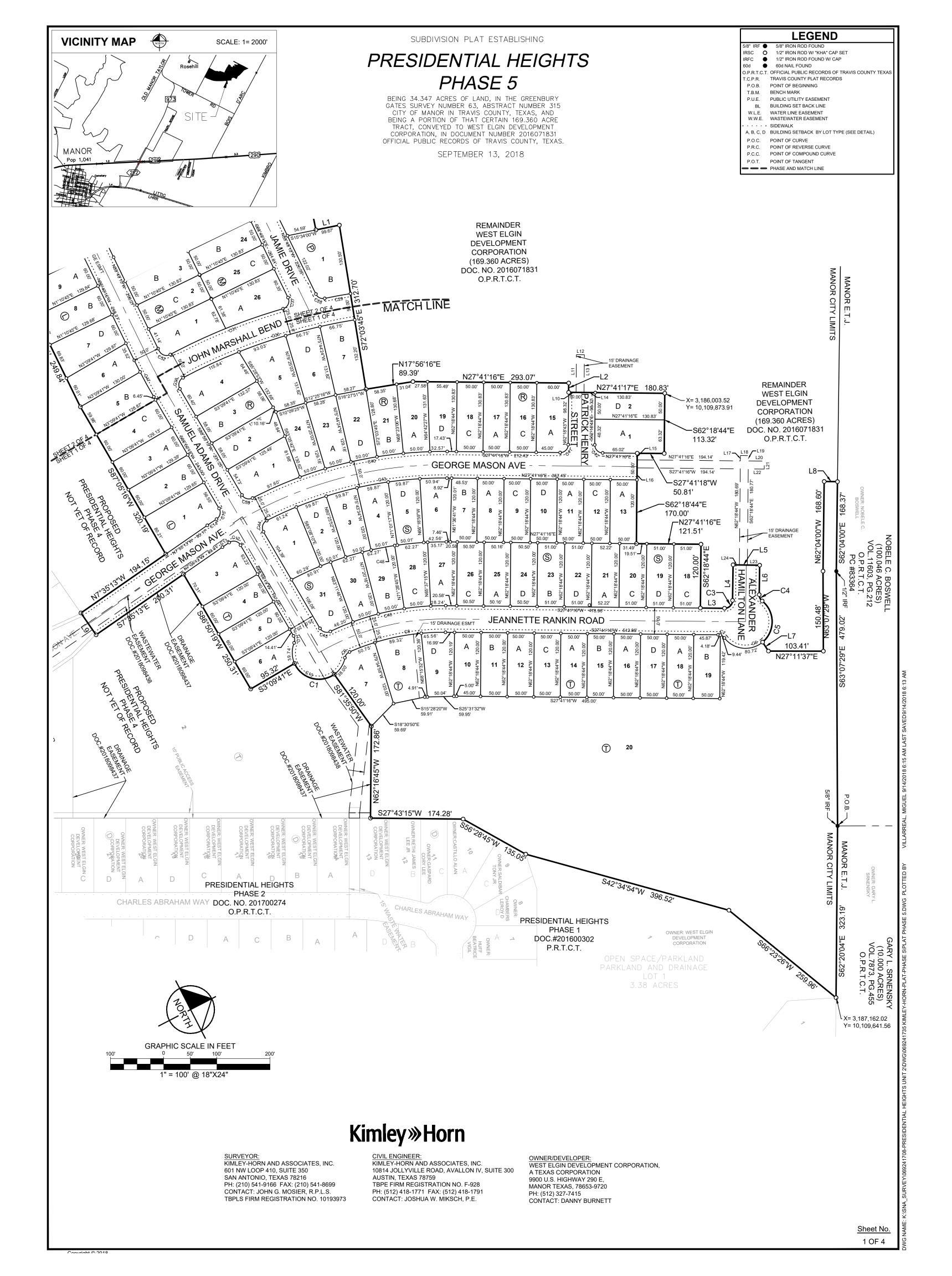
The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please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



	1
AGENDA ITEM	NO.

AGENDA ITEM SUMMARY FORM

PROPOSED MEE	TING DATE: November 14, 2018
PREPARED BY:	Scott Dunlop, Assistant Development Director
DEPARTMENT:	Development Services
AGENDA ITEM [DESCRIPTION:
hundred and twen	cussion, and possible action on denying a Final Plat for Presidential Heights Phase 5, one ty-two (122) single family lots on 34 acres, more or less, located near Bois D'Arc Road and Tower Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corp.
BACKGROUND/	SUMMARY:
	een approved by our engineers.
PRESENTATION	
ATTACHMENTS: Plat	: □YES (IF YES, LIST IN ORDER TO BE PRESENTED) □NO
STAFF RECOMM	IENDATION:
Presidential Heigh	ommendation that the Planning and Zoning Commission deny as submitted a Final Plat for ts Phase 5, one hundred and twenty-two (122) single family lots on 34 acres, more or less, D'Arc Road and Tower Road, Manor, TX.
PLANNING & ZC	DNING COMMISSION: □RECOMMENDED APPROVAL □DISAPPROVAL □NONE



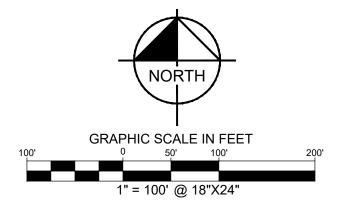
SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS PHASE 5

BEING 34.347 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.

SEPTEMBER 13, 2018

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
Т	20	PUBLIC PARK FACILITY AND SURFACE DRAINAGE IMPROVEMENTS	CITY OF MANOR
L	27	SURFACE DRAINAGE IMPROVEMENTS	CITY OF MANOR



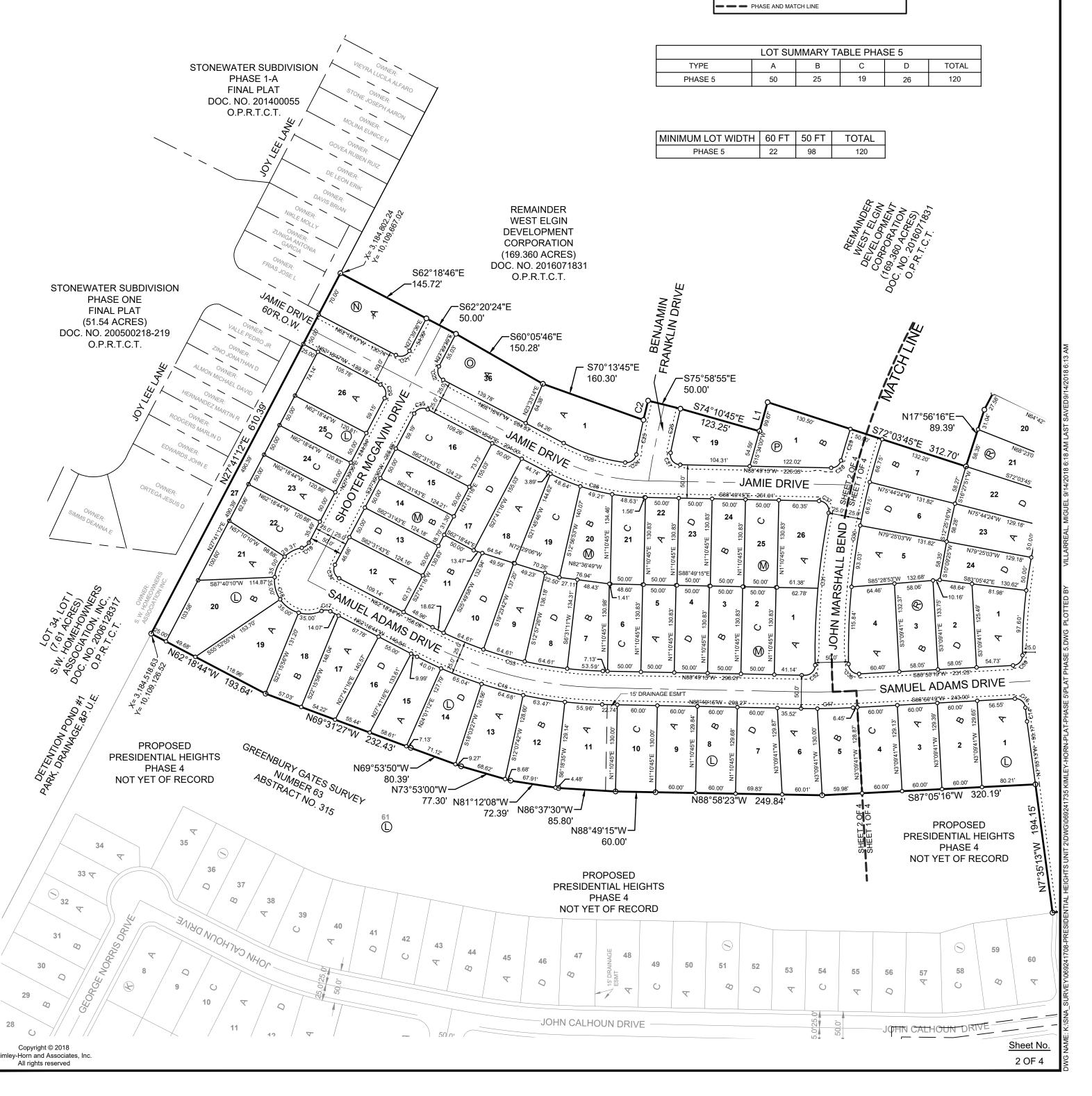
Kimley »Horn

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

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





AGENDA ITEN	1 NO.	2
AGENDA ITEN	۱NO.	

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 14, 2018
PREPARED BY: Scott Dunlop, Assistant Development Director
DEPARTMENT: Development Services
AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on denying a Preliminary Plat for Shadowglen Phase 3 Sections 1 and 2, three hundred and six (306) single family lots on 95 acres, more or less, located near Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.
BACKGROUND/SUMMARY:
This plat has not been approved by our engineers.
PRESENTATION: □YES □NO
ATTACHMENTS: □YES (IF YES, LIST IN ORDER TO BE PRESENTED) □NO
Summary letter Plat
STAFF RECOMMENDATION:
It is City staff's recommendation that the Planning and Zoning Commission deny as submitted a Preliminary Plat for Shadowglen Phase 3 Sections 1 and 2, three hundred and six (306) single family lots on 95 acres, more or less, located near Gregg Manor Road and Rector Loop, Manor, TX.
PLANNING & ZONING COMMISSION: □RECOMMENDED APPROVAL □DISAPPROVAL □NONE



October 25, 2018

City of Manor Engineering Department 105 E. Eggleston Street Manor, TX 78653

RE: Summary Letter - Shadowglen Phase 3 - Section 1 & 2

Dear Engineering Department:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Preliminary Plan for the above referenced project. The project entails 306 lots, which is comprised of 299 single-family lots, 7 open space/drainage lots, street and sidewalk improvements, storm, water, wastewater improvements, and detention/water quality improvements. The streets will be constructed to city of Manor standards and be surfaced with asphalt. Water quality improvements will be comprised of partial sedimentation / filtration ponds and vegetative filter strips, and detention ponds will be constructed to reduce peak runoff rates to less than or equal to existing conditions. The subdivision will be serviced by 12" and 8" water mains and 12" and 8" wastewater mains (see Utility Demand Calculations Letter support document for utility demands). Per the approved PUD Document governing the overall Shadowglen development, no parkland dedication will be required as this criterion has already been met.

Sincerely,

Jason Reece, P.E. Project Manager

TBPE F-928

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

FOR

SHADOWGLEN PHASE 3 SECTION 1 & 2

CITY OF MANOR, TRAVIS COUNTY COUNTY, TEXAS

WATERSHED STATUS

THIS SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED

FLOODPLAIN INFORMATION:

A PORTION OF THIS TRACT IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014.

LEGAL DESCRIPTION

BEING 94.63 ACRES OF LAND SITUATED IN THE WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743, AND THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, TRAVIS COUNTY, TEXAS; AND BEING ALL A CALLED 349.79 ACRE TRACT 1 DESCRIBED IN INSTRUMENT TO SG LAND HOLDINGS LLC IN DOCUMENT NO. 2012217281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

ENGINEER



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
CONTACT: JASON REECE, P.E.

Tel. No. (512) 418-17/1 Fax No. (512) 418-1791

OWNER/DEVELOPER

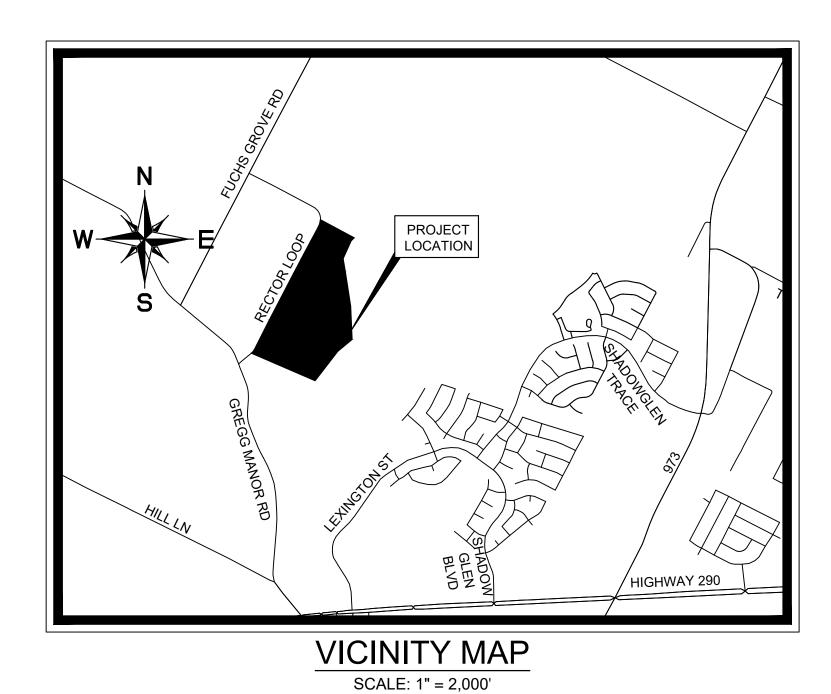
SG LAND HOLDINGS, LLC. 2392 MORSE AVENUE IRVINE, CALIFORNIA 92614 TEL: 512.278.8024 CONTACT: RUSSELL ALLISON

SURVEYOR

KIMLEY-HORN 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 TEL: 210.541.9166 CONTACT: GREG MOSIER

TRAVIS COUNTY ESD No. 12 NOTES

- 1. FIRE HYDRANTS APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT ARE PART OF A FIRE PROTECTION SYSTEM.
- 2. MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE. MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE FOR THIS PROJECT.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MANOR, TRAVIS COUNTY T.N.R. AND TRAVIS COUNTY ESD No. 12 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.



NOVEMBER 2018

Shadowglen Single Family Lot Summary					
Minimum Lot Width	Percentage of Total ¹	Lots Per Percentage ²	Lots Previously Submitted ³	Lots Submitted This Plan	Total Lots Submitted
45 ft	25%	656 - 984	552	63	615
50 ft	20%	491 - 819	486	84	570
55 ft	20%	491 - 819	464	114	578
60 ft	20%	491 - 819	377	38	415
65 ft	15%	327 - 655	349	0	349
		Total	2228	299	2527

Per Current Development Agreement
 Resedupon 3, 276 Lots in the Concent Plan

2) Based upon 3,276 Lots in the Concept Plans, +/- 5% as per Development Agreement

3) Includes Past Preliminary Plans

SHEET INDEX

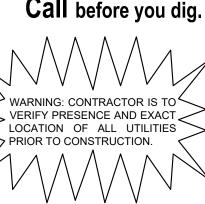
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN - SECTION 1 (SHEET 1 OF 2)
4	PRELIMINARY PLAN - SECTION 2 (SHEET 2 OF 2)
5	PRELIMINARY PLAN - LOT AREAS CURVE & LINE TABLES
EX A	EXISTING DRAINAGE AREA MAP
EX B	PROPOSED DRAINAGE AREA MAP
EX C	INLET DRAINAGE AREA MAP - SECTION 1 (SHEET 1 OF 2)
EX D	INLET DRAINAGE AREA MAP - SECTION 2 (SHEET 2 OF 2)
EX E	DRAINAGE CALCULATIONS (SHEET 1 OF 2)
EX F	DRAINAGE CALCULATIONS (SHEET 2 OF 2)
EX G	PRELIMINARY WATER QUALITY PLAN
EX H	PRELIMINARY WATER QUALITY CALCULATIONS
EXI	PRELIMINARY WATER PLAN - SECTION 1 (SHEET 1 OF 2)
EX J	PRELIMINARY WATER PLAN - SECTION 2 (SHEET 2 OF 2)
EX K	PRELIMINARY WASTEWATER PLAN - SECTION 1 (SHEET 1 OF 2)
EXL	PRELIMINARY WASTEWATER PLAN - SECTION 2 (SHEET 2 OF 2)

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS DAY OF, 20
BY: HONORABLE MAYOR RITA G. JONSE MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING			
AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY			
RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.			
DATED THIS DAY OF, 20			
BY:			
WILLIAM MYERS, CHAIRPERSON			

T.N.R. PERMIT APPLICATION #	
BY:TRAVIS COUNTY T.N.R. CASE MANAGER	DATE





SHEET NUMBER

IUMBER

2018 KIMLEY—HORN AND ASSOCIATES, INC.
VILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 7875
ONE: 512—418—1771 FAX: 512—418—1791
WWW.KIMLEY—HORN.COM
(AS REGISTERED ENGINEERING FIRM F—928

