



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

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

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Wednesday, December 12, 2018

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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

### 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 Preliminary Plat for Manor Heights Section 2, two hundred seventy-eight (278) lots on 111 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

- |   |   |
|---|---|
| 2. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Sections 25 & 26, one hundred sixty-six (166) lots on 32 acres, more or less, located near Shadowglen Trace and Stonebridge Meadow Drive, Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> SG Land Holdings. | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 3. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Section 28, one hundred eight (108) lots on 41 acres, more or less, located near Misty Grove Blvd. and Silent Falls Way, Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> SG Land Holdings.                  | Scott Dunlop,<br>Assistant<br>Development<br>Director |

## REGULAR AGENDA

- |   |   |
|---|---|
| 4. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the November 14, 2018 Regular Meeting.   | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 5. Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2, Section 18A, 22, 23A, 25, 26, 27A, 27B, and 28, five hundred seventy-nine (579) single family homes on 147 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> SG Land Holdings. | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 6. Consideration, discussion, and possible action on a Uniform Sign Plan for the Studios at Shadowglen Trace located at 13700 N. FM 973, Manor, TX <b>Applicant:</b> Dwyer Realty Companies <b>Owner:</b> Dwyer Realty Companies  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 7. Consideration, discussion, and possible action on a Uniform Sign Plan for 203 West Murray, Manor, TX. <b>Applicant:</b> Rolando Elizando. <b>Owner:</b> Rolando Elizando   | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 8. Consideration, discussion, and possible action on a Setback Waiver for Block 35, Lot 1, Town of Manor, locally known as 600 Samaripa Street, Manor, TX, to reduce the front setback to 20 feet and the rear setback to 10 feet. <b>Applicant:</b> Brenda Perez. <b>Owner:</b> Brenda Perez.  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 9. Consideration, discussion, and possible action on a Setback Waiver for Block 11, Lot 1, Town of Manor, locally know as 901 ½ N. Burnet Street, Manor, TX to reduce the front setback to 20 feet, the rear setback to 10 feet, and the side setback to 5 feet. <b>Applicant:</b> Jeff Martella, CMI Acquisitions. <b>Owner:</b> City of Manor.                            | Scott Dunlop,<br>Assistant<br>Development<br>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 Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

## POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, December 7, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Lluvia Tijerina  
City Secretary for the City of Manor, Texas

## NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM NO. <sup>1</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Preliminary Plat for Manor Heights Section 2, two hundred seventy-eight (278) lots on 111 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.

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### BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Preliminary Plat for Manor Heights Section 2, two hundred seventy-eight (278) lots on 111 acres, more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

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





November 16, 2018

City of Manor  
Planning and Development Review Department  
105 E. Eggleston Street  
Manor, Texas 78653

■  
10814 Jollyville Road  
Building IV, Suite 300  
Austin, Texas  
78759

***Re: Summary Letter – Manor Heights Phase 2  
Preliminary Plan Application  
Northeast intersection of Old Kimbro Rd and Highway 290.  
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Manor Heights is a proposed residential subdivision located north of Highway 290 at the northeast intersection of Old Kimbro Road and Highway 290 in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phase 2 Section 1 and Phase 2 Section 2. The existing property is approximately 248 acres of mostly undeveloped land. Phases 1 and 2 encompass approximately 111 acres of this property.

The proposed improvements include 266 residential lots, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014 and within the boundaries of the 100 year floodplain as shown on the Flood Insurance Rate Map community panel no. 484533C0505H, effective 09/26/2008, Travis County, Texas and incorporated areas. Proposed development will impact the FEMA floodplain. A CLOMR is being submitted to reduce the area located within the floodplain. All lots adjacent to the FEMA floodplain will have minimum floor elevations per City of Manor requirements.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.

# PRELIMINARY PLANS FOR **MANOR HEIGHTS**

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	TREE DATA
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 3)
6	PRELIMINARY PLAN (SHEET 2 OF 3)
7	PRELIMINARY PLAN (SHEET 3 OF 3)
8	UTILITY PLAN (SHEET 1 OF 2)
9	UTILITY PLAN (SHEET 2 OF 2)
10	OVERALL DRAINAGE AREA MAP
11	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
12	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
13	DRAINAGE CALCULATIONS

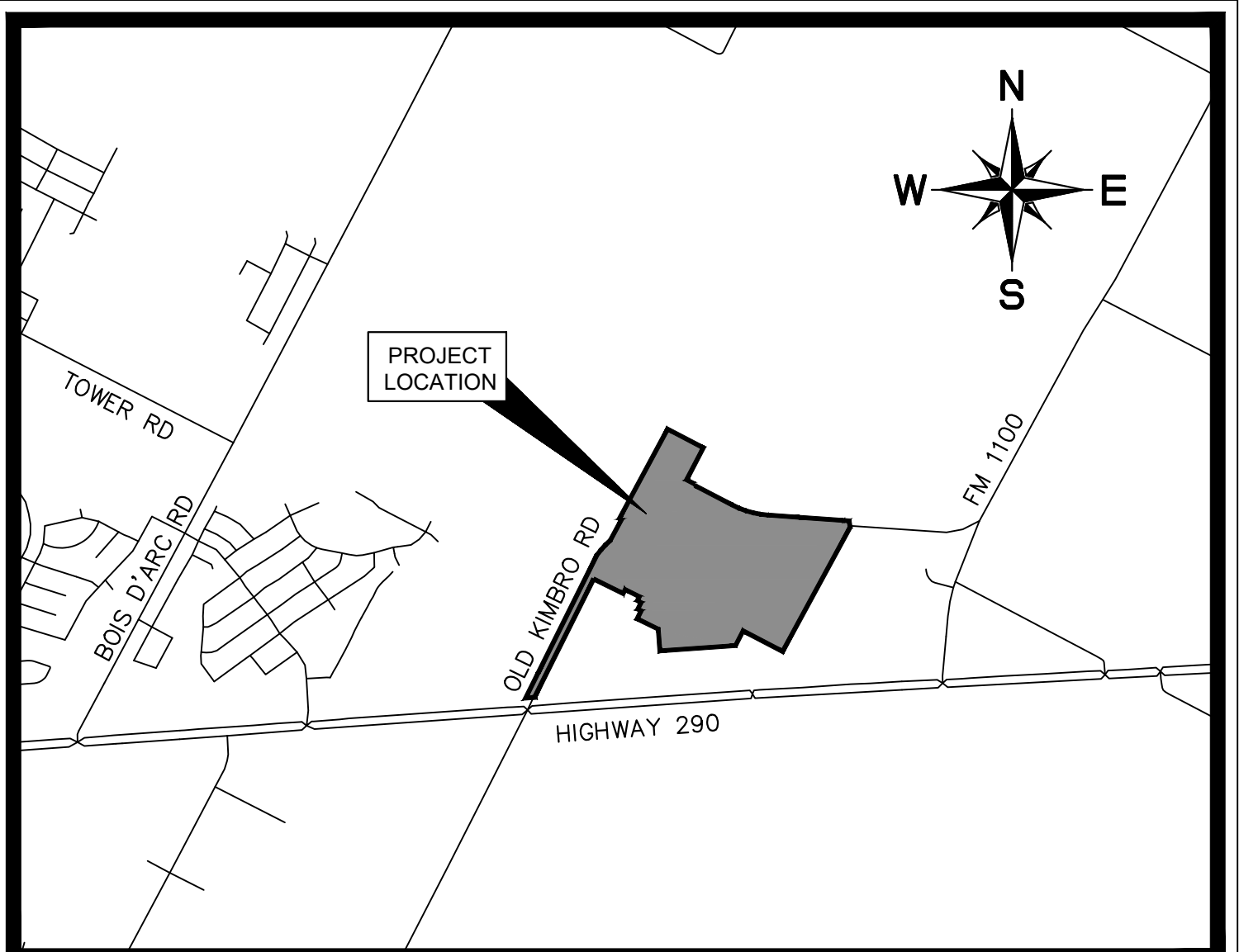
BEING 16.139 ACRES OUT OF THE 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2017180685 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 85.810 ACRES OUT OF THE 90.089 ACRES OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, OF TRAVIS COUNTY, TEXAS AND BEING THE TRACTS OF LAND CONVEYED TO RHOF, LLC, A TEXAS LIMITED LIABILITY COMPANY, PER DEED RECORDED AS DOCUMENT NO.2017194263 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
HONORABLE MAYOR RITA G. JONSE  
MAYOR OF THE CITY OF MANOR, TEXAS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: WILLIAM MYERS, CHAIRPERSON



SCALE: 1" = 2,000'

# Kimley»»Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS  
AVALLON IV, SUITE 300 REGISTRATION NO. F-921  
AUSTIN, TEXAS 78759  
PH. (512) 418-1771  
CONTACT: ALEX E. GRANADOS, P.E.

## OWNER/DEVELOPER

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



Know what's below.  
**Call** before you dig

# November 2018

# Kimley»»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
0814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

1 / 16 / 2018



069255700	DATE	November 2018
KHA PROJECT	SSCALE:	AS SHOWN
	DESIGNED BY:	BJB
	DRAWN BY:	AGD

COVER SHEET

PRELIMINARY PLANS FOR  
**MANOR HEIGHTS**  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

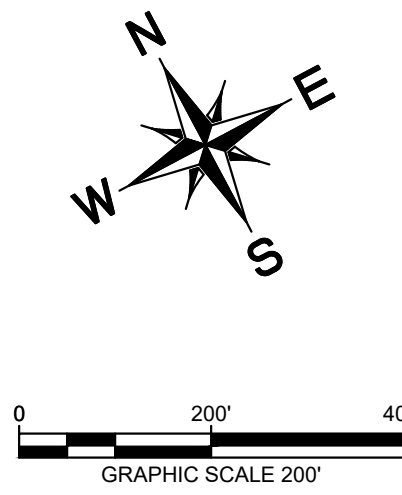
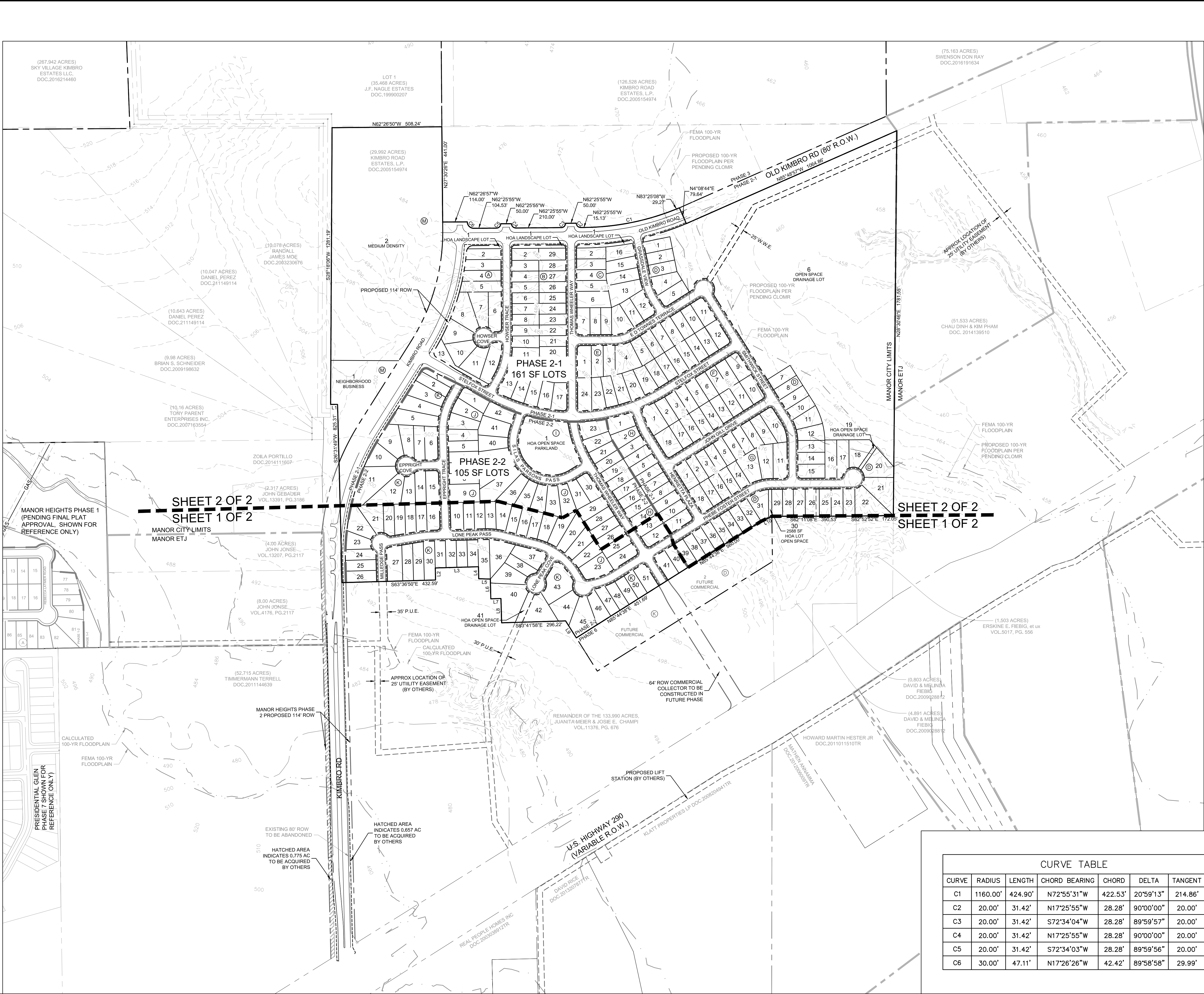
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Plotted By: Davis, Adam Date: November 16, 2018 02:02:57pm File Path: K:\AUS-Civil\069255700 Sky Village South\Cad\Manor Heights Phase 2\PlanSheets\OVERALL PRELIMINARY PLAN.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1160.00'	424.90'	N72°55'31"W	422.53'	20°59'13"	214.86'
C2	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C3	20.00'	31.42'	S72°34'04"W	28.28'	89°59'57"	20.00'
C4	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C5	20.00'	31.42'	S72°34'03"W	28.28'	89°59'56"	20.00'
C6	30.00'	47.11'	N17°26'26"W	42.42'	89°58'58"	29.99'

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.15	S61°41'54.05"E
L2	55.85	N26°50'58.95"E
L3	200.00	S63°34'50.27"E
L4	55.53	S26°43'42.08"W
L5	53.72	S60°21'11.45"E
L6	91.45	S26°39'00.06"W
L7	46.90	S63°36'46.30"E
L8	112.46	S26°19'22.84"W
L9	92.84	S4°15'57.60"E
L10	54.58	S86°32'12.87"E

PRELIMINARY PLANS FOR  
**MANOR HEIGHTS**  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SHEET NUMBER  
**4**

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

11/16/2018

STATE OF TEXAS

ALAN ROBERT RICO

130084

PROFESSIONAL ENGINEER

*Alfonso E. Rico*

KHA PROJECT  
069255700

DATE  
November 2018

SCALE  
AS SHOWN

DESIGNED BY  
BUB

DRAWN BY  
AGD

CHECKED BY  
AEC

OVERALL  
PRELIMINARY PLAN

REVISIONS

BY  
DATE





AGENDA ITEM NO. <sup>2</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 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 Shadowglen Phase 2 Sections 25 & 26, one hundred sixty-six (166) lots on 32 acres, more or less, located near Shadowglen Trace and Stonebridge Meadow Drive, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.

---

### BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

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

Plat

---

### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Shadowglen Phase 2 Sections 25 & 26, one hundred sixty-six (166) lots on 32 acres, more or less, located near Shadowglen Trace and Stonebridge Meadow Drive, Manor, TX.