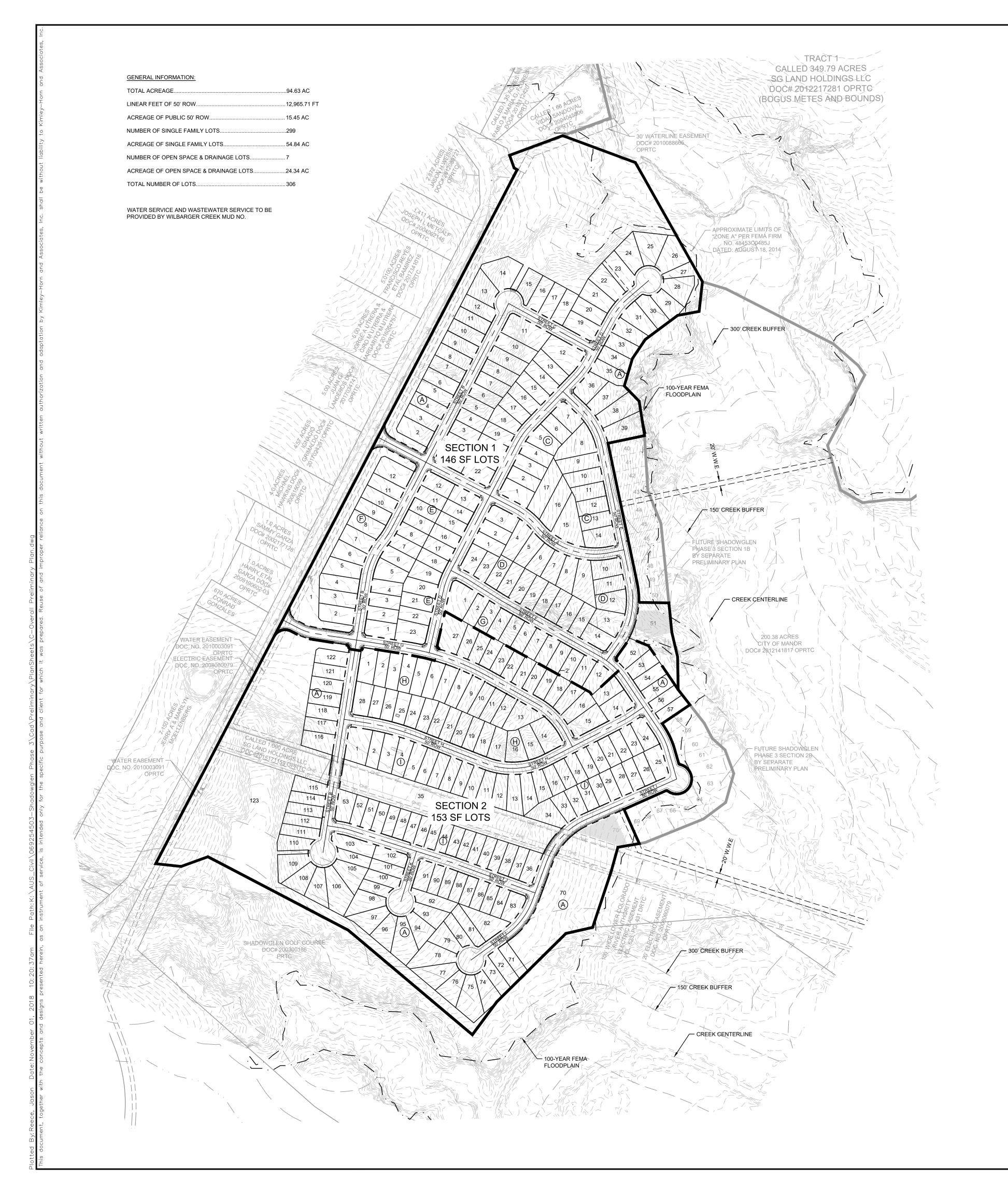
JASON B. REECE
127126
CENSE
ONAL EN 11/01/18

CALE: AS SHOWN
ESIGNED BY: JBR
RAWN BY: AGD

R SHEET

ASE 3
OF MANOR

CI TRAVIS



NOTES:

- 1. A 15' ELECTRICAL EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS.
- 2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF 2010 SHADOWGLEN LLC AND HIS/HER ASSIGNS.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER AND WASTEWATER CONNECTION IS MADE TO THE WILBARGER CREEK M.U.D. #1.
- 4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY
- 5. LOT SETBACK REQUIREMENTS: FRONT YARD SETBACK

LOTS IN THIS SUBDIVISION.

20' FOR IRREGULARLY SHAPED LOTS
25' FOR ALL OTHER LOTS

SIDE YARD SETBACK
STREET SIDE YARD SETBACK
REAR YARD SETBACK

- 6. SEE SHEET 5 FOR CURVE, NOTE, AND LOT AREA TABLES.
- 7. ALL OPEN SPACE AND DRAINAGE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES, INCLUDING NO BUILDINGS, FENCES, WALLS, OR SIMILAR STRUCTURES, AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8. THE FOLLOWING COMPANIES WILL PROVIDE DRY UTILITY SERVICE FOR THIS PRELIMINARY PLAN:

ELECTRIC: BLUEBONNET ELECTRIC GAS: ATMOS

TELEPHONE: AT&T

9. ALL STREETS WITHIN THE PRELIMINARY PLAN ARE TO BE PUBLIC.

13. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

- 10. THIS PRELIMINARY PLAN IS LOCATED WITHIN THE CITY OF MANOR ETJ.
- 11. A PORTION OF THIS TRACT IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 45453C0485J, EFFECTIVE DATE AUGUST 18, 2014.
- 12. THE GRADE FOR THE FIRE DEPARTMENT ACCESS DOES NOT EXCEED 10 PERCENT.
- 14. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

TRAVIS COUNTY NOTES:

- 1. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR HIKING TRAIL IS ALLOWED IF IT'S LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- 2. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- 3. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS:

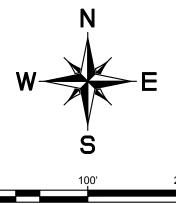
- 1. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT., AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
- 2. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
- 3. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT SIDE OF EACH LOT OF TWENTY (25) FEET.
- 4. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE SIDES OF EACH LOT OF FIVE (5) FEET.
- 5. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
- 6. THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORIES OR FIFTY (50) FEET.
- 7. A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT

8. REVOKED BY COTTON HOLDING.

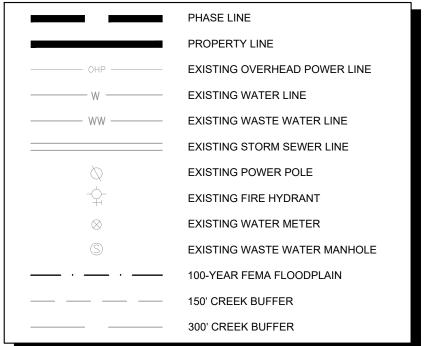
- 9. A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
- 10. A L.O.M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
- 11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE BEEN GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

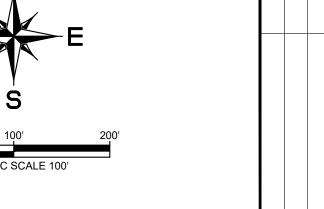
CITY OF MANOR SUBDIVISION VARIANCES:

- 1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER
- 2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- 3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- 4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- 5. ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL ("DCM")., AS CURRENTLY AMENDED, SAVE AND EXCEPT: (i) THOSE PROVISIONS OF THE DCM SET OUT IN SECTION 41(b)(i) OF THE CITY OF MANOR ORDINANCE NO. 159; (ii) PARAGRAPH 1.2.6 OF THE DCM; (iii) PARAGRAPH 2.2.1.E OF THE DCM; AND (iv) ANY OTHER PROVISIONS OF THE DCM THAT WOULD CAUSE THE FLOOD PLAIN DELINEATION TO BE DIFFERNET FROM THE 100-YEAR FLOODPLAIN ESTABLISHED BY FEMA. THE LOCATION OF THE 100-YEAR FLOODPLAIN SHALL BE THE LOCATION ESTABLISHED BY FEMA
- 6. THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANDSCAPING FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF MANOR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- 7. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- 9. THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "O-S" SHALL SATISFY THE CITY'S PARKLAND DEDICATION REQUIREMENTS FOR ALL LAND SHOWN WITHIN THE PUD OR THE MASTER LAND PLAN. ALL PROPERTY IDENTIFIED AS OPEN SPACE ON THE PUD PLAN OR THE MASTER LAND PLAN SHALL BE DEDICATED TO THE CITY OR TO A MUNICIPAL UTILITY DISTRICT.
- 10. THE AREA OF NON-RECTANGULAR LOTS SHALL BE PROVIDED WITH THE FILING OF A FINAL PLAT.



LEGEND





AND ASSOCIATES, INC.

IV, SUITE 300, AUSTIN, TX 78759

1 FAX: 512-418-1791

'-HORN.COM

GINEERING FIRM F-928



SCALE: AS SHOWN
DESIGNED BY: JBR
DRAWN BY: AGD

RALL PRELIMINARY PLAN

HADOWGLEN
PHASE 3
CITY OF MANOR

SHEET NUMBER

2

> WARNING: CONTRACTOR IS TO \ > VERIFY PRESENCE AND EXACT \

LOCATION OF ALL UTILITIES



	3
AGENDA ITEM	NO.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 14, 2018
PREPARED BY: Scott Dunlop, Assistant Development Director
DEPARTMENT: Development Services
AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Phase 3, one hundred and four (104) single family lots on 20.5 acres, more or less, located near N FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Solutions. Owner: Continental Homes of Texas.
BACKGROUND/SUMMARY:
PRESENTATION: □YES □NO
ATTACHMENTS: \square YES (IF YES, LIST IN ORDER TO BE PRESENTED) \square NO
Summary letter Plat
STAFF RECOMMENDATION:
It is City staff's recommendation that the Planning and Zoning Commission deny as submitted a Final Plat for Stonewater North Phase 3, one hundred and four (104) single family lots on 20.5 acres, more or less, located near N FM 973 and Johnson Road, Manor, TX.
PLANNING & ZONING COMMISSION: □RECOMMENDED APPROVAL □DISAPPROVAL □NONE



November 7th, 2018

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

RE:

ENGINEER'S SUMMARY LETTER

STONEWATER NORTH SUBDIVISON PHASE 3 FINAL PLAT

Dear Mr. Dunlop,

We are submitting the Stonewater North Phase 3 Final Plat and the accompanying supplemental information including a current tax certificate showing all taxes paid for 2017 and 911 addressing approval for street names on behalf of Continental Homes of Texas, LP. The project consists of approximately 20.6 acres, being the second plat out of the 69-acre Stonewater North Preliminary Plan. This subdivision is subject to the Development Agreement for the Stonewater Subdivision, f.k.a. Hawk Creek Subdivision, and its Addendum Number 4, between the City of Manor and Continental Homes of Texas, LP.

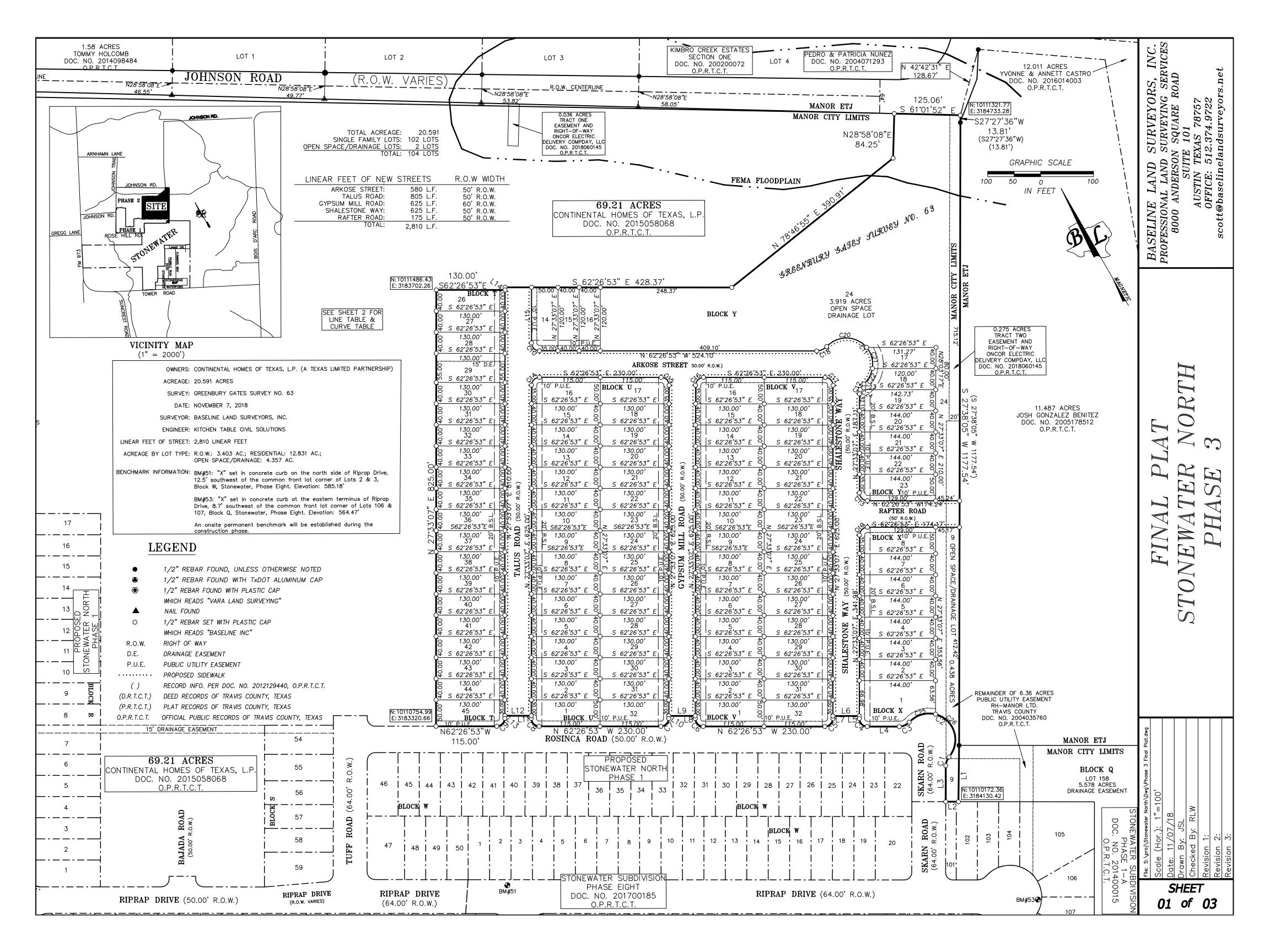
The Stonewater North Preliminary Plan was approved by the City of Manor Planning & Zoning Commission on August 8, 2018. The construction documents for the Stonewater North Subdivision – Phase 3 were cleared of comments on November 7, 2018 and are in process for receiving the construction permit.

The Stonewater North Subdivision – Phase 3 final plat includes approximately 2810 If of right-of-way, 102 single family lots, and 2 open space lots. The roadways will be designed as standard Minor streets, having a 50' r.o.w. with 31' of pavement BOC-BOC.

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

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

Thank you for your consideration of this final plat application.



STATE OF TEXAS {} COUNTY OF WILLIAMSON {}	
KNOW ALL MEN BY THESE PRESENTS: CONTINENTAL HOMES OF TEXAS, L.P., A TACTING HEREIN BY AND THROUGH IAN CUDE, ASSISTANT SECRETARY, BEING THE TRACT OF LAND TRACT SITUATED IN THE GREENBURY GATES SURVEY NO. 63, CORECORD IN DOCUMENT NO. 2015058068 OF THE OFFICIAL PUBLIC RECORDS OF HEREBY SUBDIVIDE 20.591 ACRES TO BE KNOWN AS "STONEWATER NORTH PHAST THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTION NOT RELEASED.	OWNER OF A 69.21 ACRE DIVEYED BY INSTRUMENT OF TRAVIS COUNTY, TEXAS, DOES E 3" IN ACCORDANCE WITH IC USE FOREVER THE STREETS
THERE ARE NO LIENHOLDERS FOR THIS TRACT.	
WITNESS MY HAND THIS THE DAY OF 2019. A	D.
CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)	
BY:CHTEX OF TEXAS, INC. (A DELAWARE CORPORATION) ITS SOLE GENERAL PARTNER	
BY:	
IAN CUDE, ASSISTANT SECRETARY	
STATE OF TEXAS \{\} COUNTY OF WILLIAMSON \{\}	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THE CAPACITY HEREIN STATED.	WRITING, AND ACKNOWLEDGED
WITNESS MY HAND, THIS THE DAY OF 2019. A.D.	
NOTARY PUBLIC, STATE OF TEXAS	
PRINTED NAME:	
MY COMMISSION EXPIRES:	
I, PEGGY M. CARRASQUILLO, P.E., DO HEREBY CERTIFY THAT:	
THIS PLAT IS IN COMPLIANCE WITH CITY OF MANOR APPLICABLE RULES AND REC	
WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUBMISSION.	UPPLY AT THE TIME OF
THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZO	DNE.
A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO F NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF JANUARY 6, 2016, AND FL NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2008, ISSU EMERGENCY MANAGEMENT AGENCY.	OOD INSURANCE RATE MAP
TOTAL OF THE PARTY	A. Carrasquillo
THAT I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF PROFESSION OF LAND SURVEYING DO HEREBY CERTIFY THAT THIS PLAT COMPLIE RELATED PORTIONS OF THE MANOR TEXAS SUBDIVISION ORDINANCE, IS TRUE AN MY ABILITY, AND WAS PREPARED FROM AN ACTUAL AND ACCURATE ON—THE—GROUNDER MY SUPERVISION.	S WITH THE SURVEYING D CORRECT TO THE BEST OF
O. Scott / agreell 11/07/18	TE OF TE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS

LLUVIA TIJERINA, CITY SECRETARY

LLUVIA TIJERINA, CITY SECRETARY

ATTEST:

ATTEST:

MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 2019.

J. SCOTT LASWELL

AUSTIN, TEXAS 78757 (PHONE) 512-374-9722

SUITE 101

APPROVED:

APPROVED:

RITA G. JONSE, MAYOR

BASELINE LAND SURVEYORS, INC. FIRM NUMBER 10015100 8000 ANDERSON SQUARE ROAD

WILLIAM MYERS, CHAIRPERSON

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583

THE _____, 2019.

STATE OF TEXAS \{\} COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY
THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY
OF ______, 2019, A.D., AT ______ O'CLOCK __.M., AND DULY
RECORDED ON THE ______ DAY OF ______, 2019, A.D., AT
____O'CLOCK __.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN
DOCUMENT NO._____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____, DAY OF ______, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

J. SCOTT LASWELL

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 11/07/18
- 2. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- 3. THIS PLAT IS SUBJECT TO THE ROSE HILL PUBLIC IMPROVEMENT MANAGEMENT AGREEMENT EXECUTED JUNE 25, 2003, AND SUBSEQUENT AMENDMENTS.
- 4. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF JANUARY 6, 2016, AND FLOOD INSURANCE RATE MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2008, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5. NO PERMANENT STRUCTURE MAY BE PLACED IN OR OVER ANY EASEMENT OR RIGHT-OF-WAY EXCEPT A STRUCTURE WHOSE USE AND LOCATION ARE NECESSARY TO THE DESIGNATED USE OF THE RIGHT-OF-WAY OR EASEMENT OR WHICH OTHERWISE WILL NOT AFFECT THE USE, MAINTENANCE, OR REPAIR OF SUCH EASEMENT.
- 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- 8. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- 9. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES, CITY OF MANOR, TEXAS,
- 10. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DOC. NO. 2016019412 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 11. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE 20' FEET FRONT YARD, 5' SIDE YARD, AND 10' REAR YARD PER THE ROSE HILL PUBLIC IMPROVEMENT AGREEMENT, AMENDMENT 4.
- 12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 13. THE MAINTENANCE OF ALL DRAINAGE/PUE/OPEN SPACE LOTS CONTAINED WITHIN STONEWATER NORTH PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SW HOMEOWNERS ASSOCIATION, INC. AND/OR THEIR SUCCESSORS. THESE LOTS INCLUDE: LOT 9, BLOCK X (0.438 AC.) AND LOT 24, BLOCK Y (3.919 AC.).