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

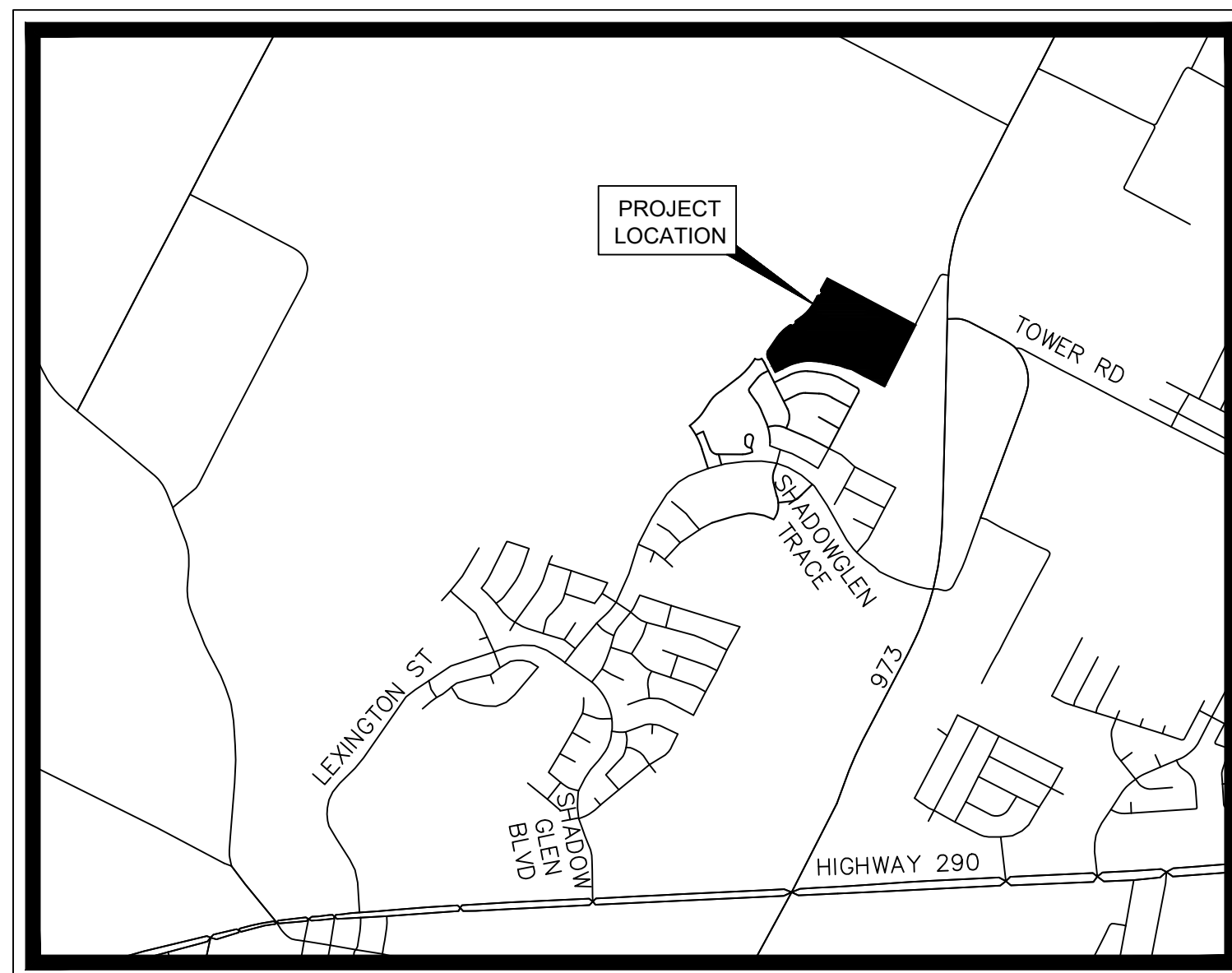
# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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'

## SHADOWGLEN PHASE 2 SECTIONS 25-26 31.838 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  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

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.

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: PATRICK HUDSON, P.E.

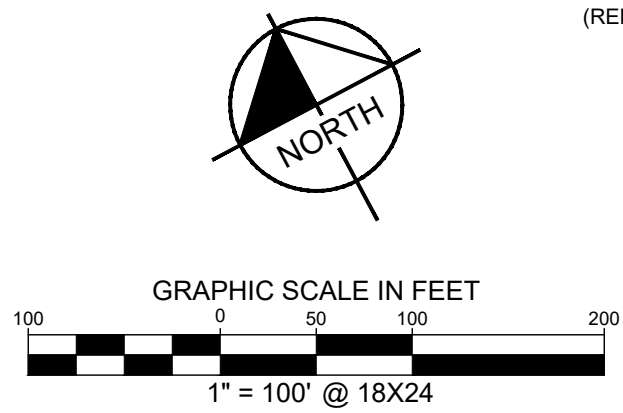
**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

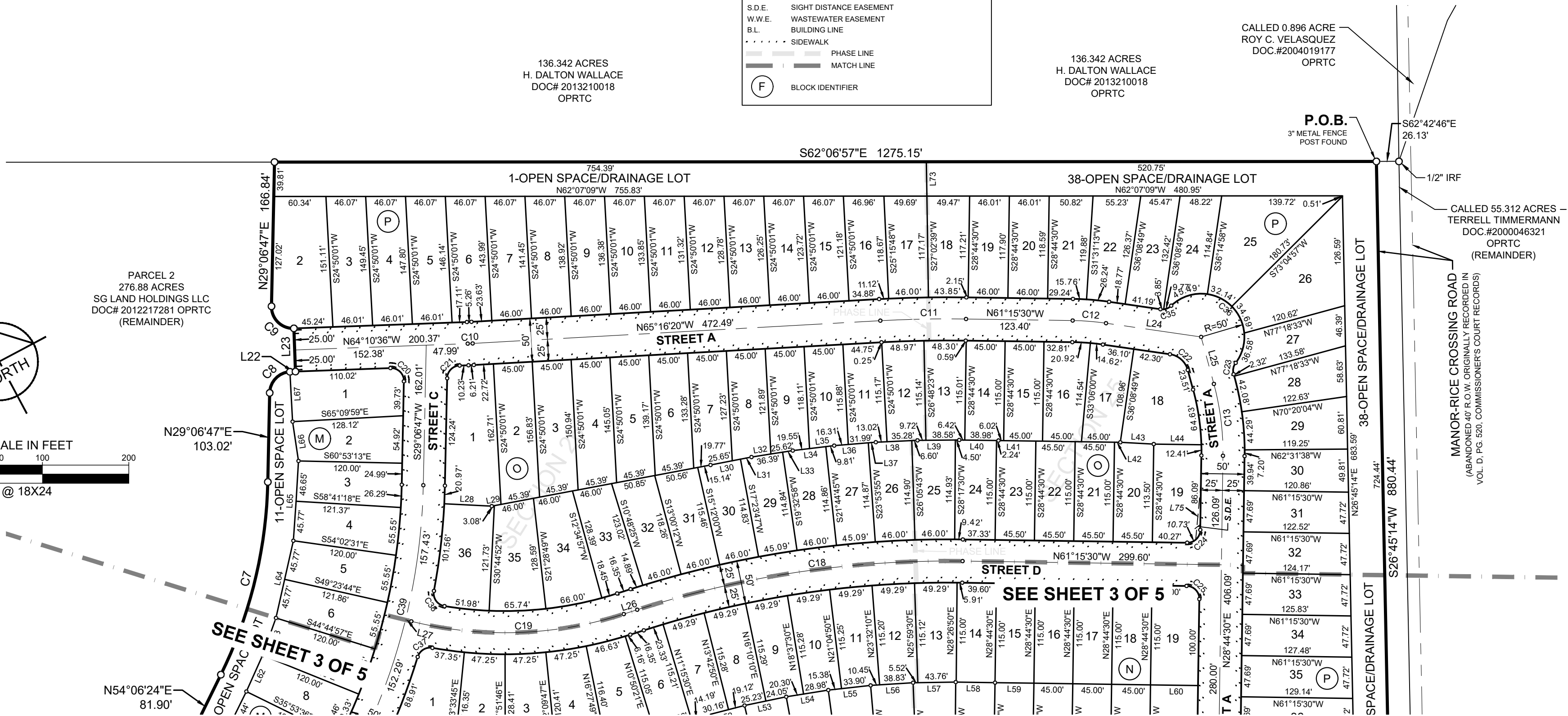
FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	11/15/2018	069254502	1 OF 5



LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	1/2" IRON ROD FOUND W/ CAP
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	POINT OF COMMENCING
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	WASTEWATER EASEMENT
	BUILDING LINE
	SIDEWALK
	PHASE LINE
	MATCH LINE
	BLOCK IDENTIFIER



CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°53'16"	325.00'	44.74'	N30°33'54"W	44.71'	C22	66°32'38"	25.00'	29.04'	N20°34'52"W	27.43'
C2	26°26'43"	80.00'	36.92'	N21°17'10"W	36.60'	C23	52°54'52"	15.00'	13.85'	S38°17'45"W	13.37'
C3	42°36'54"	70.00'	52.06'	N13°14'38"E	50.87'	C24	90°00'00"	15.00'	23.56'	N73°44'30"E	21.21'
C4	19°33'19"	470.00'	160.41'	N44°19'45"E	159.64'	C25	90°00'00"	15.00'	23.56'	N16°15'30"W	21.21'
C5	90°00'00"	25.00'	39.27'	S80°53'36"E	35.36'	C26	90°00'00"	15.00'	23.56'	N73°44'30"E	21.21'
C6	90°00'00"	25.00'	39.27'	N09°06'24"E	35.36'	C27	90°00'00"	15.00'	23.56'	S16°15'30"E	21.21'
C7	24°59'38"	530.00'	231.20'	N41°36'36"E	229.37'	C28	95°46'38"	15.00'	25.07'	S06°13'05"W	22.26'
C8	86°42'37"	25.00'	37.83'	N72°28'05"E	34.33'	C29	85°04'51"	15.00'	22.27'	N83°21'10"W	20.28'
C9	93°17'23"	25.00'	40.71'	N17°31'55"W	36.36'	C30	90°00'00"	15.00'	23.56'	N09°06'24"E	21.21'
C10	1°05'44"	300.00'	5.74'	N64°43'28"W	5.74'	C31	90°00'00"	15.00'	23.56'	S80°53'36"E	21.21'
C11	3°54'29"	1455.00'	99.24'	N63°12'44"W	99.22'	C32	57°46'09"	15.00'	15.12'	S07°21'32"W	14.49'
C12	7°24'19"	300.00'	38.77'	N57°33'20"W	38.75'	C33	57°46'09"	15.00'	15.12'	N65°07'41"E	14.49'
C13	16°03'02"	300.00'	84.04'	N20°42'59"E	83.77'	C34	295°32'17"	60.00'	309.49'	S53°45'23"E	64.00'
C14	18°38'44"	895.00'	291.26'	S70°34'52"E	289.97'	C35	52°01'12"	15.00'	13.62'	S79°51'47"E	13.16'
C15	44°00'39"	500.00'	384.07'	S57°53'55"E	374.69'	C36	170°37'34"	50.00'	148.90'	N20°33'36"W	99.67'
C17	17°51'48"	300.00'	93.53'	S45°10'31"W	93.15'	C37	83°16'22"	15.00'	21.80'	S86°25'51"W	19.93'
C18	18°38'44"	1175.00'	382.38'	N70°34'52"W	380.69'	C38	91°18'49"	15.00'	23.91'	S06°59'31"E	21.46'
C19	31°43'17"	450.00'	249.14'	N64°02'36"W	245.97'	C39	24°59'38"	710.00'	309.72'	S41°36'36"W	307.27'
C20	93°17'23"	15.00'	24.42'	N17°31'55"W	21.81'						
C21	86°42'37"	15.00'	22.70'	S72°28'05"W	20.60'						

LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	N62°20'35"W	54.01'		L16	S78°04'16"W	51.03'		L31	N73°05'19"W	13.02'		L46	N47°49'19"W	28.74'		L61	N54°06'24"E	102.44'	
L2	N63°52'01"W	47.65'		L17	S74°05'33"W	51.03'		L32	S70°59'02"E	22.68'		L47	N47°49'19"W	4.55'		L62	N52°12'22"E	45.96'	
L3	N65°09'00"W	45.10'		L18	S70°06'50"W	51.03'		L33	N70°59'02"W	11.92'		L48	N74°34'21"W	47.39'		L63	N47°34'26"E	45.81'	
L4	N79°05'31"W	49.95'		L19	S66°12'33"W	51.03'		L34	S68°52'45"E	38.49'		L49	N74°34'21"W	24.18'		L64	N40°36'16"E	91.54'	
L5	N70°26'32"W	51.44'		L20	N08°03'48"W	29.55'		L35	S68°52'45"E	28.75'		L50	S79°54'14"E	45.00'		L65	N31°36'38"E	92.42'	
L6	N68°50'49"W	51.03'		L21	N54°06'24"E	50.00'		L36	S66°46'27"E	39.60'		L51	S79°11'27"E	48.06'		L66	N19°24'14"E	46.02'	
L7	N78°26'15"W	51.10'		L22	S64°10'36"E	5.75'		L37	N66°46'27"W	8.71'		L52	S76°35'30"E	49.28'		L67	N24°50'01"E	57.74'	
L8	N76°48'15"W	50.68'		L23	N25°49'24"E	50.00'		L38	S64°40'10"E	41.70'		L53	S73°51'48"E	49.28'		L68	S55°11'29"W	47.58'	
L9	N79°44'07"W	46.55'		L24	N53°51'11"W	111.20'		L39	S62°33'53"E	43.81'		L54	S71°08'06"E	49.28'		L69	S42°44'49"W	45.29'	
L10	N79°54'20"W	90.20'		L25	N12°41'27"E	56.32'		L40	S61°16'29"E	43.16'		L55	S68°24'24"E	49.28'		L70	S39°13'27"W	55.96'	
L11	N82°02'09"W	50.68'		L26	N79°54'14"W	16.35'		L41	S61°15'30"E	43.26'		L56	S65°40'41"E	49.28'		L71	S46°39'57"W	57.53'	
L12	N86°00'52"W	50.68'		L27	N48°10'57"W	6.94'		L42	N61°15'30"W	6.76'		L57	S62°56'59"E	49.28'		L72	S53°07'00"W	106.05'	
L13	N84°22'52"W	51.10'		L28	N59°15'08"W	55.00'		L43	N59°02'28"W	38.77'		L58	S61°16'47"E	45.51'		L73	S27°02'39"W	39.76'	
L14	S86°01'42"W	51.03'		L29	S72°43'22"E	10.89'		L44	N61°15'30"W	54.99'		L59	N61°15'30"W	45.00'		L74	S40°35'11"E	103.39'	
L15	S82°02'59"W	51.03'		L30	S73°05'19"E	35.28'		L45	N38°16'28"W	49.81'		L60	N61°15'30"W	55.00'		L75	N33°13'34"E	66.03'	

NOTES:  
See Sheet 4 of 5 for typical Setback Detail

GENERAL INFORMATION:  
TOTAL ACREAGE.....31.838 ACRES  
TOTAL LINEAR FEET OF 50' ROW.....4.921'  
ACREAGE OF ROW.....5.744 ACRES  
NUMBER OF SINGLE FAMILY LOTS.....161  
ACREAGE OF SINGLE FAMILY LOTS.....23.511 ACRES  
NUMBER OF NON-RESIDENTIAL LOTS.....5  
ACREAGE OF NON-RESIDENTIAL LOTS.....2.583 ACRES  
TOTAL NUMBER OF LOTS.....166