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S2810'22"W	106.57'
L2	N62*26'53"W	24.01'
L3	N27'37'01"E	68.22'
L4	N62*26'53"W	60.65'
L5	N27'33'07"E	5.00'
L6	N62*26'53"W	50.00'
L7	S27°33'07"W	5,00'
L8	N27'33'07"E	5.00'
L9	N62*26'53"W	50.00'
L10	S27*33'07"W	5.00'
L11	N27'33'07"E	5.00'
L12	N62°26'53"W	50.00'
L13	S27*33'07"W	5.00'
L14	N27*33'07"E	5.00'
L15	N27'33'07"E	105.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00	17.69	40'32'11"	N47'53'06"E	17.32
C2	50.00	156.02	178'47'29"	N21"14'33"W	99.99
C3	25.00	21.03	48"11'24"	N86°32'35"W	20,41
C4	15.00	23.56	90,00,00,	N17*26'53"W	21.21
C5	15.00	23.56	90,00,00,	\$72*33'07"W	21.21
C6	15.00	23.56	90'00'00"	N17*26'53"W	21.21
C7	15.00	23.56	90,00,00	S72*33'07"W	21.21
C8	15.00	23.56	90,00,00,	N17*26'53"W	21.21
C9	15.00	23.56	90'00'00"	S72'33'07"W	21.21
C10	15.00	23.56	90,00,00,	N17*26'53"W	21.21
C11	50.00	162.65	186*22'46"	N17*26'53"W	99.85
C12	25.00	21.03	4811'23"	N51°38'48"E	20.41
C13	15.07	23.53	89*28'51"	N17*26'54"W	21.21
C14	15.00	23.56	90,00,00,	N72'33'07"E	21.21
C15	15.00	23.56	90'00'00"	N17*26'53"W	21.21
C16	15.00	23.56	90,00,00,	N72'33'07"E	21.21
C17	15.00	23.56	90,00,00,	N17*26'53"W	21.21
C18	25.00	21.03	48*11'23"	N86*32'35"W	20.41
C19	15.00	23.56	89*59'56"	N72'33'06"E	21.21
C20	50.00	85.89	98'25'17"	N61°25'37"W	75.71
C21	50.00	42.75	48'59'34"	N12"7"00"E	41.46
C22	50.00	34.00	38'57'47"	N56"15'22"E	33.35
C23	25.00	13.01	29'48'30"	N60°51'24"E	12.86
C24	25.00	8.02	18*23'08"	N36°42'52"E	7.99
C25	50.00	54.64	62'36'34"	N79*19'59"W	51.96
C26	50.00	101.39	116"10'52"	N10°03'44"E	84.89

M

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722

cale (Hor.): 1"=100'	
ate: 11/07/18	_
awn By: JSL	
hecked By: RLW	
evision 1:	
evision 2:	
	_

SHEET

02 of 03

ADJOINING LANDOWNER REFERENCE TABLE

STONEWATER SUBDIVISION PHASE 1-A DOC. NO. 201400015 O.P.R.T.C.T.

<u>LEGAL</u> <u>ADDRESS</u> <u>OWNER</u> <u>DEED</u>

BLOCK Q

SW HOMEOWNERS ASSOCIATION, INC. LOT 158 WALTER VAUGHN DRIVE DOC. NO. 2014054513

STONEWATER SUBDIVISION PHASE EIGHT DOC. NO. 201700185 O.P.R.T.C.T.

<u>LEGAL</u>	<u>ADDRESS</u>	OWNER	<u>DEED</u>
BLOCK Q			
LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107	RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P. JOHN BEDARD ROBERT MACARTY LUCINDY CONEJO CONTINENTAL HOMES OF TEXAS, L.P. CORY ANDERSON JOHN A. McCLURE	DOC. NO. 2015058068 DOC. NO. 2018067626 DOC. NO. 2018050236 DOC. NO. 2018064359 DOC. NO. 2015058068 DOC. NO. 2018135810 DOC. NO. 2018081366
BLOCK W			
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 15 LOT 16 LOT 17 LOT 18 LOT 17 LOT 18 LOT 19 LOT 20	RIPRAP DRIVE	CHRISTIAN ARIEL & MISAEL AXEL GONZALES BIZARRO MARCOS AARON CABOS BRITTANY SHOWELS JUAN NIEVES, JR. ANICETA ALVAREZ ISREAL & MARIA TORRES CALEB LUCIO CONTINENTAL HOMES OF TEXAS, L.P. JANETTE V. CHAVEZ CHRISTOPHER C. ACEVEDO DAVID A. & ANGELICA P. ANDRESEN JOAO DELINGER MONICA M. PHILLIPS & AMANDA G. BEAVER JOSE LEANDRO OVIEDO ALDAIR R. SANCHEZ ALVARADO & BRENDA P. PADILLA EUGENE CUELLAR ABRAHAM GONZALEZ & FATIMA PONCE EARL BROWN, JR. VIRGINIA THERRELL CHISTOPHER M. ATTERTON	DOC. NO. 2018132386 DOC. NO. 2018134348 DOC. NO. 2018116252 DOC. NO. 2018160443 DOC. NO. 2018134477 DOC. NO. 2018117340 DOC. NO. 2018117340 DOC. NO. 2018103018 DOC. NO. 2018121357 DOC. NO. 2018099588 DOC. NO. 2018099588 DOC. NO. 201819186 DOC. NO. 2018091050 DOC. NO. 2018142318 DOC. NO. 2018089243 DOC. NO. 2018083260 DOC. NO. 2018083260 DOC. NO. 2018085329 DOC. NO. 2018085329 DOC. NO. 2018079184

PROPOSED STONEWATER NORTH PHASE 1

<u>DEED</u> <u>LEGAL</u> <u>ADDRESS</u> <u>OWNER</u> BLOCK S LOT 54 THROUGH LOT 59 TUFF ROAD CONTINENTAL HOMES OF TEXAS, L.P. DOC. NO. 2015058068 LOT 22 THROUGH LOT 46 CONTINENTAL HOMES OF TEXAS, L.P. DOC. NO. 2015058068 ROSCINA ROAD LOT 47 THROUGH LOT 50 DOC. NO. 2015058068 RIPRAP DRIVE CONTINENTAL HOMES OF TEXAS, L.P.

JOSE GONZALEZ BENITEZ

<u>LEGAL</u> <u>ADDRESS</u>

12301 JOHNSON ROAD 11.487 ACRES

DOC. NO. 2005178512 O.P.R.T.C.T.

YVONNE & ANNETT CASTRO

ADDRESS <u>LEGAL</u> 12.011 ACRES DOC. NO. 2016014003 O.P.R.T.C.T. JOHNSON ROAD

PEDRO & PATRICIA NUNEZ

LEGAL <u>ADDRESS</u>

LOT 4 KIMBRO CREEK ESTATES SECTION ONE DOC. NO, 200200072 O.P.R.T.C.T. DEED: DOC. NO. 2004071293 O.P.R.T.C.T. 12300 JOHNSON ROAD

ER

BASELINE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES 8000 ANDERSON SQUARE ROAD SUITE 101 AUSTIN TEXAS 78757 OFFICE: 512.374.9722 scott@baselinelandsurveyors.net Image: Control of the con FINA

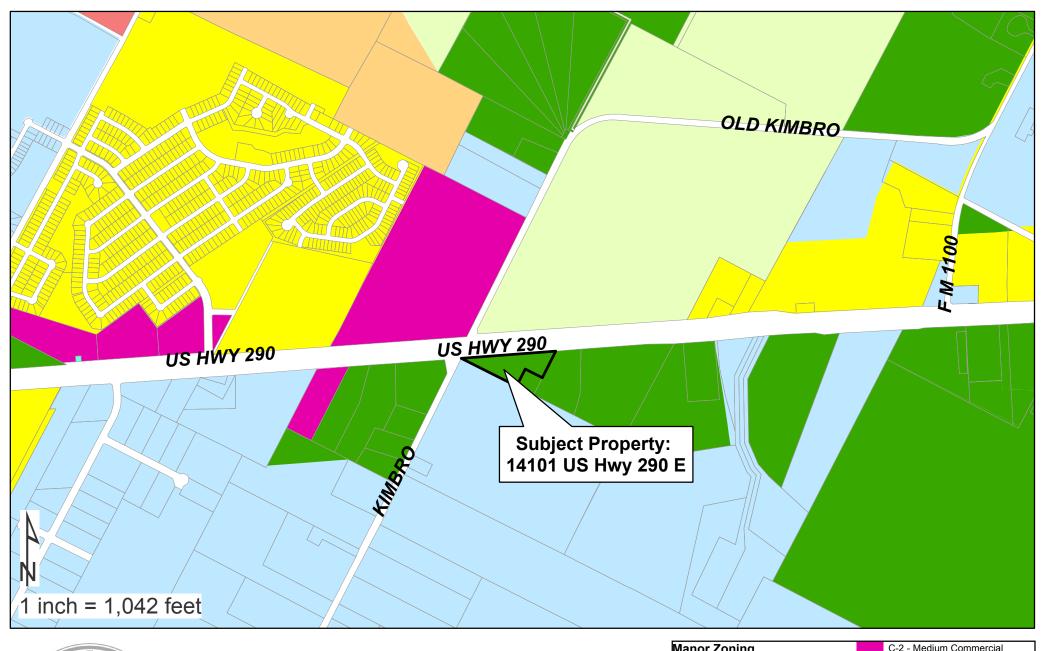
SHEET 03 of 03



	4
AGENDA ITEM	NO. T

AGENDA ITEM SUMMARY FORM
PROPOSED MEETING DATE: November 14, 2018
PREPARED BY: Scott Dunlop, Assistant Development Director
DEPARTMENT: Development Services
AGENDA ITEM DESCRIPTION:
Public Hearing and First Reading: Consideration, discussion, and possible action on an ordinance of a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Hans Lorange, Real People Homes, Inc. Owner: Hans Lorange.
BACKGROUND/SUMMARY:
This property was annexed on 9/30/18 by Ordinance 483. It is at the intersection of US Hwy 290 and Kimbro Road. There are a couple of occupied and unoccupied building on the property.
PRESENTATION: □YES ■NO
ATTACHMENTS: ■YES (IF YES, LIST IN ORDER TO BE PRESENTED) □NO
Ordinance Zoning map Area image
STAFF RECOMMENDATION:
It is City staff's recommendation that the Planning and Zoning Commission conduct a public hearing and recommend approval of the first reading of an ordinance of a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2).

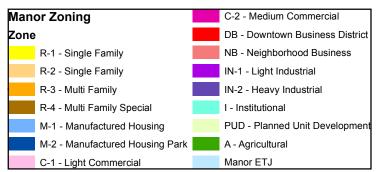
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

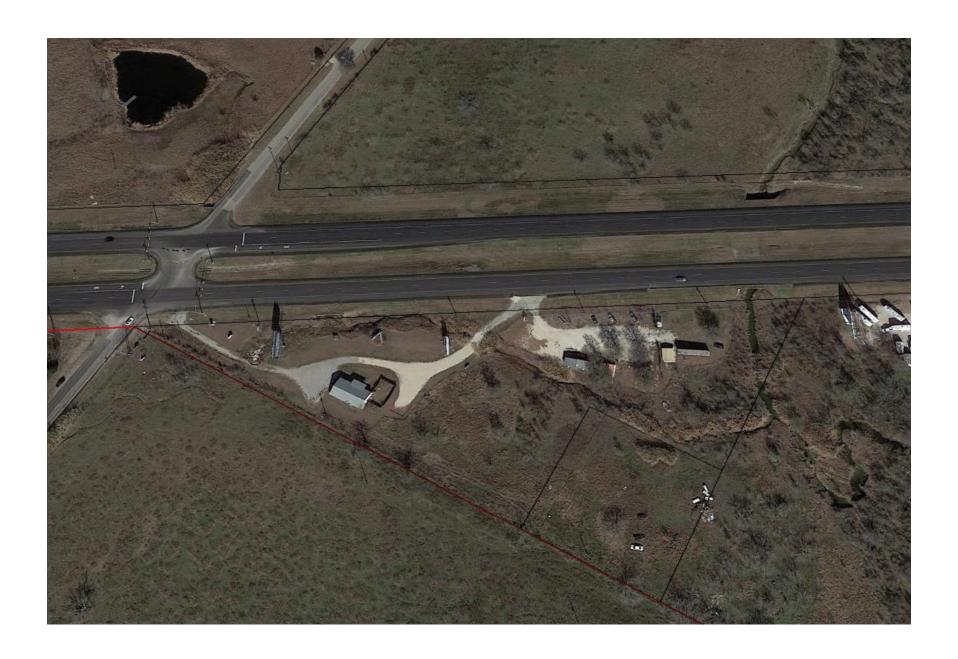




Proposed Zoning: Medium Commercial C-2

Current Zoning District: Interim Agricultural (A)







October 25, 2018

RE: 14101 US Hwy 290 E Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 14101 US Hwy 290 E. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

<u>Public Hearing:</u> Consideration, discussion and possible action on a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2).

The Planning and Zoning Commission will convene at 6:30PM on November 14, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on November 14, 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

PHAN HOAN VAN & THU THI HUYNH 5701 LONG CT AUSTIN , TX 78730-5056 TIMMERMANN TERRELL PO BOX 4784 AUSTIN, TX 78765-4784 MEIER JUANITA &
WILLIAM CLARK MEIER &
1207 MOUNTAIN VIEW DR
PFLUGERVILLE , TX 78660-3876

RICE DAVID 14215 E HWY 290 MANOR , TX 78653-4512 RUIZ FRANCISCO & SINDY SILVA 14209 E US HWY 290 AUSTIN, TX 78653 JEFFERSON TRIANGLE MARINE LP STE 208 9225 KATY FRWY HOUSTON , TX 77024-1521

KLATT PROPERTIES LP 2001 PICADILLY DR ROUND ROCK , TX 78664-9511



			5	
AGENDA	ITEM	NO.		

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 14, 2018
PREPARED BY: Scott Dunlop, Assistant Development Director
DEPARTMENT: Development Services
AGENDA ITEM DESCRIPTION:
Public Hearing: Consideration, discussion and possible action on a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates LLC.
BACKGROUND/SUMMARY:
This is the overall concept plan for Manor Heights. It encompasses phases 2-6 and approximately 1,530 residential lots (single family and medium density condos) as well as commercial, parkland, and open space acreage.
This concept plan has been approved by our engineers and is consistent with the PUD zoning.
PRESENTATION: □YES □NO ATTACHMENTS: □YES (IF YES, LIST IN ORDER TO BE PRESENTED) □NO
Concept plan Engineer Comments Approval Letter Notice letter and mailing labels
STAFF RECOMMENDATION:
It is City staff's recommendation that the Planning and Zoning Commission conduct a public hearing and recommend approval of a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

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

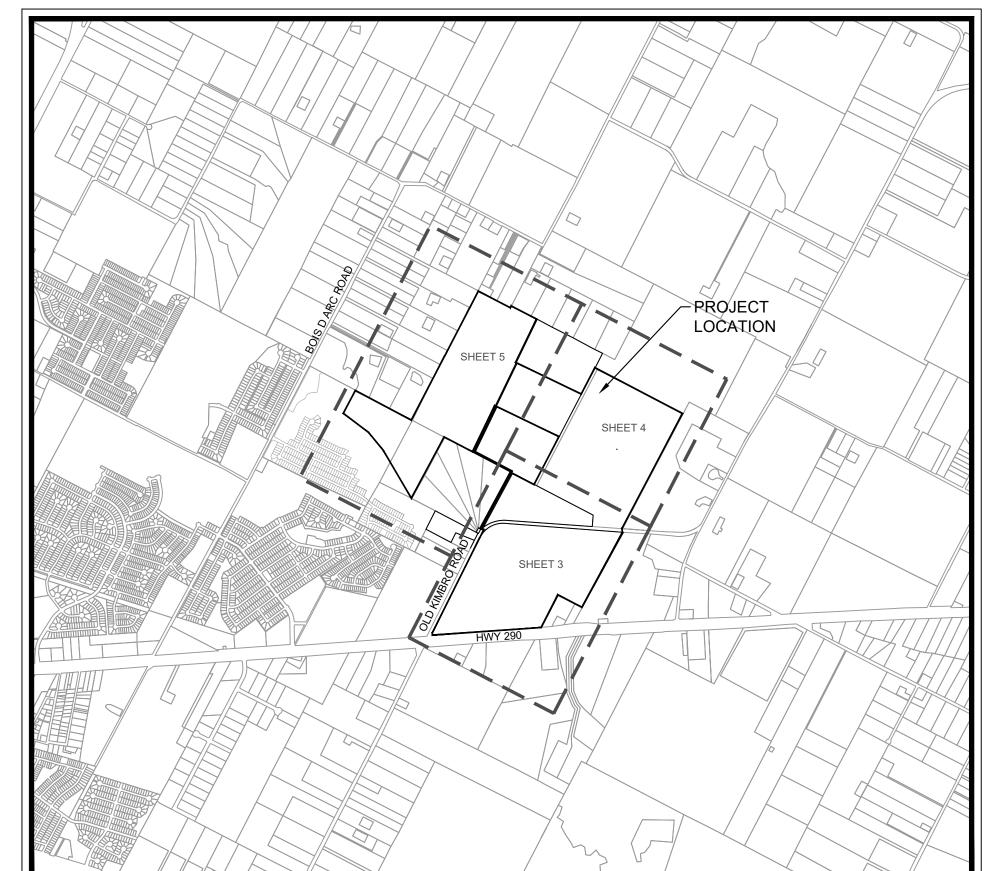
CONCEPT PLAN FOR

MANOR HEIGHTS PHASES 2, 3, 4, 5, 6

2018-P-1130-CP

CITY OF MANOR, TRAVIS COUNTY, TEXAS

November 2018



ENGINEER / SURVEYOR

AUSTIN, TEXAS 78759 PH. (512) 418-1771 CONTACT: ALEX GRANADOS, P.E.

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC. 2730 TRANSIT ROAD WEST SENECA. NEW YORK 14224-2523 CONTACT: GORDON REGER

WATERSHED STATUS

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

140.752 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

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

BENCHMARK NOTE:

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	23.7	N/A	244**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	126.2	-	-
MAJOR ROADWAYS	19.7	-	-
TOTALS	477.8		1428-1530

* PUD MEDIUM DENSITY (10 UNITS/ACRE) (.7 LUE/UNIT) **COMMERCIAL (10% RESTAURANT, 70% RETAIL, 20% OFFICE) *** 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.

<u>PARKLAND</u>	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9
*FXCESS OF REQUIRED PARKLAND	2.0

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses			
Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	1
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

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.

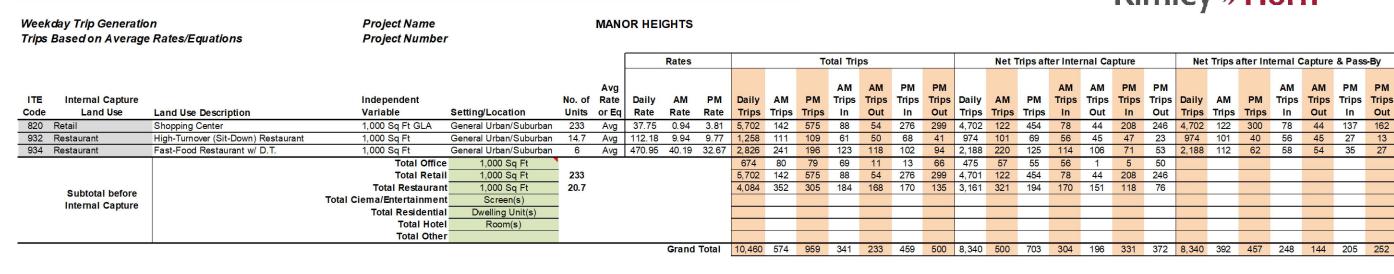
VICINITY MAP

SCALE: 1" = 2,000'

Trip Generation Planner (ITE 10th Edition) - Summary Report

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.