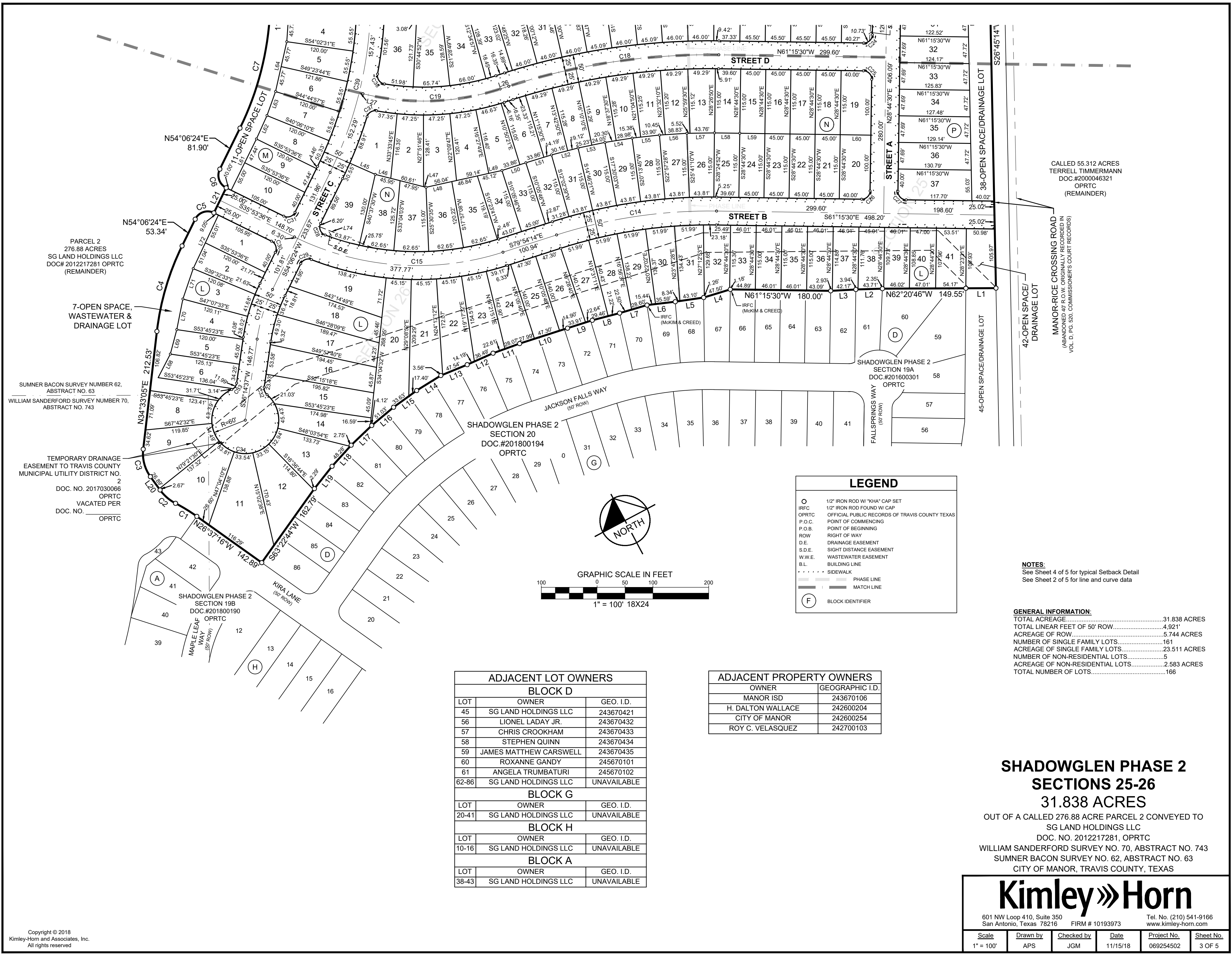
## SHADOWGLEN PHASE 2 SECTIONS 25-26 31.838 ACRES

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  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

# Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	11/15/2018	069254502	2 OF 5



SUMNER BACON SURVEY NUMBER 62, ABSTRACT NO. 63  
WILLIAM SANDERFORD SURVEY NUMBER 70, ABSTRACT NO. 743

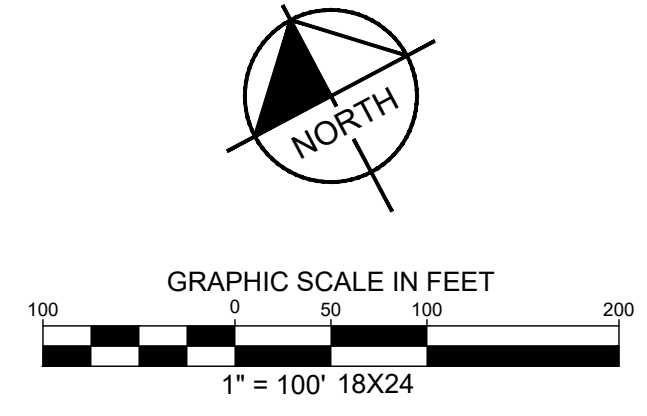
PARCEL 2  
276.88 ACRES  
SG LAND HOLDINGS LLC  
DOC# 2012217281 OPRTC  
(REMAINDER)

7-OPEN SPACE,  
WASTEWATER &  
DRAINAGE LOT

TEMPORARY DRAINAGE  
EASEMENT TO TRAVIS COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 2  
DOC. NO. 2017030066  
OPRTC  
VACATED PER  
DOC. NO. \_\_\_\_\_  
OPRTC

CALLLED 55.312 ACRES  
TERRELL TIMMERMANN  
DOC #2000046321  
OPRTC  
(REMAINDER)

MANOR-RICE CROSSING ROAD  
(ABANDONED 40' R.O.W. ORIGINALLY RECORDED IN  
VOL. D, PG. 5261 COMMISSIONER'S COURT RECORDS)



LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	IRFC
	OPRTC
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	P.O.C.
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	WASTEWATER EASEMENT
	BUILDING LINE
	SIDEWALK
	PHASE LINE
	MATCH LINE
	BLOCK IDENTIFIER

NOTES:  
See Sheet 4 of 5 for typical Setback Detail  
See Sheet 2 of 5 for line and curve data

GENERAL INFORMATION:	
TOTAL ACRES	31.838 ACRES
TOTAL LINEAR FEET OF 50' ROW	4,921'
ACREAGE OF ROW	5.744 ACRES
NUMBER OF SINGLE FAMILY LOTS	161
ACREAGE OF SINGLE FAMILY LOTS	23.511 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	2.583 ACRES
TOTAL NUMBER OF LOTS	166

ADJACENT LOT OWNERS		
BLOCK D		
LOT	OWNER	GEO. I.D.
45	SG LAND HOLDINGS LLC	243670421
56	LIONEL LADAY JR.	243670432
57	CHRIS CROOKHAM	243670433
58	STEPHEN QUINN	243670434
59	JAMES MATTHEW CARSWELL	243670435
60	ROXANNE GANDY	245670101
61	ANGELA TRUMBATURI	245670102
62-86	SG LAND HOLDINGS LLC	UNAVAILABLE
BLOCK G		
LOT	OWNER	GEO. I.D.
20-41	SG LAND HOLDINGS LLC	UNAVAILABLE
BLOCK H		
LOT	OWNER	GEO. I.D.
10-16	SG LAND HOLDINGS LLC	UNAVAILABLE
BLOCK A		
LOT	OWNER	GEO. I.D.
38-43	SG LAND HOLDINGS LLC	UNAVAILABLE

ADJACENT PROPERTY OWNERS	
OWNER	GEOGRAPHIC I.D.
MANOR ISD	243670106
H. DALTON WALLACE	242600204
CITY OF MANOR	242600254
ROY C. VELASQUEZ	242700103

## SHADOWGLEN PHASE 2 SECTIONS 25-26 31.838 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  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

# Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
FIRM # 10193973  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	11/15/18	069254502	3 OF 5



AGENDA ITEM NO. 3

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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#### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Section 28, one hundred eight (108) lots on 41 acres, more or less, located near Misty Grove Blvd. and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.

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#### BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

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

Plat

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#### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Shadowglen Phase 2 Section 28, one hundred eight (108) lots on 41 acres, more or less, located near Misty Grove Blvd. and Silent Falls Way, Manor, TX.

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



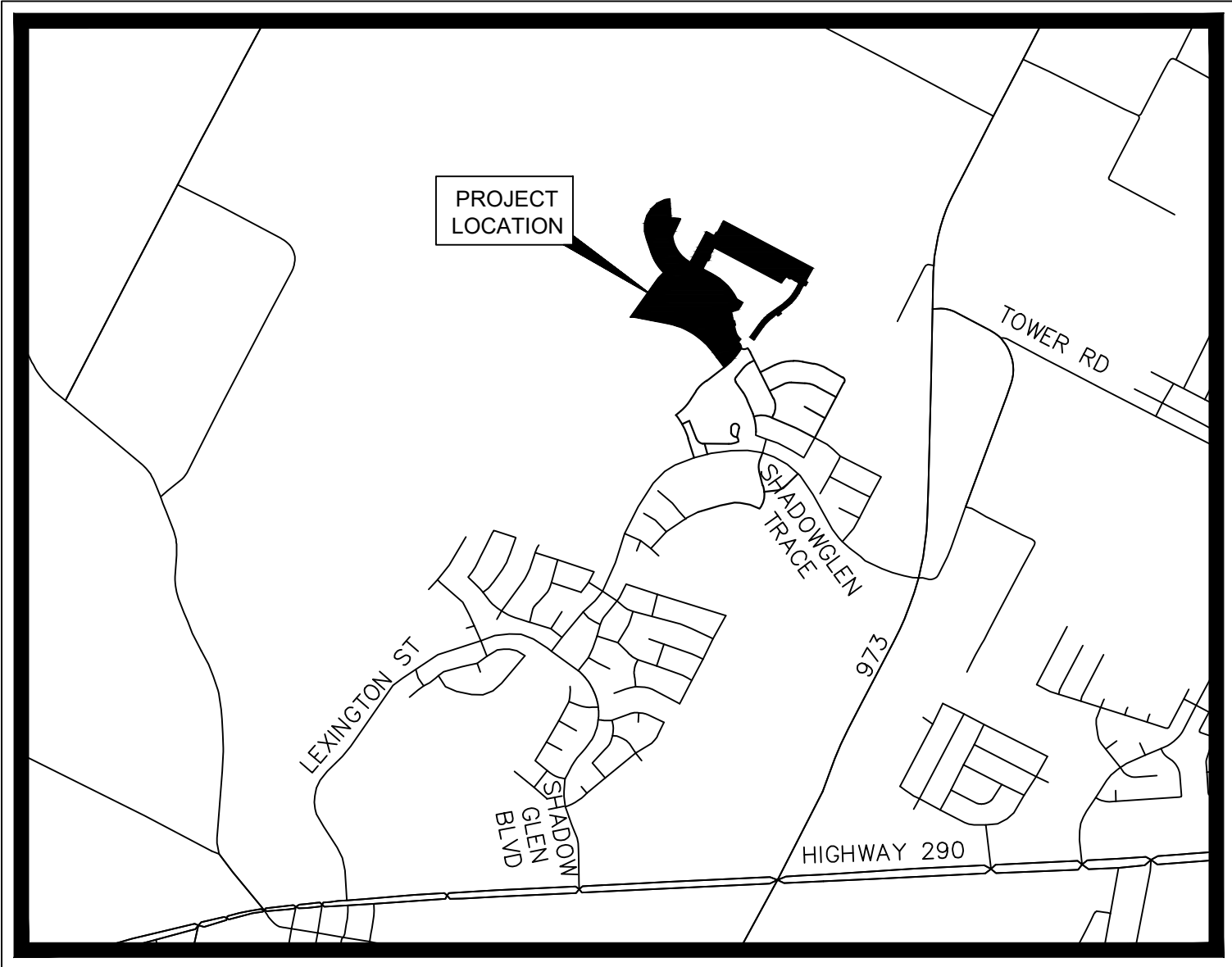
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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'

**SHADOWGLEN PHASE 2 SECTION 28**  
**41.468 ACRES**

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
AND A CALLED 1.000 ACRE TRACT CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2015171159, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

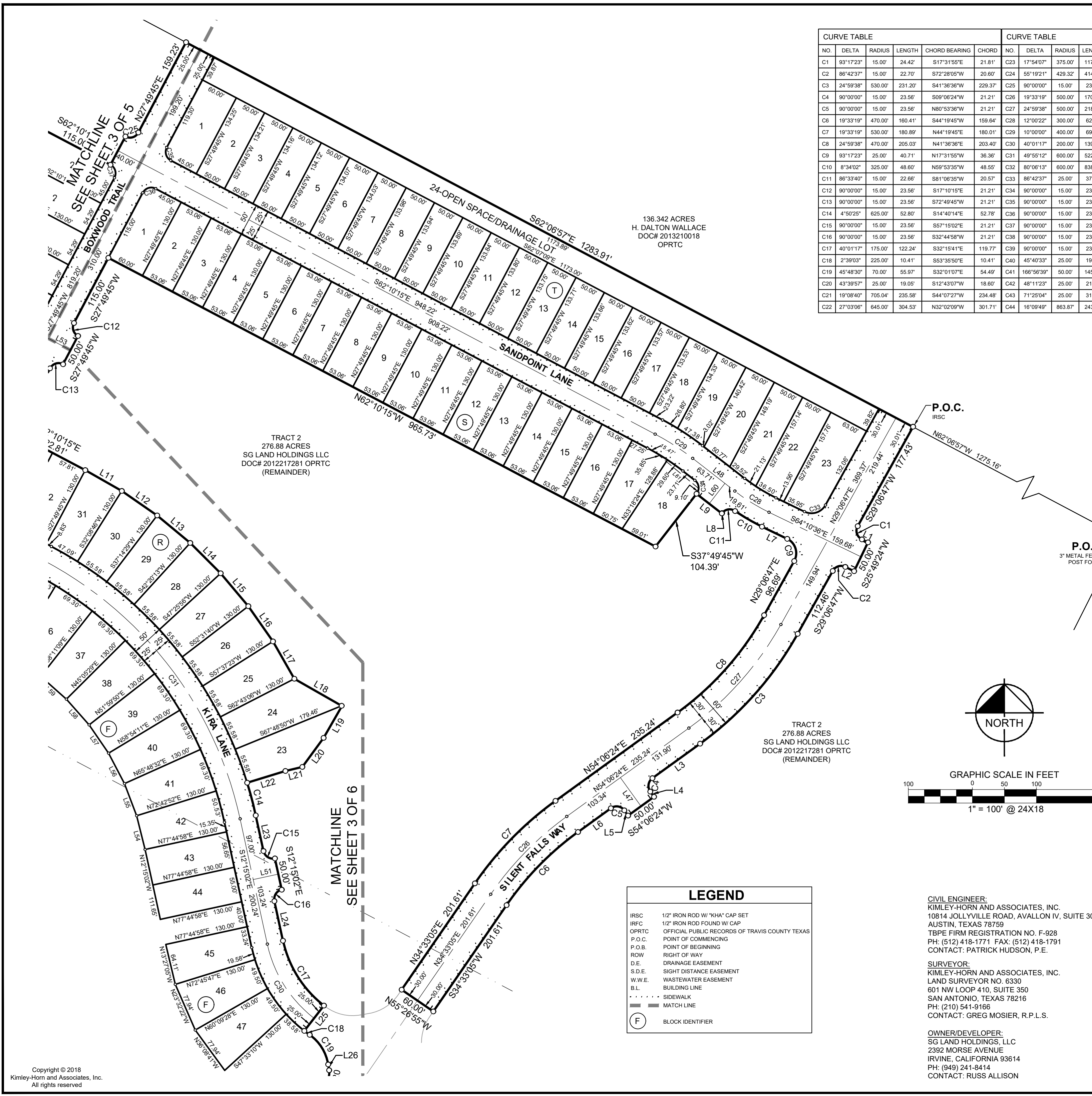
SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

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: PATRICK HUDSON, P.E.