Kimley » Horn



AM and/or PM rates correspond to peak hour of generator Land use was removed in Trip Generation, 10 Edition, trip generation data from the ITE Trip Generation, 9th Edition

Trip Generation data from ITE Trip Generation, 10th Edition AM/PM rates correspond to peak of adjacent street traffic (if data available

Includes weekday rates only Total trips include pass-by trips w/ no internal capture

Pass-by rates from ITE Trip Generation Handbook. 3rd Edition Internal capture rates from ITE Trip Generation Handbook, 3rd Edition

Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition Enter data in shaded cells of column A ITE Codes entered on first 8 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

SUBDIVISION NOTES

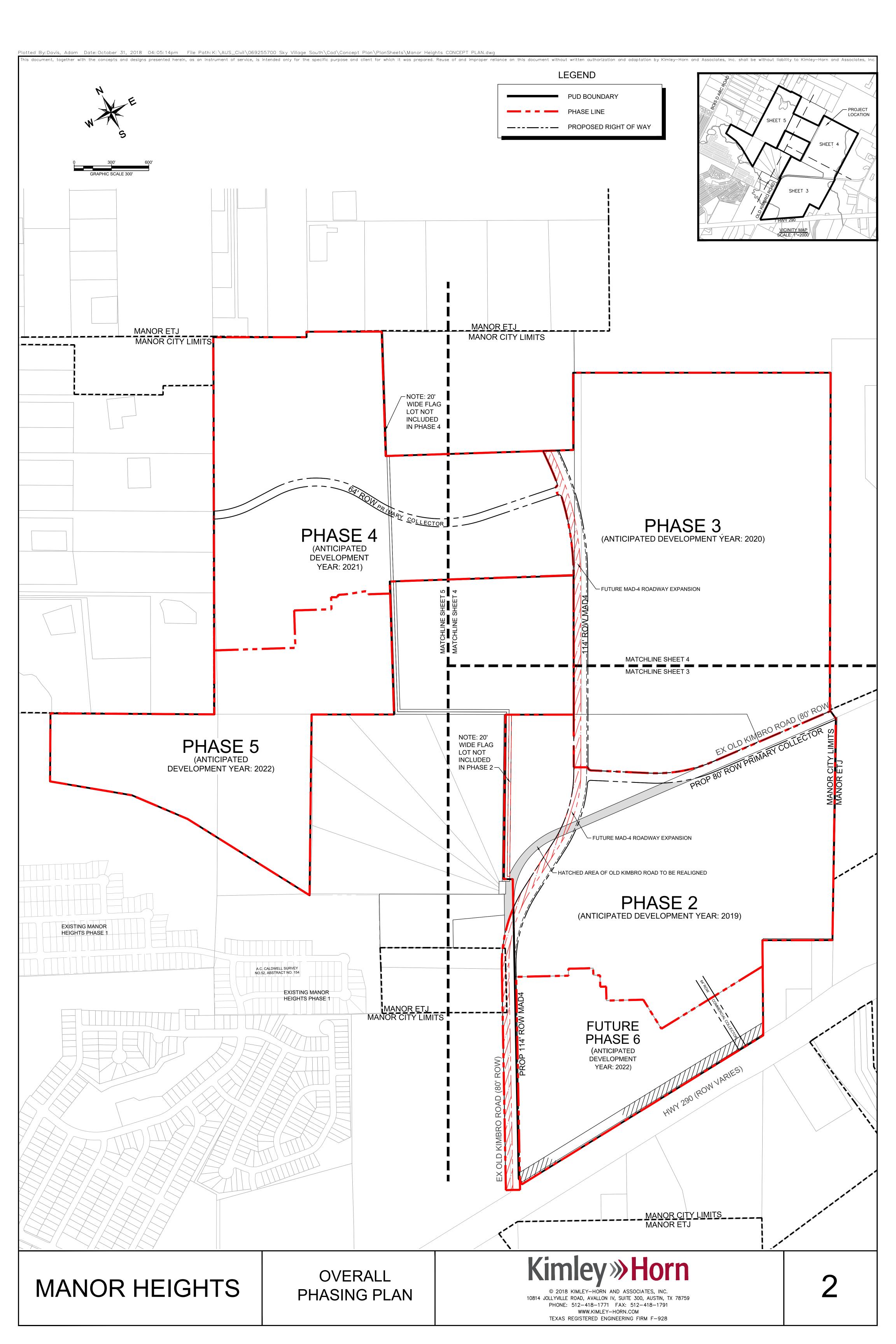
- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- 2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION
- 3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- 5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- 7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
- 10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS: 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
- 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- 11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- 12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- 13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.

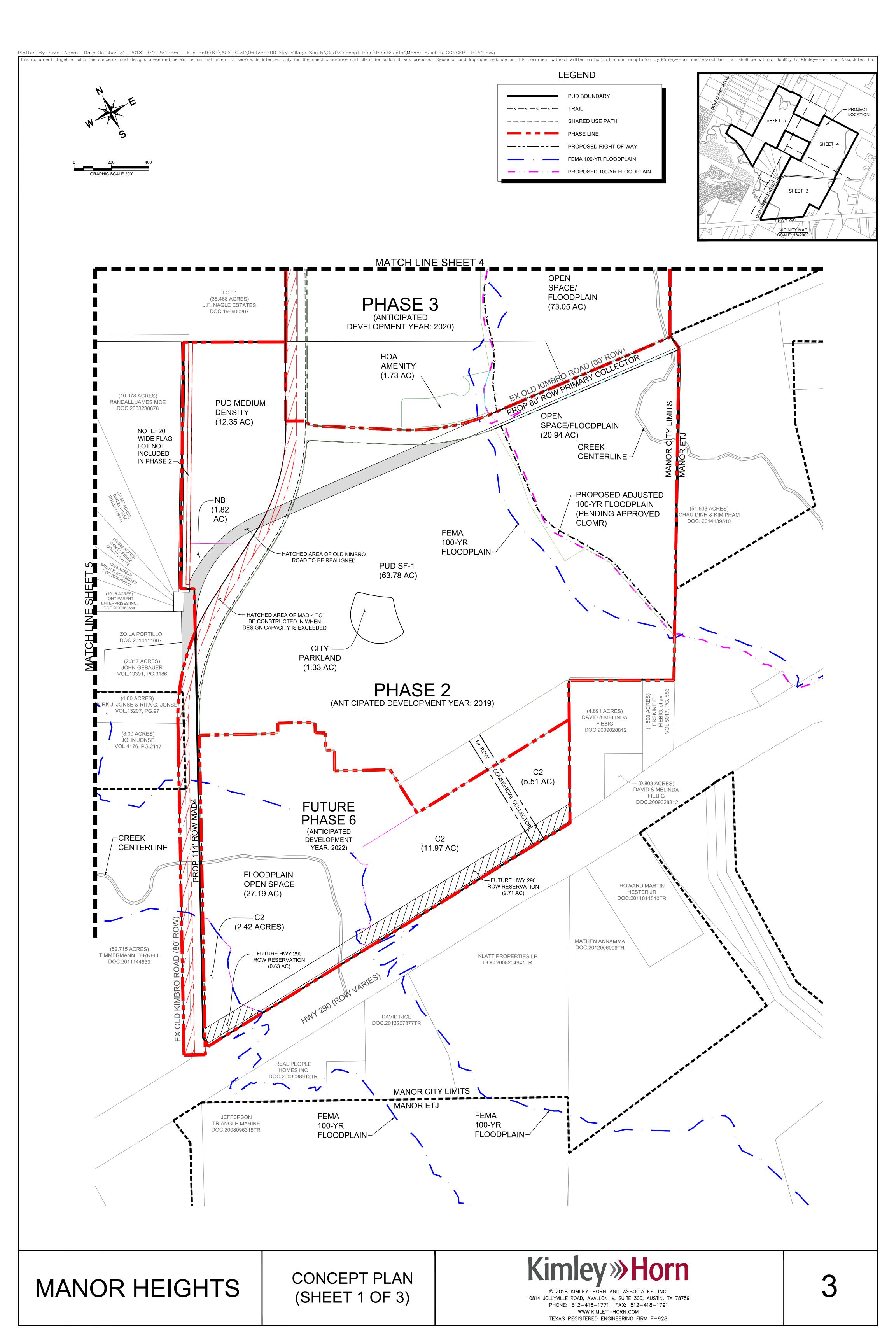
- 14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- 15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
- 16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
- 17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- 18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- 19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- 20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- 21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND. AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- 22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- 23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- 24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS. DATED THIS ____ DAY OF ______, 20___ HONORABLE MAYOR RITA G. JONSE MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL DATED THIS ___ DAY OF _____, 20__ WILLIAM MYERS, CHAIRPERSON

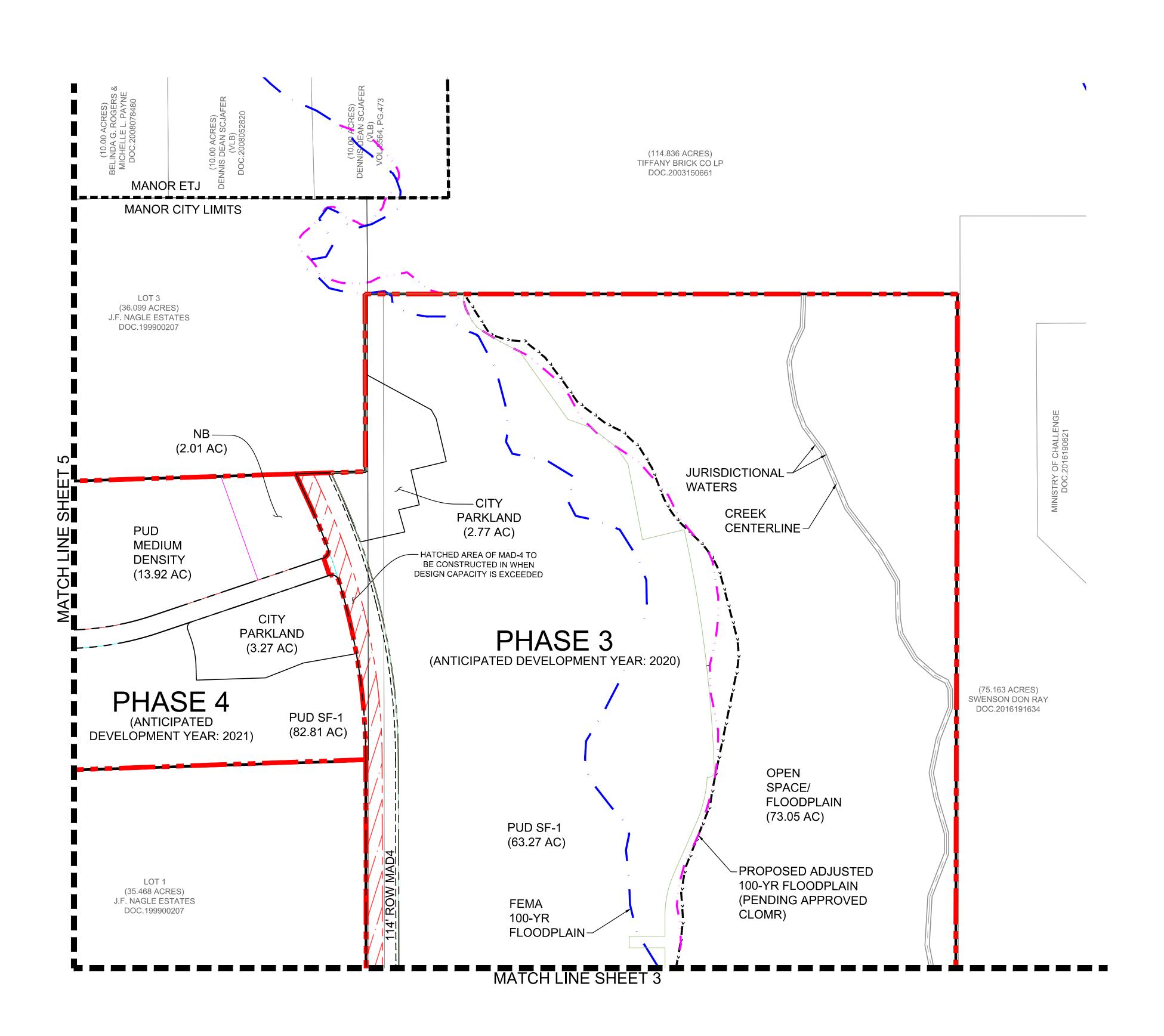
Kimley» Horn

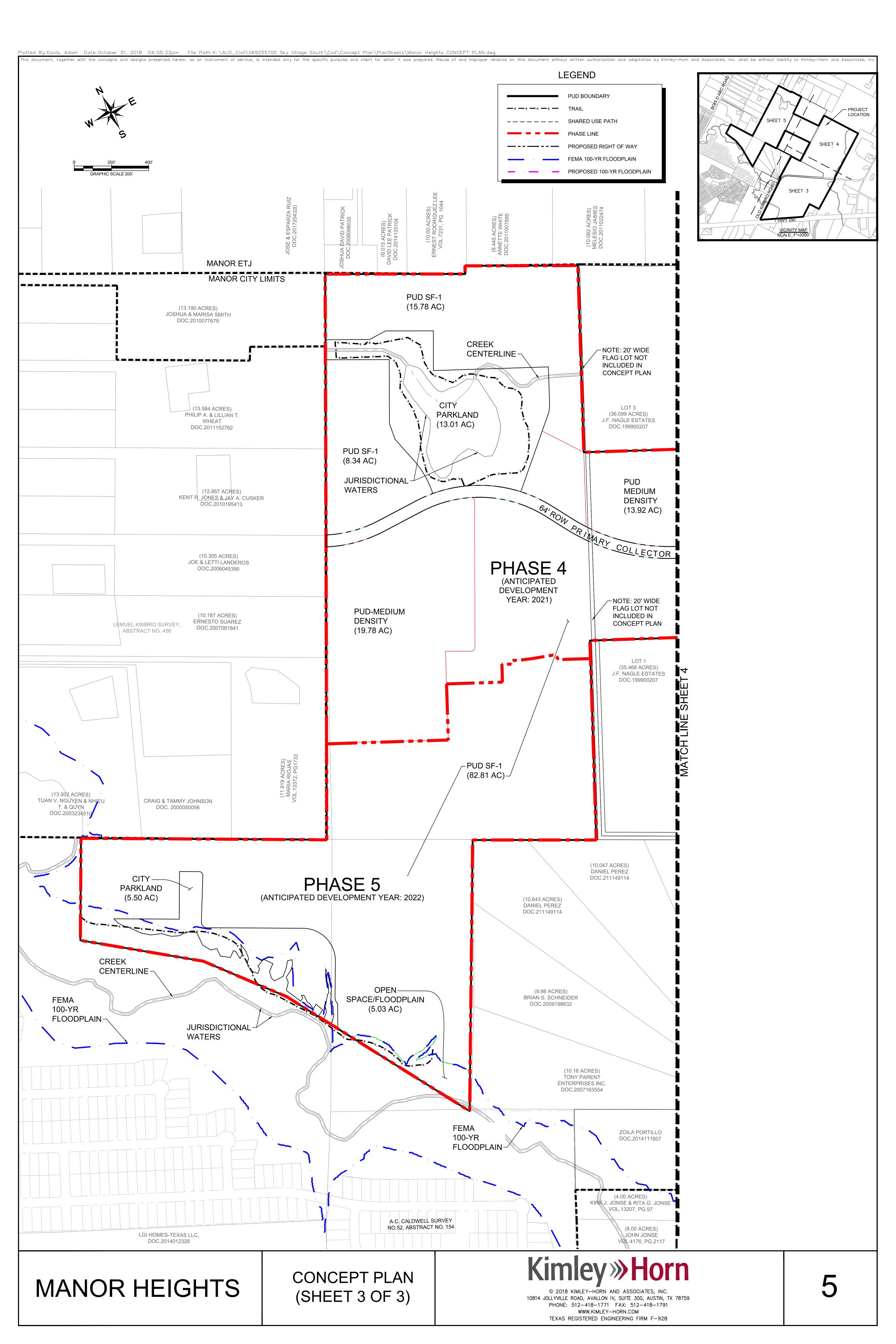




PROPOSED 100-YR FLOODPLAIN

SHEET 3







Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Thursday, July 19, 2018

Alex Granados Kimley-Horn 10814 Jollyville Road Austin TX 78759 alex.granados@kimley-horn.com

Permit Number 2018-P-1130-CP

Job Address: Manor Heights Overall Concept Plan, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Ph. 2, 3, 4, 5, 6 Concept Plan (Concept Plan) submitted by Kimley-Horn and received on August 28, 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 Chapter 10, Exhibit A, Article II, Section 21.(C)(14) of the Manor Code of Ordinances, identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within two hundred (200) feet of the property, which will require the establishment of reasonable design standards in excess of the established minimum standards or require a variance from those established minimum standards as defined in this Ordinance must be shown on the plan.
- 2. Portions of the project are located within the City's ETJ and will need to be reviewed by Travis County. The proposed MAD 4 road is a county road. The developer will need to set up a meeting with the City of Manor and Travis County to discuss the portions of the development which will be reviewed by Travis County.
- 3. Most of the proposed commercial development appears to front US Highway 290. General Office uses will be not be allowed along US Highway 290.
- 4. Per Chapter 10, Exhibit A, Article II, Section 21.(C)(12) of the Manor Code of Ordinances, Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures.
- 5. An overall phasing map should be submitted as it is hard to determine where the Phases start and end. A layout of the entire tract and its relationship to adjacent property, existing development and recorded plats is required per Chapter 10, Exhibit A, Article II, Section 21.(C)(4) of the Manor Code of Ordinances.
- 6. It is hard to distinguish between the different linetypes of the drawing. For example it is hard to tell the difference between the 100-yr. floodplain lines and the lot lines in Phase 5.

7/19/2018 10:18:45 AM Manor Heights Ph. 2, 3, 4, 5, 6 Concept Plan 2018-P-1130-CP Page 2

7. Proposed and existing arterial and collector streets to serve the general area should be shown on the Concept Plan as required by Chapter 10, Exhibit A, Article II, Section 21.(C)(9) of the Manor Code of Ordinances.

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,

Pauline Gray, P.E. Staff Engineer

Pauline M Group

Jay Engineering Company, Inc.



August 27, 2018

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

vie E-Mail

RE: 2018-P-1130-CP

Manor Heights Concept Plan

1st Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated July 19, 2018. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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 Chapter 10, Exhibit A, Article II, Section 21.(C)(14) of the Manor Code of Ordinances, identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within two hundred (200) feet of the property, which will require the establishment of reasonable design standards in excess of the established minimum standards or require a variance from those established minimum standards as defined in this Ordinance must be shown on the plan.

Response: Understood. 100-Year Fema Floodplain and Proposed 100-Year Floodplain (Pending CLOMR), creek centerlines, and known jurisdictional waters have been shown on the concept plan.

2. Portions of the project are located within the City's ETJ and will need to be reviewed by Travis County. The proposed MAD 4 road is a county road. The developer will need to set up a meeting with the City of Manor and Travis County to discuss the portions of the development which will be reviewed by Travis County.

Response: Phase 2 has been annexed by the City since the last submittal. Updated City of Manor ETJ and City of Manor boundaries are now shown on concept plan.

3. Most of the proposed commercial development appears to front US Highway 290. General Office uses will be not be allowed along US Highway 290.

Response: Per the approved PUD, general office is no longer proposed on Highway 290. The concept plan has been updated to show this change.



4. Per Chapter 10, Exhibit A, Article II, Section 21.(C)(12) of the Manor Code of Ordinances, Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures.

Response: Understood. 100-Year Fema Floodplain and Proposed 100-Year Floodplain (Pending CLOMR), creek centerlines, and known jurisdictional waters have been shown on the concept plan.

5. An overall phasing map should be submitted as it is hard to determine where the Phases start and end. A layout of the entire tract and its relationship to adjacent property, existing development and recorded plats is required per Chapter 10, Exhibit A, Article II, Section 21.(C)(4) of the Manor Code of Ordinances.

Response: Overall Phasing Plan has been included.

6. It is hard to distinguish between the different linetypes of the drawing. For example it is hard to tell the difference between the 100-yr. floodplain lines and the lot lines in Phase 5.

Response: Floodplain linetypes have been thickened to be easily distinguishable from different linetypes.

7. Proposed and existing arterial and collector streets to serve the general area should be shown on the Concept Plan as required by Chapter 10, Exhibit A, Article II, Section 21.(C)(9) of the Manor Code of Ordinances.

Response: Proposed and Existing Right of Ways have been updated to display.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brett Burke, Project Manager Brett.Burke@kimley-horn.com

BH Buc



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Wednesday, September 19, 2018

Alex Granados Kimley-Horn 10814 Jollyville Road Austin TX 78759 alex.granados@kimley-horn.com

Permit Number 2018-P-1130-CP Job Address: Manor Heights Overall Concept Plan, Manor 78653

Dear Alex Granados,

We have conducted a review of the concept plan for the above-referenced project, submitted by Alex Granados and received by our office on August 28, 2018, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

Pauline Gray, P.E. Staff Engineer

Vauline M Gray

Jay Engineering Company, Inc.



October 25, 2018

RE: Manor Heights Phases 2, 3, 4, 5. 6 Concept Plan

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a subdivision concept plan for Manor Heights Phases 2, 3, 4, 5, and 6. 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:

<u>Public Hearing:</u> Consideration, discussion and possible action on a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 acres +/-, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

The Planning and Zoning Commission will convene at 6:30PM on November 14, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on November 14, 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

SCHAFER DENNIS D 2616 BUTLER WAY ROUND ROCK , TX 78665-3842 ROGERS BELINDA G & MICHELLE L PAYNE 14831 BOIS D ARC LN 6 MANOR , TX 78653-4039

JAIMES MELESIO 12337 ZELLER LN AUSTIN , TX 78753-7227 UGARTE JOSE V & EVA BENITEZ 14831 BOIS D ARC LN 2 MANOR, TX 78653-4039 RODRIGUEZ ERNEST LEE 238 BEVERLY DRIVE SAN ANTONIO, TX 78228

LEAKE WILLIAM R & ERICA S 7401 NEZ PERCE TRCE MANOR, TX 78653-9634

PATRICK DAVID LEE 14805 BOIS D ARC MANOR, TX 78653-3626 PATRICK JOSHUA DAVID 14809 BOIS D ARC LN MANOR, TX 78653-4097

ESPARZA JOSE RUIZ 14793 BOIS D ARC LN MANOR, TX 78653 SMITH JOSHUA & MARISA 14515 BOIS D ARC LN MANOR, TX 78653-3812 WHEAT PHILIP A & LILLIAN T 14425 BOIS D ARC LN MANOR, TX 78653-3810

JONES KENT 14409 BOIS D ARC LN MANOR , TX 78653-3810 LANDEROS JOE & LETTI 11605 PILLION PL MANOR, TX 78653-3691 SUAREZ ERNESTO 14121 BOIS D ARC LN MANOR , TX 78653-3815

RIOJAS MARIA PO BOX 10 MANOR , TX 78653-0010 JOHNSON CRAIG & TAMMY 13034 PARTRIDGE BEND DR AUSTIN, TX 78729-6459 DE LA LUZ EDUVIGES 14211 BOIS DARC LANE MANOR , TX 78653-3814

NGUYEN TUAN V & NHIEU T & QUYN 124 SNOWFLAKE DR ROUND ROCK , TX 78664-4063 PARENT TONY ENTERPRISES INC 13350 OLD KIMBRO RD BLDG A MANOR , TX 78653

SCHNEIDER BRIAN S PO BOX 1303 ELGIN , TX 78621-8303

PEREZ DANIEL 12200 JOHNSON RD MANOR , TX 78653-4002 AVILES GABRIEL 2311 W HOWARD LN AUSTIN, TX 78728 MOE RANDALL JAMES 1 COUNTY ROAD 473 THRALL, TX 76578-8797

LEAKE WILLIMAM R & ERICA 7401 NEZ PERCE TRACE MANOR, TX 78653 PORTILLO ZOILA 13342 OLD KIMBRO RD MANOR , TX 78653-4511 GEBAUER JOHN JR 13330 OLD KIMBRO RD MANOR , TX 78653-4511

JONSE KIRK J & CATHY W 13326 OLD KIMBRO RD MANOR , TX 78653-4511 JONSE JOHN & RITA PO BOX 21 MANOR , TX 78653-0021 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 DR ROUND ROCK , TX 78664-9511 MATHEN MATHEN & ANNAMMA 20108 PANTHER DR PFLUGERVILLE, TX 78660-7513 HESTER HOWARD MARTIN JR 18965 KUYKENDAHL SPRING , TX 77379-3459

FIEBIG DAVID & MELINDA PO BOX 191 MANOR, TX 78653-0191

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 L P 300 E JOHN CARPENTER FWY STE 1645 IRVING , TX 75062-2727



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 WORKSHOP SESSION AND SPECIAL MEETING MINUTES

Wednesday, October 3, 2018

6:00 P.M.

Manor City Hall – Council Chambers 105 E. Eggleston Street

COMMISSIONERS

PRESENT:

ABSENT:

Place 1: Julie Leonard

race 1. June Leonard

Place 2: Jacob Hammersmith

Place 3: Raul Hernandez, Vice-Chair

Place 4: Larry Wallace, Jr

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

CITY STAFF PRESENT:

Tom Bolt – City Manager Scott Dunlop – Planning Coordinator

WORKSHOP SESSION - 6:00 P.M.

With a quorum of the Planning and Zoning Commissioners present, the workshop session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:00 p.m. on Wednesday, October 3, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

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

DISCUSSION: City Manager Tom Bolt discussed current and planned developments within the City and related financial incentives and agreements.

MOTION: No action taken

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, October 3, 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.

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, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against and one (1) abstain to approve the Planning and Zoning Commission Minutes of the September 12, 2018 Regular Meeting. The motion carried.

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, 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 Leonard, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a request to accept landscaping on undeveloped portions of the property be credited towards the total amount required. The motion carried unanimously.

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, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a Final Planned Unit Development for Manor Heights. The motion carried unanimously.

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, 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 Leonard, the Planning and Zoning Commission voted five (5) For and two (2) Against to deny a rezoning request for Lot 6, Block 43 Town of Manor. The motion carried.

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, 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 Miller, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a Final Plat for Presidential Heights Phase 4. The motion carried unanimously.

City of Manor Page 3

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

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 Stutsman, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve canceling the regularly scheduled Planning and Zoning Commission meeting on October 10, 2018. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted seven (7) For and none (0) Against to adjourn the regular meeting of the Planning and Zoning Commission at 6:57 PM on Wednesday, October 3, 2018. The motion carried unanimously.

These minutes approved by the Planning and Zoning Commission on the 14th day of November 2018.

APPROVED:	
Bill Myers,	
Chairperson	
ATTEST:	
Scott Dunlop,	
Planning Coordinator	

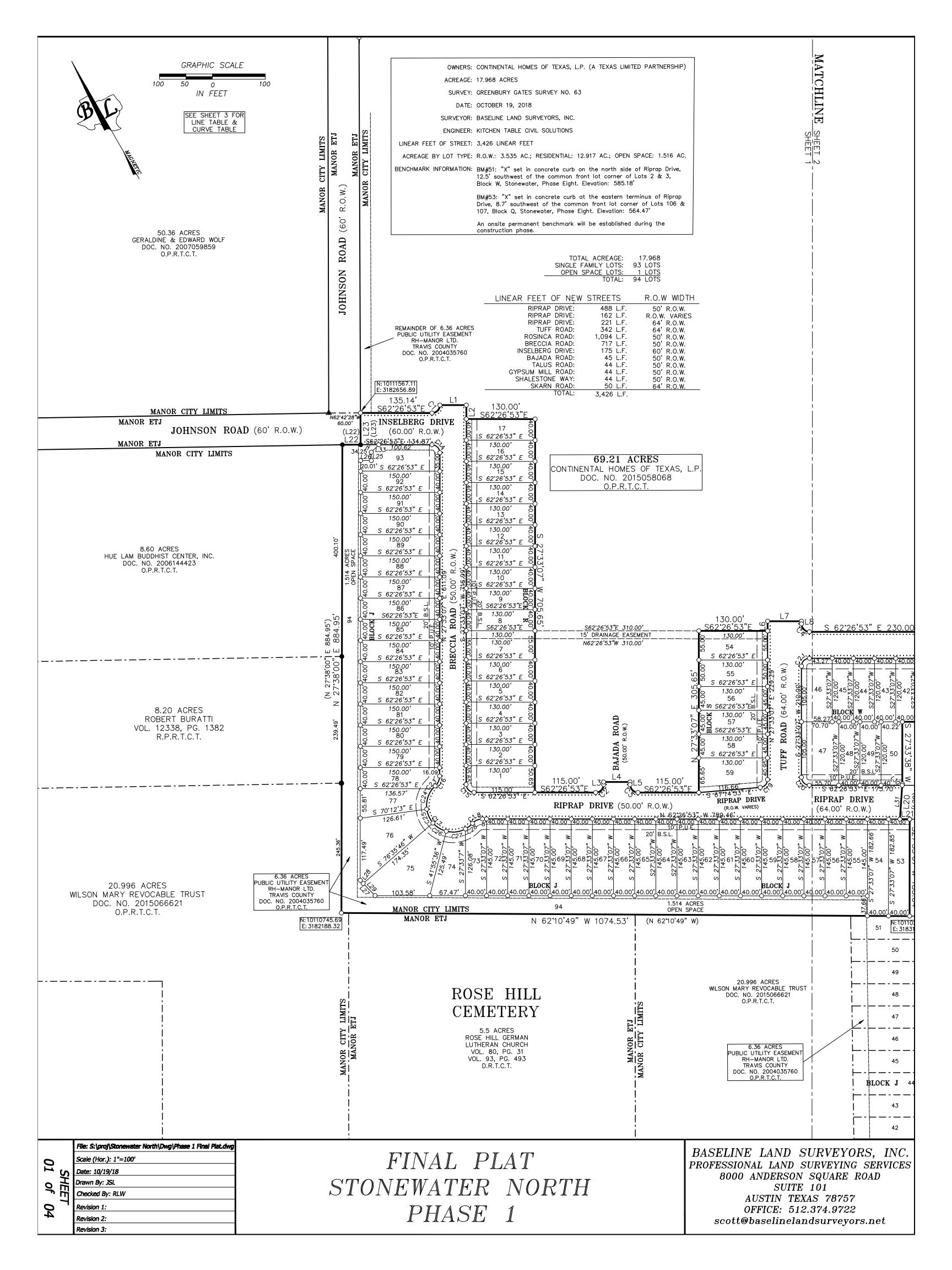
City of Manor Page 4

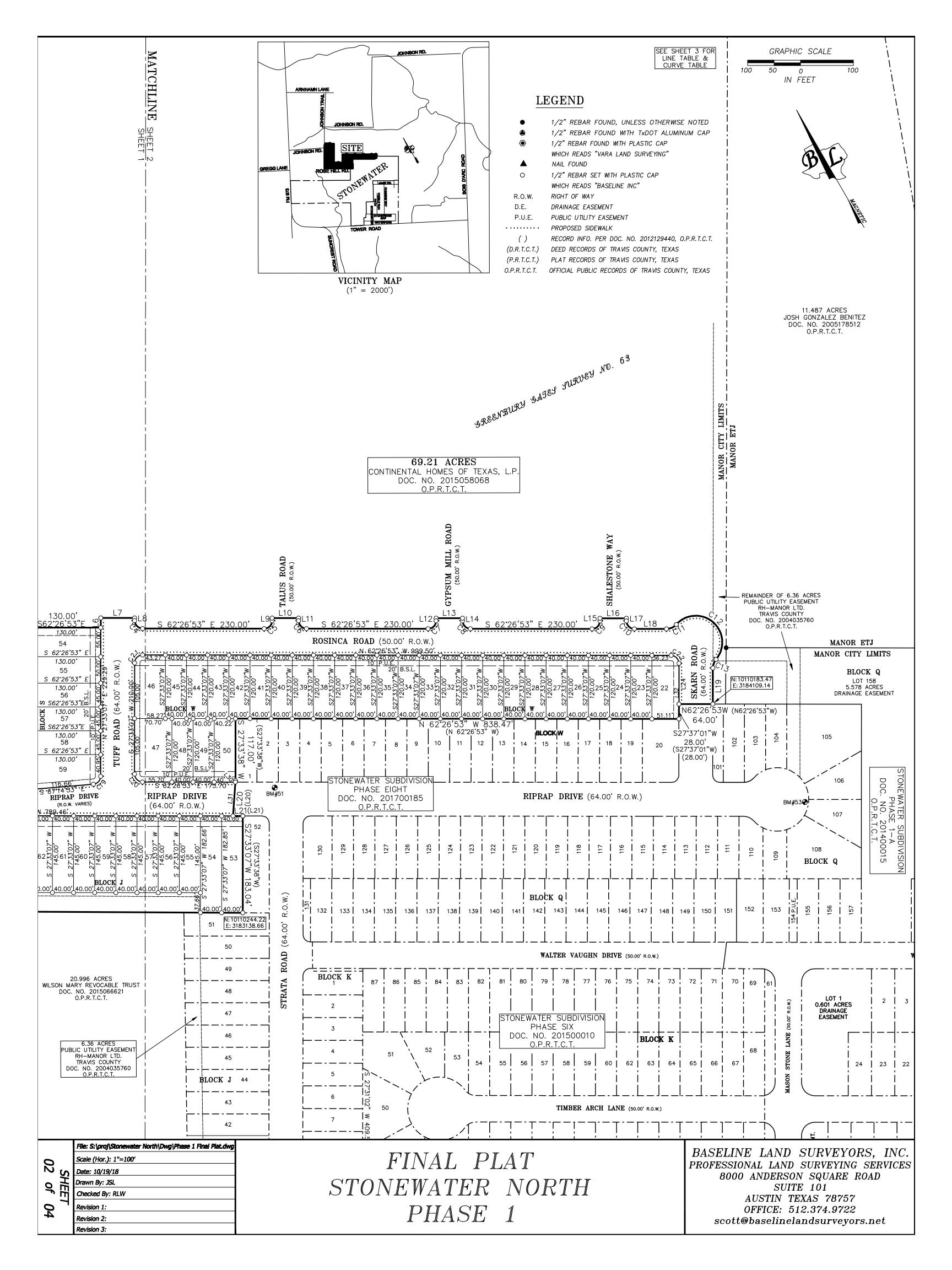


AGENDA ITEM	1 NO. 7	
AGENDA ITEM	I NO.	

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 14, 2018
PREPARED BY: Scott Dunlop, Assistant Development Director
DEPARTMENT: Development Services
AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Final Plat for Stonewater North Phase 1, ninety-three (93) single family homes on 18 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Solutions. Owner: Continental Homes of Texas.
BACKGROUND/SUMMARY:
This is one of three phases for Stonewater North. The plat has been approved by our engineers.
PRESENTATION: □YES □NO
ATTACHMENTS: ■YES (IF YES, LIST IN ORDER TO BE PRESENTED) □NO
Plat Summary Letter Engineer Comments Acceptance Letter
STAFF RECOMMENDATION:
It is City staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Stonewater North Phase 1, ninety-three (93) single family homes on 18 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX.
PLANNING & ZONING COMMISSION: □RECOMMENDED APPROVAL □DISAPPROVAL □NONE





STATE OF TEXAS {} COUNTY OF WILLIAMSON {}
KNOW ALL MEN BY THESE PRESENTS: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH IAN CUDE, ASSISTANT SECRETARY, BEING THE OWNER OF A 69.21 ACRE TRACT OF LAND TRACT SITUATED IN THE GREENBURY GATES SURVEY NO. 63, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015058068 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.968 ACRES TO BE KNOWN AS "STONEWATER NOR" PHASE 1" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
THERE ARE NO LIENHOLDERS FOR THIS TRACT.
WITNESS MY HAND THIS THE DAY OF 2018. A.D.
CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP)
BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION) TS SOLE GENERAL PARTNER
BY: IAN CUDE, ASSISTANT SECRETARY
STATE OF TEXAS {} COUNTY OF WILLIAMSON {}
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IAN CUDE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THER EXPRESSED AND IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS	
PRINTED NAME:	_
MY COMMISSION EXPIRES:	

I, PEGGY CARRASQUILLO, P.E., DO HEREBY CERTIFY THAT:

THIS PLAT IS IN COMPLIANCE WITH CITY OF MANOR APPLICABLE RULES AND REGULATIONS.

WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY AT THE TIME OF

THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2018. A.D.

NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

10.22.18 PEGGY CARRASQUILLO, P.E. 65211 KITCHEN TABLE CIVIL SOLUTIONS

TBPE FIRM NUMBER 4-18129 6805 N, CAPITAL OF TEXAS HIGHWAY SUITE 315 AUSTIN, TEXAS 78731 (PHONE) 512-758-7474

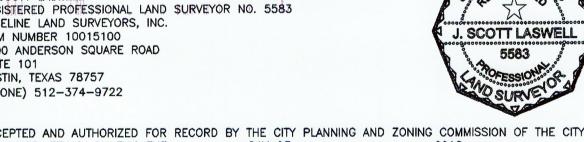


THAT I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE MANOR TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583

BASELINE LAND SURVEYORS, INC. FIRM NUMBER 10015100 8000 ANDERSON SQUARE ROAD SUITE 101

AUSTIN, TEXAS 78757 (PHONE) 512-374-9722



ACCEPTED AND AUTHORIZED FOR RECORD BY OF MANOR, TEXAS, ON THIS THE	THE CITY PLANNING AND ZONING COMMISSION COMM
APPROVED:	ATTEST:
WILLIAM MYERS, CHAIRPERSON	LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON ____ DAY OF __ THIS THE ____ _____, 2018.