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	10/29/18	069254501	1 OF 6



CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	93°17'23"	15.00'	24.42'	S17°31'55"E	21.81'	C23	17°54'07"	375.00'	117.17'	S85°10'05"E	116.69'
C2	86°42'37"	15.00'	22.70'	S72°28'05"W	20.60'	C24	55°19'21"	429.32'	414.53'	S34°36'27"E	398.62'
C3	24°59'38"	530.00'	231.20'	S41°36'36"W	229.37'	C25	90°00'00"	15.00'	23.56'	N72°49'45"E	21.21'
C4	90°00'00"	15.00'	23.56'	S08°06'24"W	21.21'	C26	19°33'19"	500.00'	170.65'	N44°19'45"E	169.83'
C5	90°00'00"	15.00'	23.56'	N80°53'36"W	21.21'	C27	24°59'38"	500.00'	218.11'	N41°36'36"E	216.39'
C6	19°33'19"	470.00'	160.41'	S44°19'45"W	159.64'	C28	12°00'22"	300.00'	62.86'	S58°10'25"E	62.75'
C7	19°33'19"	530.00'	180.89'	N44°19'45"E	180.01'	C29	10°00'00"	400.00'	69.81'	S57°10'15"E	69.72'
C8	24°59'38"	470.00'	205.03'	N41°36'36"E	203.40'	C30	40°01'17"	200.00'	139.70'	S32°15'41"E	136.88'
C9	93°17'23"	25.00'	40.71'	N17°31'55"W	36.36'	C31	49°55'12"	600.00'	522.76'	S37°12'38"E	506.38'
C10	8°34'02"	325.00'	48.60'	N59°53'35"W	48.55'	C32	80°06'13"	600.00'	638.84'	S22°07'08"E	772.18'
C11	86°33'40"	15.00'	22.66'	S81°06'35"W	20.57'	C33	86°42'37"	25.00'	37.83'	N72°28'05"E	34.33'
C12	90°00'00"	15.00'	23.56'	S17°10'15"E	21.21'	C34	90°00'00"	15.00'	23.56'	N07°10'15"W	21.21'
C13	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'	C35	90°00'00"	15.00'	23.56'	S17°10'15"E	21.21'
C14	4°50'25"	625.00'	52.80'	S14°40'14"E	52.78'	C36	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'
C15	90°00'00"	15.00'	23.56'	S57°15'02"E	21.21'	C37	90°00'00"	15.00'	23.56'	N17°10'15"W	21.21'
C16	90°00'00"	15.00'	23.56'	S32°44'58"W	21.21'	C38	90°00'00"	15.00'	23.56'	N72°49'45"E	21.21'
C17	40°01'17"	175.00'	122.24'	S32°15'41"E	119.77'	C39	90°00'00"	15.00'	23.56'	S17°10'15"E	21.21'
C18	2°39'03"	225.00'	10.41'	S53°35'50"E	10.41'	C40	45°40'33"	25.00'	19.93'	N10°02'08"W	19.41'
C19	45°48'30"	70.00'	55.97'	S32°01'07"E	54.49'	C41	166°56'39"	50.00'	145.69'	N50°35'55"E	99.35'
C20	43°39'57"	25.00'	19.05'	S12°43'07"W	18.60'	C42	48°11'23"	25.00'	21.03'	S70°01'27"E	20.41'
C21	19°08'40"	705.04'	235.58'	S44°07'27"W	234.48'	C43	71°25'04"	25.00'	31.16'	S50°10'20"W	29.18'
C22	27°03'06"	645.00'	304.53'	N32°02'09"W	301.71'	C44	16°09'49"	863.87'	243.71'	N53°30'18"W	242.90'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S64°10'36"E	10.59'	L31	N52°31'11"W	55.58'
L2	N64°10'36"W	15.19'	L32	N55°53'25"W	55.58'
L3	S54°06'24"W	91.90'	L33	N59°15'38"W	55.58'
L4	S35°53'36"E	10.00'	L34	N62°37'51"W	55.58'
L5	N35°53'36"W	10.00'	L35	N66°00'04"W	55.58'
L6	S54°06'24"W	63.34'	L36	N69°22'18"W	55.58'
L7	N64°10'36"W	43.75'	L37	N72°44'31"W	55.58'
L8	S37°49'45"W	0.61'	L38	N76°06'44"W	55.58'
L9	N52°10'15"W	50.00'	L39	N78°53'41"W	52.34'
L10	S27°49'45"W	115.00'	L40	N79°12'30"W	194.95'
L11	S60°18'09"E	65.70'	L41	N79°12'30"W	105.05'
L12	S55°18'22"E	67.12'	L42	N79°12'30"W	50.00'
L13	S50°12'39"E	67.12'	L43	N81°41'34"W	60.38'
L14	S45°06'58"E	67.12'	L44	S86°08'10"W	33.78'
L15	S40°01'12"E	67.12'	L45	S62°05'54"E	0.23'
L16	S34°55'29"E	67.12'	L46	N27°49'45"E	50.00'
L17	S29°49'45"E	67.12'	L47	N35°53'36"W	55.00'
L18	S60°12'46"E	85.72'	L48	S52°10'15"E	83.32'
L19	S29°59'06"W	57.44'	L49	N61°19'56"W	55.13'
L20	S36°14'18"W	56.24'	L50	N55°16'02"W	53.60'
L21	S76°28'51"W	27.12'	L51	N77°44'58"E	40.00'
L22	S72°54'33"W	62.45'	L52	S85°52'52"W	115.30'
L23	S12°15'02"E	57.00'	L53	S62°10'15"E	40.00'
L24	S12°15'02"E	63.24'	L54	N14°03'30"W	54.43'
L25	S37°43'41"W	50.00'	L55	N20°44'18"W	53.60'
L26	S09°06'51"E	9.13'	L56	N27°38'38"W	53.60'
L27	N39°02'19"W	55.58'	L57	N34°32'59"W	53.60'
L28	N42°24'32"W	55.58'	L58	N41°27'20"W	53.60'
L29	N45°46'45"W	55.58'	L59	N48°21'41"W	53.60'
L30	N49°08'58"W	55.58'	L60	N37°49'45"E	40.00'

NOTE: See Sheet 5 of 6 for typical Setback Detail

GENERAL INFORMATION:	
TOTAL ACREAGE.....	41.468 ACRES
TOTAL LINEAR FEET OF ROW.....	5,464'
LINEAR FOOT OF 50' ROW.....	4,269'
LINEAR FOOT OF 60' ROW.....	1,195'
ACREAGE OF ROW.....	6,557 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	105
ACREAGE OF SINGLE FAMILY LOTS.....	18.813 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	16.098 ACRES
TOTAL NUMBER OF LOTS.....	108

**SHADOWGLEN PHASE 2  
SECTION 28  
41.468 ACRES**  
OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO  
SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
AND A CALLED 1.000 ACRE TRACT CONVEYED TO  
SG LAND HOLDINGS LLC  
DOC. NO. 2015171159, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350  
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FIRM # 10193973  
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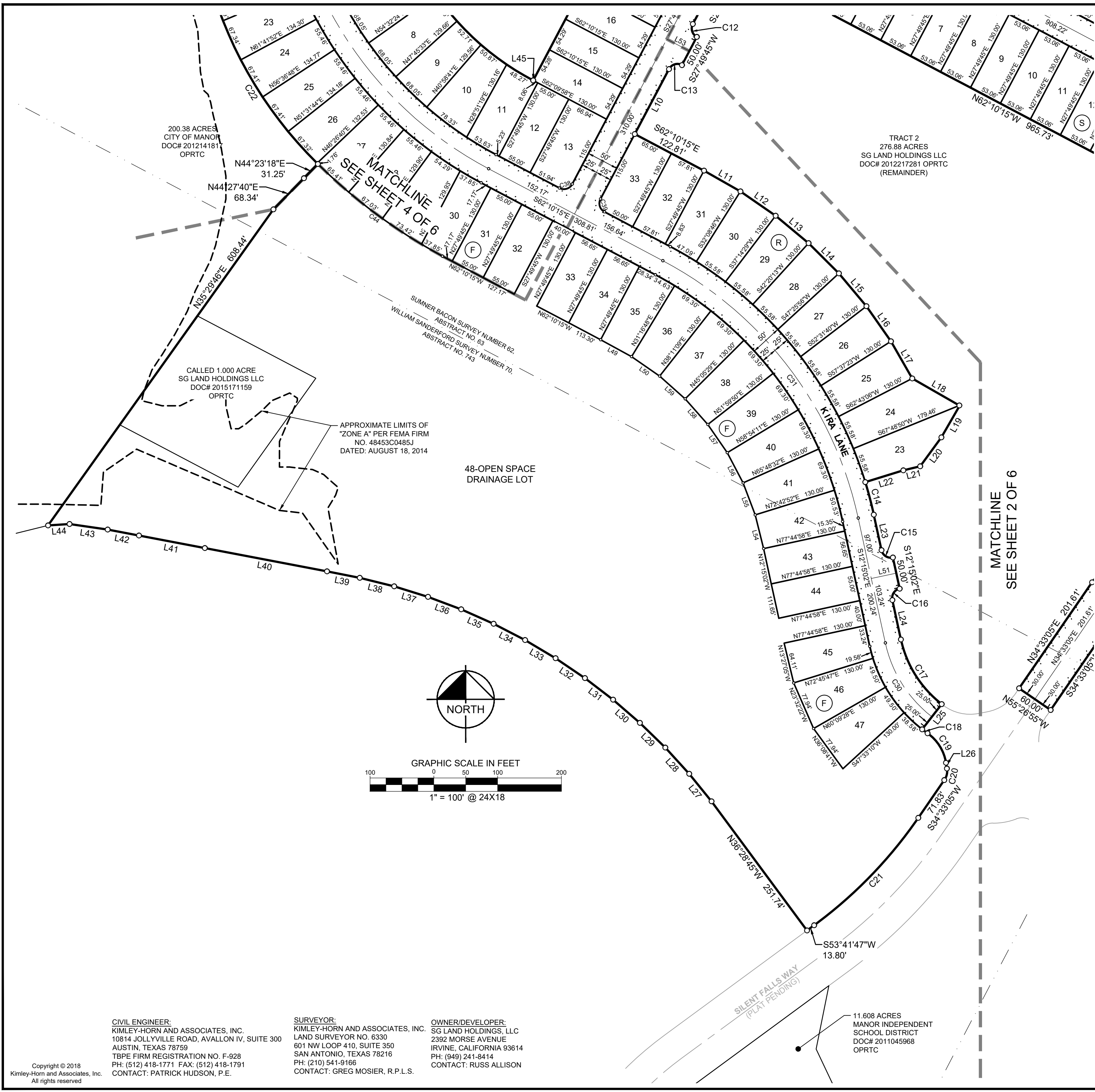
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	APS	JGM	10/29/18	069254501	2 OF 6

LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
---	SIDEWALK
---	MATCH LINE
(F)	BLOCK IDENTIFIER

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: PATRICK HUDSON, P.E.