APPROVED:

ATTEST:

RITA G. JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS {} COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ______ O'CLOCK __.M., AND DULY RECORDED ON THE _____ DAY OF ______, 2018, A.D., AT ______ O'CLOCK __.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____, DAY OF _____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 08/17/18
- 2. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- 3. THIS PLAT IS SUBJECT TO THE ROSE HILL PUBLIC IMPROVEMENT MANAGEMENT AGREEMENT EXECUTED JUNE 25, 2003, AND SUBSEQUENT AMENDMENTS.
- 4. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5. NO PERMANENT STRUCTURE MAY BE PLACED IN OR OVER ANY EASEMENT OR RIGHT-OF-WAY EXCEPT A STRUCTURE WHOSE USE AND LOCATION ARE NECESSARY TO THE DESIGNATED USE OF THE RIGHT-OF-WAY OR EASEMENT OR WHICH OTHERWISE WILL NOT AFFECT THE USE, MAINTENANCE, OR REPAIR OF SUCH EASEMENT.
- 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- 8. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- 9. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES, CITY OF MANOR, TEXAS,
- 10. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DOC. NO. 2016019412 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 11. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE 20' FEET FRONT YARD, 5' SIDE YARD, AND 10' REAR YARD PER THE ROSE HILL PUBLIC IMPROVEMENT AGREEMENT, AMENDMENT 4.
- 12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 13. THE MAINTENANCE OF ALL DRAINAGE/PUE/OPEN SPACE LOTS CONTAINED WITHIN STONEWATER NORTH PHASE 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SW HOMEOWNERS ASSOCIATION, INC. AND/OR THEIR SUCCESSORS. THESE LOTS INCLUDE: LOT 94, BLOCK J (1.514 AC.).

	LINE TABLE	3
LINE	BEARING	LENGTH
L1	S62*26'53"E	50.00'
L2	S27'33'07"W	26.33'
L3	N27'33'07"E	5.00'
L4	S62'26'53"E	50.00'
L5	S27'33'07"W	5.00'
L6	N27'33'07"E	18.35'
L7	S62'26'53"E	64.00'
L8	S27*33'07"W	5.00'
L9	N27'33'07"E	5.00'
L10	S62°26'53"E	50.00'
L11	S27'33'07"W	5.00'
L12	N27'33'07"E	5.00'
L13	S62'26'53"E	50.00'
L14	S27'33'07"W	5.00'
L15	N27'33'07"E	5.00'
L16	S62'26'53"E	50.00'
L17		5.00'
L18	S62°26'53"E	60.65
	S27'33'07"W	

3		2'26'53"E	50.00		L2/	OPP HARMON TO	S16'36'08"	E	39.	98.
14	S2	7°33'07"W	5.00'		L28		S16'36'08"E		8.00'	
15	N2	7'33'07"E	5.00'			S16'36'08"E		E	31.	98'
16	56	2'26'53"E	50.00'		L30		S31'25'49"	W	3.	01'
17	S2	7'33'07"W	5.00'		L31		S31'25'49"	W	64	.15'
18		2°26'53"E	60.65		L32		S27'37'01"	W	104	.98'
					L33		S72'26'16"	W	20.	.00'
			CUE	EVE T	ARIE					1
CUF	DVE	RADIUS	LENGTH		LTA	-	BEARING	CHO	ORD	
_		15.00	23.56			_			-	
0					00'00"		72'33'07"E	_	.21	
O		15.00	23.56		00'00"		72'33'07"E		.21	
C	-	15.00 15.00	23.56 23.56		00'00"		17'26'53"E	-	.21	
0		15.00	23.56		00'00"		17'26'53"E		.21	
C		15.00	23.56		00'00"		72'33'07"E		.21	
C				90.0	00'00"		17'26'53"E		.21	
C	-	15.00	23.56	90.0	00'00"	N	72'33'07"E			
C		15.00	23.56	90.0	00'00"		17'26'53"E	-	.21	
0	-	15.00	23.56	90.0	00'00" N72:33'07"E			.21		
<u>C1</u>		15.00	23.56	90.0	00'00"		17'26'53"E			
Ċ		25.00	21.03		1'24"		86'32'35"E	_	0.41	
C1		50.00	156.02		47'29"		21'14'33"E		.99	
C1	ATTENDED OF THE PARTY.	25.00	17.69		32'11"		47'53'06"W		.32	
C1		15.00	23.56	90.0	00'00"	-	17'26'53"E		.21	
C1	-	15.00	23.56	90.0	00'00"		17'26'53"E	-	.21	
C1		25.00	21.03	48"	1'23"		51'38'48"E		0.41	
C1	-	50.00	162.65	186	22'46"		17'26'53"E		.85	
C1	-	25.00	21.03		1'24"		86'32'35"W	-	.41	
C1		15.00	22.31	851	2'00"		70°09'07"E		.31	
C2		15.00	23.56	90.0	00'00"	S	17'26'53"E		.21	
C		15.00	23.56	90.0	00'00"		72'33'07"W		.21	
C2		15.00	23.58	90.0	3'54"		17°24'56"W		.23	
C2	-	50.00	7.34		24'52"		71'32'04"W		34	
CZ		50.00	41.48		31'41"		43'33'48"W		.30	
CZ		50.00	28.98		12'11"		03'11'52"W		.57	
CZ		50.00	30.25		10'10"		30'44'19"E		.80	
CZ	77	50.00	37.46	42'5	55'41"	S	69'32'14"F	36	.59	

 C27
 50.00
 37.46
 42'55'41"
 \$69'32'14"E
 36.59

 C28
 50.00
 17.14
 19'38'12"
 \$79'10'50"W
 17.05

LINE TABLE BEARING

S27'37'01"W S31'25'49"W

(L20) S31'25'49"W L21 S62'26'53"E

(L21) S62'26'53"E

L22 S62'32'15"E

(L22) S62'32'15"E L23 N27'17'32"E

(L23) N27"17'32"E L24 N27'37'01"E L25 S27'21'07"W

L26 S62'26'53"E L27 S16'36'08"E

LINE

LENGTH

67.15'

18.54

18.54

34.49

34.49'

76.98'

20.32 39.98'

60.00

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
scott@baselinelandsurveyors.net

R E 5 FIN

SHEET 03 of 04

ADJOINING LANDOWNER REFERENCE TABLE

STONEWATER SUBDIVISION PHASE 1-A DOC. NO. 201400015 O.P.R.T.C.T.

LEGAL	ADDRESS	OWNER	<u>DEED</u>
BLOCK Q			
LOT 158	WALTER VAUGHN DRIVE	SW HOMEOWNERS ASSOCIATION, INC.	DOC. NO. 2014054513
STONEWATER S PHASE SIX DOC. NO. 2015 O.P.R.T.C.T.			
<u>LEGAL</u>	<u>ADDRESS</u>	OWNER	<u>DEED</u>
BLOCK K			
LOT 86 LOT 87	WALTER VAUGHN DRIVE WALTER VAUGHN DRIVE	MANUEL RAMIREZ LILLIAN RECTOR	DOC. NO. 2015190641 DOC. NO. 2016010274
BLOCK Q			
LOT 131 LOT 132 LOT 133 LOT 134 LOT 135	WALTER VAUGHN DRIVE WALTER VAUGHN DRIVE WALTER VAUGHN DRIVE WALTER VAUGHN DRIVE WALTER VAUGHN DRIVE	CONTINENTAL HOMES OF TEXAS, L.P. SUSAN CHAR JEREMY J. ROMINE EDWARD CLARKE GODWIN KENNETH M. & LORA A. LADD	DOC. NO. 2015058068 DOC. NO. 2015176832 DOC. NO. 2015131453 DOC. NO. 2015127528 DOC. NO. 2015138156

STONEWATER SUBDIVISION PHASE EIGHT DOC. NO. 201700185 O.P.R.T.C.T.

<u>LEGAL</u>	ADDRESS	<u>OWNER</u>	<u>DEED</u>
BLOCK J			
LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52	STRATA ROAD RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P. NIEVES C. & TONCHE NEAVE BRITTANY FALCON & M ERIC E. ESCOBEDO CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2018135020 DOC. NO. 2018138770 DOC. NO. 2018126446 DOC. NO. 2015058068
BLOCK K			
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5	STRATA ROAD STRATA ROAD STRATA ROAD STRATA ROAD STRATA ROAD	CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2015058068
BLOCK Q			
LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130	RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P. JOHN BEDARD ROBERT MACARTY LUCINDY CONEJO CONTINENTAL HOMES OF TEXAS, L.P. CORY ANDERSON JOHN A. McCLURE STEPHEN A. JONES STEVEN HOUSTON DENISE COUCH & SCOTT DOLLAHITE CONTINENTAL HOMES OF TEXAS, L.P. CONTINENTAL HOMES OF TEXAS, L.P. BRITT ZEIDLER EVANGELINA SERRANO SNTHONY PEREZ CONTINENTAL HOMES OF TEXAS, L.P. GERARDO ROMERO DREW & MICHELLE FULK CONTINENTAL HOMES OF TEXAS, L.P. PAMELA MOORE MARITZA & AMAYA ARGUELLO CONTINENTAL HOMES OF TEXAS, L.P. FEDERICO DE LA TORRE RESIT BARIN AMANDA GLASS MICHAEL PLANNET JULISSA J. BROWNE JAMES CORNELISON JUDITH RAMOS	DOC. NO. 2015058068 DOC. NO. 2018067626 DOC. NO. 2018050236 DOC. NO. 2018064359 DOC. NO. 2018064359 DOC. NO. 20180688 DOC. NO. 2018135810 DOC. NO. 2018081366 DOC. NO. 2018081366 DOC. NO. 201808289 DOC. NO. 2018048288 DOC. NO. 2018048288 DOC. NO. 2015058068 DOC. NO. 2015058068 DOC. NO. 2018074036 DOC. NO. 2018074036 DOC. NO. 2018099575 DOC. NO. 2018099575 DOC. NO. 2018091670 DOC. NO. 2018091670 DOC. NO. 2018122011 DOC. NO. 2018138638 DOC. NO. 2018138638 DOC. NO. 2018138638 DOC. NO. 2018102038 DOC. NO. 201810238 DOC. NO. 2018106354 DOC. NO. 2018106463 DOC. NO. 2018106348 DOC. NO. 2018106348 DOC. NO. 2018106348 DOC. NO. 2018114006
BLOCK W			
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 17 LOT 18 LOT 17 LOT 20	RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P. MARCOS AARON CABOS BRITTANY SHOWELS CONTINENTAL HOMES OF TEXAS, L.P. ANICETA ALVAREZ ISREAL & MARIA TORRES CALEB LUCIO CONTINENTAL HOMES OF TEXAS, L.P. JANETTE V. CHAVEZ CHRISTOPHER C. ACEVEDO DAVID A. & ANGELICA P. ANDRESEN JOAO DELINGER MONICA M. PHILLIPS & AMANDA G. BEAVER JOSE LEANDRO OVIEDO CONTINENTAL HOMES OF TEXAS, L.P. EUGENE CUELLAR ABRAHAM GONZALEZ & FATIMA PONCE EARL BROWN, JR. VIRGINIA THERRELL CHISTOPHER M. ATTERTON	DOC. NO. 2015058068 DOC. NO. 2018134348 DOC. NO. 2018116252 DOC. NO. 2015058068 DOC. NO. 2018134477 DOC. NO. 2018114453 DOC. NO. 2018117340 DOC. NO. 2018117340 DOC. NO. 2018103018 DOC. NO. 2018103018 DOC. NO. 2018121357 DOC. NO. 2018099588 DOC. NO. 201819186 DOC. NO. 2018091050 DOC. NO. 201812693 DOC. NO. 2018089243 DOC. NO. 2018083260 DOC. NO. 2018082349 DOC. NO. 2018085329 DOC. NO. 2018079184

ADJOINING LANDOWNER REFERENCE TABLE

HUE LAM BUDDHIST CENTER, INC.

LEGAL <u>ADDRESS</u>

8.60 ACRES DOC. NO. 2006144423 O.P.R.T.C.T.

11901 JOHNSON ROAD

ROBERT BURATTI

<u>ADDRESS</u> <u>LEGAL</u>

8.20 ACRES 14709 N. FM 973 VOLUME 12338, PAGE 1382 R.P.R.T.C.T.

WILSON MARY REVOCABLE TRUST

LEGAL <u>ADDRESS</u>

20.996 ACRES DOC. NO. 2015066621 O.P.R.T.C.T. 14625 N. FM 973

ROSE HILL GERMAN LUTHERAN CHURCH

LEGAL

ADDRESS TOWER ROAD, 78653

5.5 ACRES VOLUME 80, PAGE 31

VOLUME 93, PAGE 493 D.R.T.C.T.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
scott@baselinelandsurveyors.net

FINA

	Scale (Hor.): 1"=100'
_	Date: 10/19/18
4 11	Drawn By: JSL
	Checked By: RLW
_	Revision 1:
	Revision 2:
	Revision 3:

SHEET 04 of 04



August 16th, 2018

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

RE:

ENGINEER'S SUMMARY LETTER

STONEWATER NORTH SUBDIVISON PHASE 1 FINAL PLAT

Dear Mr. Dunlop,

We are submitting the Stonewater North Phase 1 Final Plat and the accompanying supplemental information including a current tax certificate showing all taxes paid for 2017 and 911 addressing approval for street names on behalf of Continental Homes of Texas, LP. The project consists of approximately 18 acres, being the first plat out of the 69-acre Stonewater North Preliminary Plan. This subdivision is subject to the Development Agreement for the Stonewater Subdivision, f.k.a. Hawk Creek Subdivision, and its Addendum Number 4, between the City of Manor and Continental Homes of Texas, LP.

The Stonewater North Preliminary Plan was approved by the City of Manor Planning & Zoning Commission on August 8, 2018. The construction documents for the Stonewater North Subdivision – Phase 1 were cleared of comments on August 10, 2018 and are expected to be permitted by August 24 with construction to commence in early September.

The Stonewater North Subdivision – Phase 1 final plat includes approximately 3426 If of right-of-way, 93 single family lots, and 1 open space lot. Most roadways will be designed as standard Minor streets, having a 50' r.o.w. with 31' of pavement BOC-BOC. A portion of a Primary Collector street, having a r.o.w. of 64' and pavement width of 45' BOC-BOC, is to be constructed, and will be extended through the site with future plats within this subdivision.

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

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

Thank you for your consideration of this final plat application.

Sincerely,

Peggy M. Carrasquillo, P.



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Thursday, September 20, 2018

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

Permit Number 2018-P-1146-FP

Job Address: 12103 Johnson Road, Manor, TX. 78653

Dear Peggy Carrasquillo,

The first submittal of the Stonewater North Phase 1 Final Plat (*Final Plat*) submitted by Kitchen Table Civil Solutions and received on September 28, 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 the 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 within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. This should include adjacent lots in Stonewater Phases 6 and 8.
- 2. The lot lines shown for Phases 6 and 8 in Stonewater should be lightened as to not stand out.
- 3. Some of the lot numbers on Sheet 2 are hard to read.
- 4. Note that if 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 the Subdivision Ordinance.
- 5. The following note should replace note 5 in the general notes:

No objects including but not limited to buildings, fences, landscaping or other obstructions shall be allowed within any drainage easement shown hereon except as specifically approved by the City of Manor.

6. Add the following note to the general notes:

No lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.

7. A maintenance note should be added to the plat stating that the HOA will maintain all open space lots. An example from a previous project is attached.

9/20/2018 9:14:07 AM Stonewater North Phase 1 Final Plat 2018-P-1146-FP Page 2

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,

Pauline Gray, P.E. Staff Engineer

Pauline M Glay

Jay Engineering Company, Inc.



September 28, 2018

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

Permit Number: 2018-P-1146-FP

Job Address: 12103 Johnson Road, Manor, TX. 78653

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated September 20, 2018. The comments are listed below with our responses in bold.

1. Per the 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 within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat. This should include adjacent lots in Stonewater Phases 6 and 8.

Response: Property owner names have been added as requested.

2. The lot lines shown for Phases 6 and 8 in Stonewater should be lightened as to not stand out.

Response: Lot lines have been lightened as requested.

3. Some of the lot numbers on Sheet 2 are hard to read.

Response: Lot numbers have been lightened.

4. Note that if 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 the Subdivision Ordinance.

Response: Noted, thank you.

5. The following note should replace note 5 in the general notes:

No objects including but not limited to buildings, fences, landscaping or other obstructions shall be allowed within any drainage easement shown hereon except as specifically approved by the City of Manor.

Response: Per our e-mail correspondence on 9/21/18 we have left the original note as is. A copy of the e-mail is included with this submittal.



6. Add the following note to the general notes:

No lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.

Response: Note has been added as requested – see note 12.

7. A maintenance note should be added to the plat stating that the HOA will maintain all open space lots. An example from a previous project is attached.

Response: Note has been added as requested – see note 13.

END OF RESPONSE

These responses and attachments should provide the necessary information to clear all of the comments received on September 20th, 2018. Please contact me with any questions or if you need additional information. You may contact me at (512) 758-7474 or by email at peggy.carrasquillo@ktcivil.com.

Sincerely,

Peggy Carrasquillo, P.E



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Wednesday, October 17, 2018

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

Permit Number 2018-P-1146-FP

Job Address: 12103 Johnson Road, Manor 78653

Dear Peggy Carrasquillo,

We have conducted a review of the final plat for the above-referenced project, submitted by Peggy Carrasquillo and received by our office on September 28, 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,

Pauline Gray, P.E. Staff Engineer

Vanline M. Gray

Jay Engineering Company, Inc.



AGENDA ITEM NO	8).
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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 14, 2018						
PREPARED BY: Scott Dunlop, Assistant Development Director						
DEPARTMENT: Development Services						
AGENDA ITEM DESCRIPTION:						
Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2 Sections 21A and 21B, or hundred and thirty-seven (137) single family homes on 52 acres, more or less, located near Shadowglen Trace Misty Grove Blvd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.						
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 Acceptance Letter						
STAFF RECOMMENDATION:						
It is City staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowgler Phase 2 Sections 21A and 21B, one hundred and thirty-seven (137) single family homes on 52 acres, more or le located near Shadowglen Trace and Misty Grove Blvd., Manor, TX.						
PLANNING & ZONING COMMISSION: DRECOMMENDED APPROVAL DISAPPROVAL DISAPPROVAL DISAPPROVAL	IF					

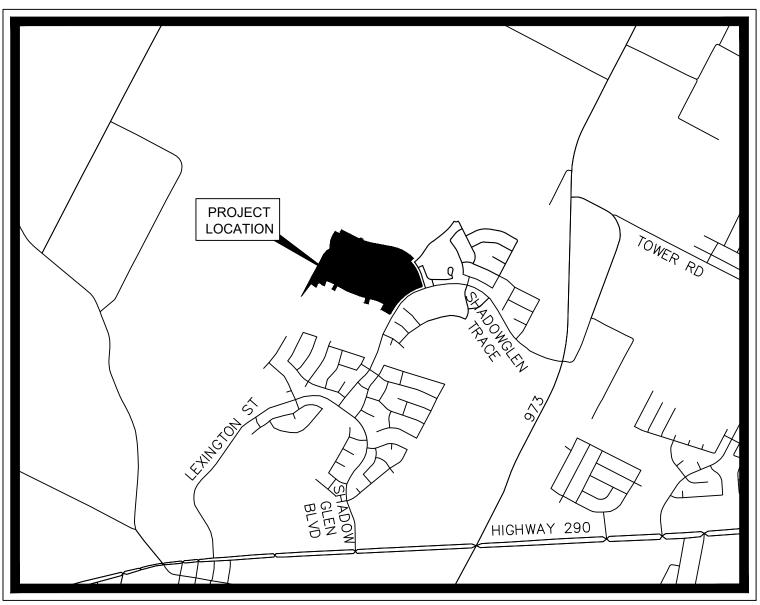
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP SCALE: 1" = 2,000'

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: BRETT BURKE, P.E.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. LAND SURVEYOR NO. 6330 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH: (210) 541-9166 CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER: SG LAND HOLDINGS, LLC 2392 MORSE AVENUE IRVINE, CALIFORNIA 93614 PH: (949) 241-8414 CONTACT: RUSS ALLISON

SHADOWGLEN PHASE 2 SECTION 21A & 21B

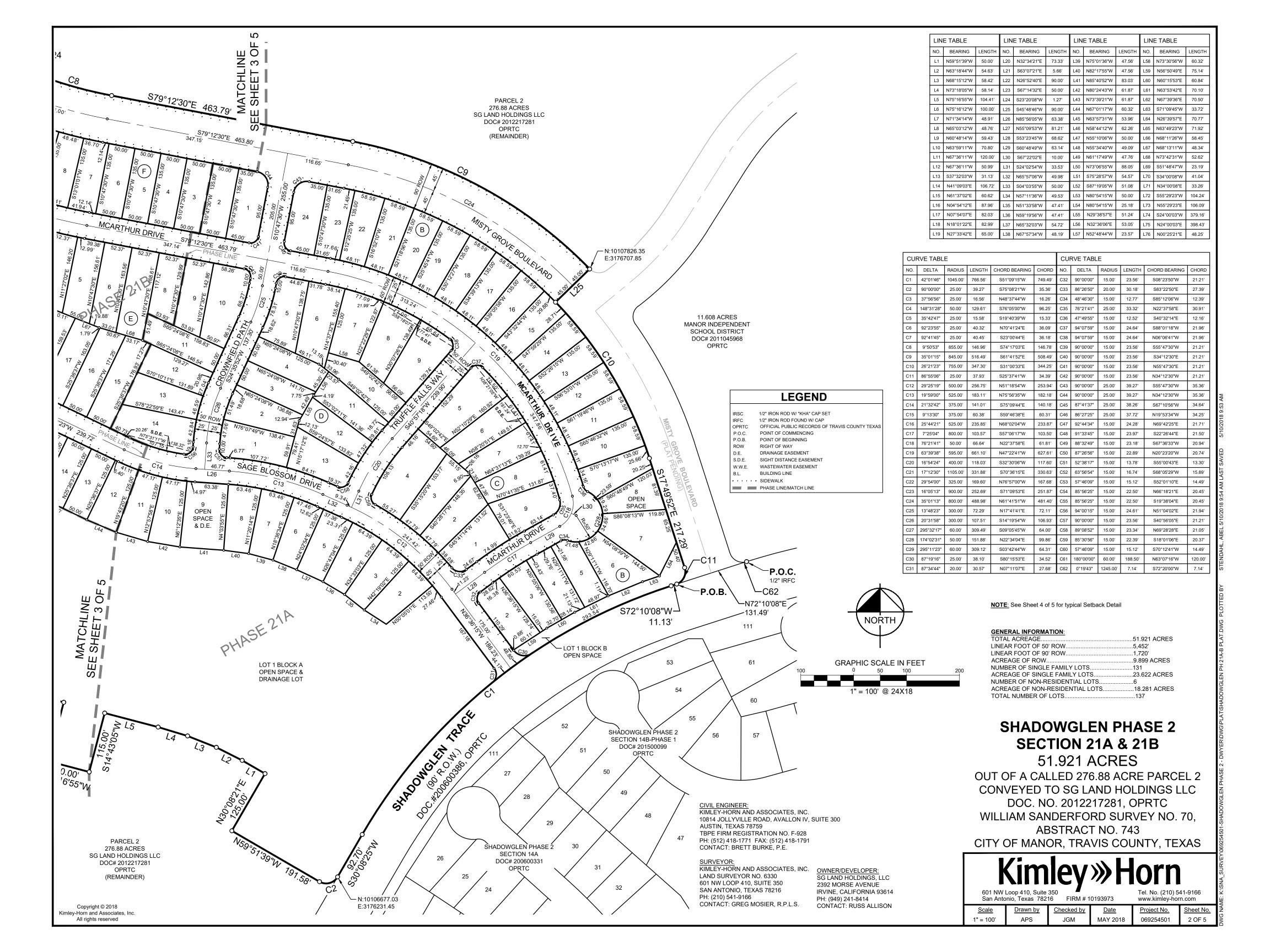
51.921 ACRES

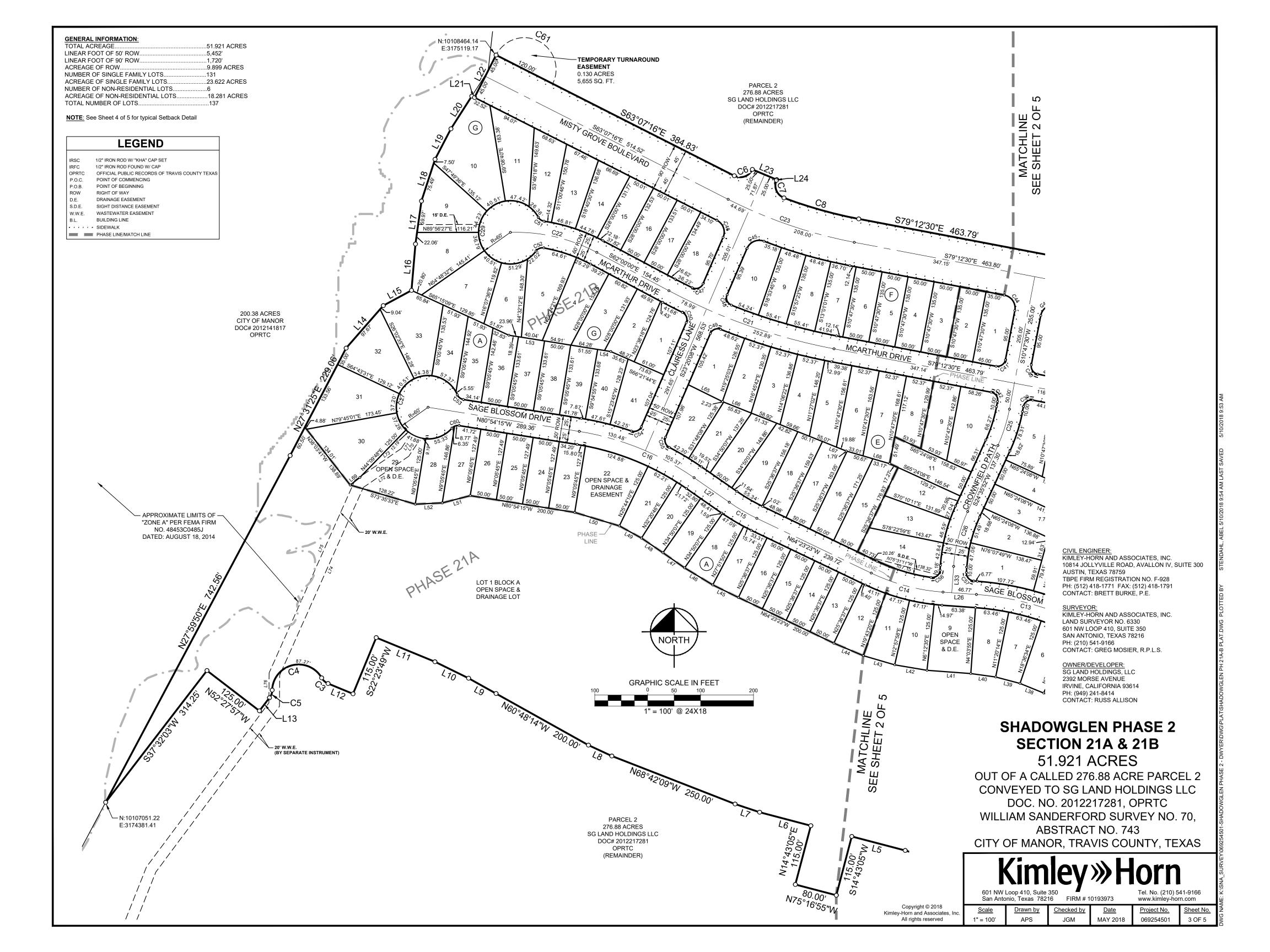
OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC DOC. NO. 2012217281, OPRTC WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743 CITY OF MANOR, TRAVIS COUNTY, TEXAS

601 NW Loop 410, Suite 350

Tel. No. (210) 541-9166

FIRM # 10193973 San Antonio, Texas 78216 Checked by Project No. <u>Scale</u> 1" = 2000' APS JGM MAY 2018 069254501 1 OF 5





Water and Wastewater:

The tract of land shown hereon is within the boundaries of Travis County Municipal Utility District (M.U.D.) No. 2 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer

M.U.D. Engineer

The State of Texas County of Travis

Commissioners Court Resolution

In approving this plat by the Commissioners' Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares shall be the responsibility of the owner and/or developer of the tract of land covered by this plat and in accordance with the plans and specifications prescribed by the commissioners' court of Travis County, Texas, and said court assumes no obligation to build any of the streets, roads or other public thoroughfares or any bridges or culverts in connection therewith. The acceptance for maintaining by Travis County, Texas, of the roads or streets in real estate subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction; but that erecting signs for traffic control such as for speed and stop and yield signs shall remain the responsibility of the county.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

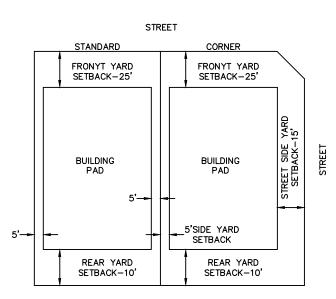
Travis County Subdivision Plat Notes:

- 1. As depicted on the plat, each protective easement from a critical environmental feature, including a cave, sinkhole, point recharge feature, bluff, canyon rimrock feature, wetland, and spring must remain in its existing, undeveloped, natural state. Natural vegetative cover must be retained. Construction activities, wastewater disposal, and wastewater irrigation are prohibited within a protective easement. A residential lawn or hiking trail is allowed if it is located at least 50 feet from the edge of a critical environmental feature in accordance with the Travis County code.
- 2. As depicted on the plat, the setback area identified for each waterway is a protective easement that must remain undeveloped and activities must be limited within the easement. The protective easement must remain free of construction, development, and other alterations except when specifically approved in a Travis County Development Permit.
- 3. Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.

General Notes:

- 1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.
- 2. All lot corners are monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA".
- Property owners of the lots on which the wastewater easements are located as shown on this plat shall provide access to the Travis County Municipal Utility District No. 2 Water and Wastewater System in order for the Travis County Municipal Utility District No. 2 Water and Wastewater System to inspect and maintain the underground facilities located within any of such easements
- 4. Public sidewalks built to City of Manor standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the adjoining lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
- 5. Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor standards unless otherwise
- 6. No lot in this subdivision shall be occupied until connection is made to the Travis County Municipal Utility District No. 2 Water and
- 7. No buildings shall be constructed or maintained within the wastewater easement or the underground storm water facilities easements without the prior written approval of the City of Manor and Travis County. The City of Manor is not responsible for the damage to or replacing any portions of any fencing, landscaping or other improvements constructed within any of such three easements which were not approved by the City of Manor before their construction due to the necessary and customary work by the City of Manor in repairing, maintaining, or replacing the underground pipes and related facilities within such easements.
- 8. All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of
- 9. Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the
- 10. All streets in the subdivision shall be constructed to City of Manor Urban Street Standards. All streets will be constructed with curb and gutter.
- 11. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and
- 13. No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements except as approved by Travis County and the City of Manor.
- 14. A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street
- 15. Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- 16. A Travis County Development Permit is required prior to site development of and lots in the subdivision.
- 17. Lot Setback Requirements: (SEE SETBACK DETAIL)
 - Front Yard 25' for regular lots, 20' for irregular lots Side Yard - 5' Street Side Yard - 15' Rear Yard - 10'
- 18. All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be wned and maintained by the Shadowglen Residential Property Owners' Association.
- 19. Property owners or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Travis County Municipal Utility District No. 2 and Travis County, for inspection or maintenance of said easement.
- 20. All drainage easements on private property shall be maintained by the owner or his/her assigns.

City of Manor Acknowledgments This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. _____ day of __ Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. ____, day of ____, ___ Approved: William Myers, Chairperson Lluvia Tijerina, City Secretary Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date. _____ day of ______, Approved: Rita G. Jonse, Mayor Lluvia Tijerina, City Secretary The State of Texas County of Travis I, Dana Debeauvoir, Clerk of the County Court, of Travis County, Texas, do hereby certify that on the _ , 20 , A.D. The Commissioners' Court of Travis County, Texas passed an order authorizing the filing for record of the plat and that said order was duly entered in the minutes of said court. Witness my hand and seal of office of the County Court of said county, the _____ day of ______. 20__, A.D. Dana Debeauvoir, Clerk of Court Travis County, Texas The State of Texas County of Travis I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____ 20_ at ___ o'clock ____ m., records of said county and state in document number ___ Witness my hand and seal of office of the County Clerk, this _____ day of _____, 20__, A.D. Dana Debeauvior, County Clerk. Travis County, Texas



TYPICAL SETBACK DETAIL NOT TO SCALE

CIVIL ENGINEER:

SURVEYOR:

PH: (210) 541-9166

AUSTIN, TEXAS 78759

KIMLEY-HORN AND ASSOCIATES. INC.

TBPE FIRM REGISTRATION NO. F-928

PH: (512) 418-1771 FAX: (512) 418-1791

KIMLEY-HORN AND ASSOCIATES, INC.

CONTACT: BRETT BURKÈ, P.É.

LAND SURVEYOR NO. 6330

601 NW LOOP 410 SUITE 350

SAN ANTONIO, TEXAS 78216

OWNER/DEVELOPER: SG LAND HOLDINGS, LLC

IRVINE, CALIFORNIA 93614

CONTACT: RUSS ALLISON

2392 MORSE AVENUE

PH: (949) 241-8414

CONTACT: GREG MOSIER, R.P.L.S

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300

SHADOWGLEN PHASE 2 **SECTION 21A & 21B**

51.921 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC DOC. NO. 2012217281, OPRTC WILLIAM SANDERFORD SURVEY NO. 70,

ABSTRACT NO. 743 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Vimley» Horn

	Су	70
601 NW Loop 410, Suite 350		Tel. No
San Antonio, Texas 78216	FIRM # 10193973	www.k

1" = 100

o. (210) 541-9166 imley-horn.com

Checked by <u>Date</u> Project No Sheet No APS JGM MAY 2018 069254501 4 OF 5

Ph. 210-541-9166

described as follows:

BEING a 51.921 acre (2,256,021 square feet) tract of land situated in the William Sandford Survey No. 70, Abstract No. 743, City of Manor, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly

COMMENCING at a 1/2-inch iron rod found on the northwesterly right-of-way line of Shadowglen Trace (90 feet wide) for the southerly southwest corner of that certain 11.608 acre tract of land described in instrument to Manor Independent School District in Document No. 2011045968 of the Official Public Records of Travis County;

- THENCE, along the northwesterly right-of-way line of said Shadowglen Trace, the following two (2) courses and distances: 1. in a southwesterly direction, along a curve to the left having a central angle of 0°19'43", a radius of 1245.00 feet, a chord bearing and distance of South 72°20'00" West, 7.14 feet, and a total arc length of 7.14 feet to a point for corner;
- 2. South 72°10'06" East, 131.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing along the northwesterly right-of-way line of said Shadowglen Trace, the following three (3) courses and

- 1. South 72°10'08" West, 11.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature; 2, in a southwesterly direction, along a tangent curve to the left, a central angle of 42°01'46", a radius of 1045.00 feet, a chord bearing and distance of South 51°09'15" West, 749.49 feet, and a total arc length of 766.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 3. South 30°08'25" West, 92.70 feet to a1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;

THENCE, departing the northwesterly right-of-way line of said Shadowglen Tract and crossing aforesaid Parcel 2, the following twenty-seven (27) courses and distances:

- 1. in a southwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 25.00 feet, a chord bearing and distance of South 75°08'21" West, 35.36 feet, and a total arc length of 39.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner:
- 2. North 59°51'39" West, 191.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 3. North 30°08'21" East, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 4. North 59°51'39" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 5. North 63°18'44" West, 54.63 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 6. North 68°15'12" West, 58.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 7. North 73°18'05" West, 58.14 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner: 8. North 75°16'55" West, 104.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 9. South 14°43'05" West, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 10. North 75°16'55" West, 80.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 11. North 14°43'05" East, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner:
- 12. North 75°16'12" West, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 13. North 71°34'14" West, 48.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 14. North 68°42'09" West, 250.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 15. North 65°03'12" West, 48.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner:
- 16. North 60°48'14" West, 200.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 17. North 60°48'14" West, 59.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 18. North 63°59'11" West, 70.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 19. North 67°36'11" West, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 20. South 22°23'49" West, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 21. North 67°36'11" West, 50.99 feet to a point of curvature;
- 22. in a northwesterly direction, along a tangent curve to the right, a central angle of 37°56'56", a radius of 25.00 feet, a chord bearing and distance of North 48°37'44" West, 16.26 feet, and a total arc length of 16.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- 23. in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 148°31'28", a radius of 50.00 feet, a chord bearing and distance of South 76°05'00" West, 96.25 feet, and a total arc length of 129.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- 24. in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 35°42'47", a radius of 25.00 feet, a chord bearing and distance of South 19°40'39" West, 15.33 feet, and a total arc length of 15.58 feet to a 1/2-inch
- iron rod with a plastic cap stamped "KHA" set for corner; 25. South 37°32'03" West, 31.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 26. North 52°27'57" West, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 27. South 37°32'03" West, 314.25 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the easterly line of that certain 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County;

THENCE, along the easterly lines of said 200.38 acre tract, the following nine (9) courses and distances:

- 1. North 27°59'50" East, 742.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 2. North 27°31'25" East, 229.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 3. North 41°09'03" East, 106.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner; 4. North 61°37'02" East, 60.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 5. North 4°54'12" East, 87.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 6. North 7°54'07" East, 82.03 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner; 7. North 18°01'22" East, 82.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 8. North 27°33'42" East, 65.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner; 9. North 32°34'21" East, 73.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the easterly line of said 200.38 acre tract and crossing aforesaid Parcel 2, the following fifteen (15)

- courses and distances: 1. South 63°07'21" East, 5.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 2. North 26°52'40" East, 90.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- 3. in a southeasterly direction, along a tangent curve to the right, a central angle of 180°00'00", a radius of 60.00 feet, a chord bearing and distance of South 63°07'16" East, 120.00 feet, and a total arc length of 188.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 4. South 63°07'16" East, 384.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 5. in a northeasterly direction, along a non-tangent curve to the left, a central angle of 92°23'55", a radius of 25.00 feet, a chord bearing and distance of North 70°41'24" East, 36.09 feet, and a total arc length of 40.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 6. South 67°14'32" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 7. South 23°20'08" West, 1.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature; 8. in a southeasterly direction, along a tangent curve to the left, a central angle of 92°41'45", a radius of 25.00 feet, a chord bearing and distance of South 23°00'44" East, 36.18 feet, and a total arc length of 40.45 feet to a 1/2-inch iron rod with a
- plastic cap stamped "KHA" set for a point of curvature; 9. in a southeasterly direction, along a tangent curve to the left, a central angle of 9°50'53", a radius of 855.00 feet, a chord bearing and distance of South 74°17'03" East, 146.78 feet, and a total arc length of 146.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 10. South 79°12'30" East, 463.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA"
- 11. in a southeasterly direction, along a tangent curve to the right, a central angle of 35°01'15' chord bearing and distance of South 61°41'52" East, 508.49 feet, and a total arc length of
- rod with a plastic cap stamped "KHA" set for corner; 12. South 45°48'46" West, 90.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA"
- 13. in a southeasterly direction, along a non-tangent curve to the right, a central angle of 26°2 a chord bearing and distance of South 31°00'33" East, 344.25 feet, and a total arc length of
- rod with a plastic cap stamped "KHA" set for corner; 14. South 17°49'52" East, 217.29 feet to a1/2-inch iron rod with a plastic cap stamped "KHA":
- 15. in a southwesterly direction, along a tangent curve to the right, a central angle of 86°55'06 chord bearing and distance of South 25°37'41" West, 34.39 feet, and a total arc length of 37 BEGINNING and containing 51.921 acres of land in Travis County, Texas, as shown in the of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

" set for a point of curvature; 5", a radius of 845.00 feet, a 516.49 feet to a 1/2-inch iron	
set for a point of curvature; 21'23", a radius of 755.00 feet, of 347.30 feet to a 1/2-inch iron	
set for a point of curvature; 6", a radius of 25.00 feet, a 37.93 feet to the POINT OF e document saved in the office	

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. F
BLOCK A LOT 1-OPEN SPACE	17.126	745,997	BLOCK B LOT 6	0.196	8,535	BLOCK E LOT 6	0.193	8,416
BLOCK A LOT 2	0.155	6,743	BLOCK B LOT 7	0.260	11,304	BLOCK E LOT 7	0.200	8,699
BLOCK A LOT 3	0.161	7,015	BLOCK B LOT 8	0.147	6,403	BLOCK E LOT 8	0.149	6,47
BLOCK A LOT 4	0.161	7,015	BLOCK B LOT 9	0.171	7,439	BLOCK E LOT 9	0.164	7,14
BLOCK A LOT 5	0.166	7,223	BLOCK B LOT 10	0.165	7,202	BLOCK E LOT 10	0.225	9,81
BLOCK A LOT 6	0.156	6,789	BLOCK B LOT 11	0.165	7,202	BLOCK E LOT 11	0.175	7,63
BLOCK A LOT 7	0.160	6,965	BLOCK B LOT 12	0.165	7,202	BLOCK E LOT 12	0.160	6,95
BLOCK A LOT 8	0.160	6,965	BLOCK B LOT 13	0.165	7,202	BLOCK E LOT 13	0.177	7,71
BLOCK A LOT 9-OPEN SPACE	0.231	10,074	BLOCK B LOT 14	0.165	7,202	BLOCK E LOT 14	0.223	9,69
BLOCK A LOT 10	0.156	6,780	BLOCK B LOT 15	0.165	7,202	BLOCK E LOT 15	0.201	8,74
BLOCK A LOT 11	0.156	6,780	BLOCK B LOT 16	0.165	7,202	BLOCK E LOT 16	0.192	8,35
BLOCK A LOT 12	0.154	6,708	BLOCK B LOT 17	0.165	7,202	BLOCK E LOT 17	0.185	8,06
BLOCK A LOT 13	0.143	6,250	BLOCK B LOT 18	0.165	7,202	BLOCK E LOT 18	0.181	7,89
BLOCK A LOT 14	0.143	6,250	BLOCK B LOT 19	0.165	7,202	BLOCK E LOT 19	0.192	8,37
BLOCK A LOT 15	0.143	6,250	BLOCK B LOT 20	0.165	7,202	BLOCK E LOT 20	0.164	7,15
BLOCK A LOT 16	0.143	6,250	BLOCK B LOT 21	0.165	7,202	BLOCK E LOT 21	0.157	6,83
BLOCK A LOT 17	0.148	6,430	BLOCK B LOT 22	0.165	7,202	BLOCK E LOT 22	0.183	7,99
BLOCK A LOT 18	0.156	6,798	BLOCK B LOT 23	0.159	6,915	BLOCK F LOT 1	0.182	7,91
BLOCK A LOT 19	0.143	6,250	BLOCK B LOT 24	0.182	7,918	BLOCK F LOT 2	0.155	6,75
BLOCK A LOT 20	0.149	6,482	BLOCK C LOT 1	0.187	8,132	BLOCK F LOT 3	0.155	6,75
BLOCK A LOT 21	0.158	6,900	BLOCK C LOT 2	0.173	7,548	BLOCK F LOT 4	0.155	6,75
BLOCK A LOT 22-OPEN SPACE	0.312	13,588	BLOCK C LOT 3	0.190	8,287	BLOCK F LOT 5	0.155	6,75
BLOCK A LOT 23	0.146	6,373	BLOCK C LOT 4	0.273	11,903	BLOCK F LOT 6	0.155	6,75
BLOCK A LOT 24	0.146	6,375	BLOCK C LOT 5	0.266	11,572	BLOCK F LOT 7	0.160	6,94
BLOCK A LOT 25	0.146	6,375	BLOCK C LOT 6	0.189	8,254	BLOCK F LOT 8	0.161	7,01
BLOCK A LOT 26	0.146	6,375	BLOCK C LOT 7	0.176	7,680	BLOCK F LOT 9	0.161	7,01
BLOCK A LOT 27	0.159	6,915	BLOCK C LOT 8	0.169	7,356	BLOCK F LOT 10	0.196	8,52
BLOCK A LOT 28	0.150	6,531	BLOCK C LOT 9	0.188	8,199	BLOCK G LOT 1	0.170	7,41
BLOCK A LOT 29-OPEN SPACE	0.241	10,487	BLOCK D LOT 1	0.196	8,524	BLOCK G LOT 2	0.160	6,95
BLOCK A LOT 30	0.299	13,004	BLOCK D LOT 2	0.181	7,868	BLOCK G LOT 3	0.199	8,65
BLOCK A LOT 31	0.276	12,008	BLOCK D LOT 3	0.160	6,956	BLOCK G LOT 4	0.225	9,80
BLOCK A LOT 32	0.261	11,379	BLOCK D LOT 4	0.165	7,200	BLOCK G LOT 5	0.257	11,2
BLOCK A LOT 33	0.280	12,184	BLOCK D LOT 5	0.190	8,293	BLOCK G LOT 6	0.185	8,07
BLOCK A LOT 34	0.155	6,761	BLOCK D LOT 6	0.218	9,510	BLOCK G LOT 7	0.237	10,32
BLOCK A LOT 35	0.170	7,418	BLOCK D LOT 7	0.196	8,557	BLOCK G LOT 8	0.240	10,44
BLOCK A LOT 36	0.170	6,820	BLOCK D LOT 8	0.190	8,964	BLOCK G LOT 9	0.240	10,62
								16,7
BLOCK A LOT 37	0.153	6,680 6,680	BLOCK D LOT 10	0.225	9,820	BLOCK GLOT 10	0.384	
BLOCK A LOT 38	0.153		BLOCK D LOT 10	0.179	7,817	BLOCK GLOT 11	0.235	10,23
BLOCK A LOT 40	0.155	6,760	BLOCK D LOT 11	0.177	7,708	BLOCK G LOT 12	0.194	8,46
BLOCK A LOT 40	0.164	7,140	BLOCK D LOT 12	0.175	7,604	BLOCK G LOT 13	0.185	8,05
BLOCK A LOT 41	0.183	7,992	BLOCK D LOT 13	0.188	8,190	BLOCK G LOT 14	0.170	7,42
BLOCK B LOT 1-OPEN SPACE	0.224	9,776	BLOCK E LOT 1	0.189	8,249	BLOCK G LOT 15	0.152	6,60
BLOCK B LOT 2	0.174	7,577	BLOCK E LOT 2	0.163	7,098	BLOCK G LOT 16	0.153	6,65
BLOCK B LOT 3	0.161	7,012	BLOCK E LOT 3	0.170	7,398	BLOCK G LOT 17	0.154	6,70
BLOCK B LOT 4	0.154	6,702	BLOCK E LOT 4	0.181	7,863	BLOCK G LOT 18	0.191	8,33
BLOCK B LOT 5	0.147	6,423	BLOCK E LOT 5	0.185	8,060	ROW	9.899	431,2

Applicable P.U.D. Variances from City of Manor Development Standards:

- A. Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- B. Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- C. Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- D. Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- E. Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- F. The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50)
- G. A development plan and report shall be submitted with the filing of each final plat.
- H. Revoked by Cotton Holding.
- I. A walkway/bicycle path system shall be submitted with the filing of each final plat.
- J. A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- K. Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary

ADJACENT PROPERTY OWNERS					
LOT NO.	OWNER	GEOGRAPHIC I.D.			
12	Jason Jokerst	243650224			
13	RL & Geneva Kayser	243650223			
14	UNAVAILABLE	243650222			
24	Zachary Kwarta	243650212			
25	Lasonia Jackson	243650211			
26	James Mortensen	243650210			
27	Kathleen Page	243650209			
28	Chaotong Shen & Changi Chen	243650208			
29	Nathan & Letitia Patterson	243650207			
30	Cecil & Frances Meyers	243650206			
31	Allen & Janina Roberts	243650205			
32	Paul & Joyce Moore	243650204			
47	Edward Linden Jr.	243650243			
48	James & Karen Haywood	243650242			
49	Jason Jokerst	243650241			
50	RL & Geneva Kayser	243650240			
51	UNAVAILABLE	243650239			
52	Zachary Kwarta	243650238			
53	Lasonia Jackson	243650237			
54	James Mortensen	243650236			
55	Kathleen Page	243650235			
56	Chaotong Shen & Changi Chen	243670526			
57	Nathan & Letitia Patterson	243670525			
58	Cecil & Frances Meyers	243670522			
59	Allen & Janina Roberts	243670521			
111	SG Land Holdings LLC	243670527			

City of Manor Subdivision Variances:

- 1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- 2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
- 3. The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
- 4. Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision
- 5. All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
- 6. The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
- 7. Lots shall not be required to face a similar lot across the street.

CIVIL ENGINEER:

AUSTIN, TEXAS 78759

KIMLEY-HORN AND ASSOCIATES. INC.

TBPE FIRM REGISTRATION NO. F-928

PH: (512) 418-1771 FAX: (512) 418-1791

KIMLEY-HORN AND ASSOCIATES, INC.

CONTACT: BRETT BURKÈ, P.É.

LAND SURVEYOR NO. 6330

601 NW LOOP 410, SUITE 350

SAN ANTONIO, TEXAS 78216

OWNER/DEVELOPER: SG LAND HOLDINGS, LLC

IRVINE, CALIFORNIA 93614

CONTACT: RUSS ALLISON

2392 MORSE AVENUE

PH: (949) 241-8414

CONTACT: GREG MOSIER, R.P.L.S.

PH: (210) 541-9166

10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300

- 8. Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
- 9. The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
- 10. The area of non-rectangular lots shall be provided with the filing of a final plat.

SHADOWGLEN PHASE 2 SECTION 21A & 21B

51.921 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC DOC. NO. 2012217281, OPRTC WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743 CITY OF MANOR, TRAVIS COUNTY, TEXAS

San Antonio, Texas 78216 Checked by

1" = 100'

FIRM # 10193973 Project No JGM MAY 2018 069254501

Sheet No.

5 OF 5

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Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Thursday, March 29, 2018

Patrick Hudson Kimley-Horn and Associates, Inc. 10814 Jollyville Road, Avallon IV, Suite 300 Austin TX 78759 patrick.hudson@kimley-horn.com

Permit Number 2018-P-1111-FP

Job Address: Northwest of Shadowglen Elementary, Manor, TX. 78653

Dear Patrick Hudson,

The first submittal of the Shadowglen Section 21A and 21B Final Plat (*Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on May 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.

The preliminary plat for the proposed development HAS NOT been approved.

The construction plans have not been approved for the project. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the preliminary plat and construction plans have been approved.

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,

Pauline Gray, P.E. Staff Engineer

Pauline M Gray

Jay Engineering Company, Inc.



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220

Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Wednesday, May 9, 2018

Patrick Hudson Kimley-Horn and Associates, Inc. 10814 Jollyville Road, Avallon IV, Suite 300 Austin TX 78759 patrick.hudson@kimley-horn.com

Permit Number 2018-P-1111-FP Job Address: Northwest of Shadowglen Elementary, Manor 78653

Dear Patrick Hudson,

The subsequent submittal of the Shadowglen Section 21A and 21B Final Plat submitted by Kimley-Horn and Associates, Inc. and received on May 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. The phase line needs to be clearly shown on all sheets.
- 2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the preliminary plat and construction plans have been approved.
- 3. City of Manor should be capitalized in the General Notes.
- 4. Note 8 under General Notes should be revised to state without approval of Travis County as well as the City of Manor.
- 5. 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,
- 6. Per the Development Agreement, there is a parkland fee of \$250 per residential lot that is required to be paid prior to the Final Plat being recorded.
- 7. Note 10 needs to be clarified. What Environmental Criteria Manual is it referencing.
- 8. Note 12 should state fiscal surety not survey.
- 9. Note 14 appears to be incomplete.
- 10. Notes 4 and 15 need to be verified.
- 11. Note 19 should list the HOA name.

5/9/2018 11:56:26 AM Shadowglen Section 21A and 21B Final Plat 2018-P-1111-FP Page 2

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.

Vauline M. Gray



May 24, 2018

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

RE: Permit Number 2018-P-1111-FP

Job Address: Northwest of Shadowglen Elementary off Shadowglen Manor, TX 78653

Dear Pauline Gray, P.E.:

Please accept this *Comment Response Letter* in reply to your review of the first submittal of the Shadowglen Section 21A & 21B Construction Plans (Construction Plan) submitted on April 1, 2018. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review

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

1. The phase line needs to be clearly shown on all sheets.

Response: The phase line has been shown on all sheets and acts as the match line for the sheets. The legend has been updated to match.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the preliminary plat and construction plans have been approved.

Response: Noted.

3. City of Manor should be capitalized in the General Notes.

Response: City of Manor has been capitalized on all notes.

4. Note 8 under General Notes should be revised to state without approval of Travis County as well as the City of Manor.

Response: Note 8 revised as requested. This note is now Note 7 due to deleting an erroneous note. See comment response 10 for removal of erroneous note.



5. 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: A copy of email correspondence with Travis County 911 Addressing has been attached verifying the street names. Please let me know if you need more formal documentation.

6. Per the Development Agreement, there is a parkland fee of \$250 per residential lot that is required to be paid prior to the Final Plat being recorded.

Response: Fee will be paid prior to Final Plat recordation.

7. Note 10 needs to be clarified. What Environmental Criteria Manual is it referencing.

Response: Note 10 has been clarified to call out the City of Austin Environmental Criteria Manual. This note is now Note 9.

8. Note 12 should state fiscal surety not survey.

Response: Note 12 has been updated as requested.

9. Note 14 appears to be incomplete.

Response: Note 14 has been updated. This note is now Note 13.

10. Notes 4 and 15 need to be verified.

Response: Note 4 was erroneous so it was removed. Note 15 was verified to be correct. Note 15 is now Note 14.

11. Note 19 should list the HOA name.

Response: Note 19 updated to include the HOA name. This note is now Note 18.

In addition to these changes, we have also added City of Manor Subdivision Variances and the Applicable P.U.D. Variances from City of Manor Development Standards to page 5 of the plat,

[End of Report]



Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Patrick Hudson, P.E. (512) 418.4516

patrick.hudson@kimley-horn.com



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220

Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Friday, June 15, 2018

Patrick Hudson Kimley-Horn and Associates, Inc. 10814 Jollyville Road, Avallon IV, Suite 300 Austin TX 78759 patrick.hudson@kimley-horn.com

Permit Number 2018-P-1111-FP

Job Address: Northwest of Shadowglen Elementary, Manor 78653

Dear Patrick Hudson,

The subsequent submittal of the Shadowglen Section 21A and 21B Final Plat submitted by Kimley-Horn and Associates, Inc. and received on May 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. The phase line needs to be clearly shown on all sheets.
- 2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the preliminary plat and construction plans have been approved.
- 3. City of Manor should be capitalized in the General Notes.
- 4. Note 8 under General Notes should be revised to state without approval of Travis County as well as the City of Manor.
- 5. 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,
- 6. Per the Development Agreement, there is a parkland fee of \$250 per residential lot that is required to be paidprior to the Final Plat being recorded.
- 7. Note 10 needs to be clarified. What Environmental Criteria Manual is it referencing.
- 8. Note 12 should state fiscal surety not survey.
- 9. Note 14 appears to be incomplete.
- 10. Notes 4 and 15 need to be verified.
- 11. Note 19 should list the HOA name.

6/15/2018 9:14:49 AM Shadowglen Section 21A and 21B Final Plat 2018-P-1111-FP Page 2

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.

Vauline M. Gray



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

TEXAS REGISTERED ENGINEERING FIRM F-4780

Date: Wednesday, October 31, 2018

Patrick Hudson Kimley-Horn and Associates, Inc. 10814 Jollyville Road, Avallon IV, Suite 300 Austin TX 78759 patrick.hudson@kimley-horn.com

Permit Number 2018-P-1111-FP Job Address: Northwest of Shadowglen Elementary, Manor 78653

Dear Patrick Hudson,

We have conducted a review of the final plat for the above-referenced project, submitted by Patrick Hudson and received by our office on May 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,

Pauline Gray, P.E. Staff Engineer

Vanline M. Gray

Jay Engineering Company, Inc.