SURVEYOR:  
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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



LEGEND	
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---	MATCH LINE
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**NOTES:**  
See Sheet 5 of 6 for typical Setback Detail  
See Sheet 2 of 6 for line and curve data

GENERAL INFORMATION:	
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	APS	JGM	10/29/18	069254501	3 OF 6

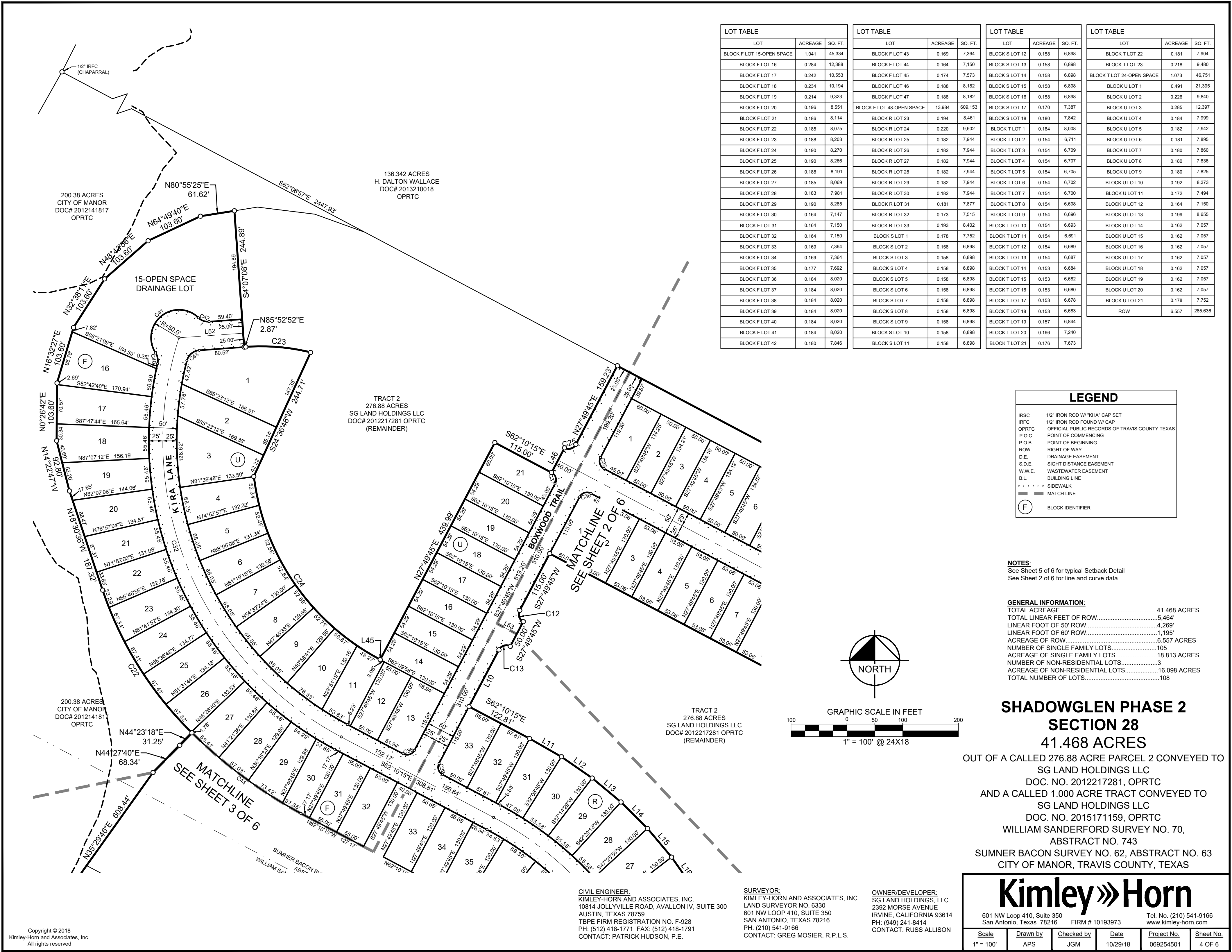
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PH: (949) 241-8414  
CONTACT: RUSS ALLISON

11.608 ACRES  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
DOC# 2011045968  
OPRTC





LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK F LOT 15-OPEN SPACE	1.041	45,334
BLOCK F LOT 16	0.284	12,388
BLOCK F LOT 17	0.242	10,553
BLOCK F LOT 18	0.234	10,194
BLOCK F LOT 19	0.214	9,323
BLOCK F LOT 20	0.196	8,551
BLOCK F LOT 21	0.186	8,114
BLOCK F LOT 22	0.185	8,075
BLOCK F LOT 23	0.188	8,203
BLOCK F LOT 24	0.190	8,270
BLOCK F LOT 25	0.190	8,266
BLOCK F LOT 26	0.188	8,191
BLOCK F LOT 27	0.185	8,069
BLOCK F LOT 28	0.183	7,981
BLOCK F LOT 29	0.190	8,285
BLOCK F LOT 30	0.164	7,147
BLOCK F LOT 31	0.164	7,150
BLOCK F LOT 32	0.164	7,150
BLOCK F LOT 33	0.169	7,364
BLOCK F LOT 34	0.169	7,364
BLOCK F LOT 35	0.177	7,692
BLOCK F LOT 36	0.184	8,020
BLOCK F LOT 37	0.184	8,020
BLOCK F LOT 38	0.184	8,020
BLOCK F LOT 39	0.184	8,020
BLOCK F LOT 40	0.184	8,020
BLOCK F LOT 41	0.184	8,020
BLOCK F LOT 42	0.180	7,846

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK F LOT 43	0.169	7,364
BLOCK F LOT 44	0.164	7,150
BLOCK F LOT 45	0.174	7,573
BLOCK F LOT 46	0.188	8,182
BLOCK F LOT 47	0.188	8,182
BLOCK F LOT 48-OPEN SPACE	13.984	609,153
BLOCK R LOT 23	0.194	8,461
BLOCK R LOT 24	0.220	9,602
BLOCK R LOT 25	0.162	7,944
BLOCK R LOT 26	0.182	7,944
BLOCK R LOT 27	0.182	7,944
BLOCK R LOT 28	0.182	7,944
BLOCK R LOT 29	0.182	7,944
BLOCK R LOT 30	0.182	7,944
BLOCK R LOT 31	0.181	7,877
BLOCK R LOT 32	0.173	7,515
BLOCK R LOT 33	0.193	8,402
BLOCK S LOT 1	0.178	7,752
BLOCK S LOT 2	0.158	6,898
BLOCK S LOT 3	0.158	6,898
BLOCK S LOT 4	0.158	6,898
BLOCK S LOT 5	0.158	6,898
BLOCK S LOT 6	0.158	6,898
BLOCK S LOT 7	0.158	6,898
BLOCK S LOT 8	0.158	6,898
BLOCK S LOT 9	0.158	6,898
BLOCK S LOT 10	0.158	6,898
BLOCK S LOT 11	0.158	6,898

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK S LOT 12	0.158	6,898
BLOCK S LOT 13	0.158	6,898
BLOCK S LOT 14	0.158	6,898
BLOCK S LOT 15	0.158	6,898
BLOCK S LOT 16	0.158	6,898
BLOCK S LOT 17	0.170	7,387
BLOCK S LOT 18	0.180	7,842
BLOCK T LOT 1	0.184	8,008
BLOCK T LOT 2	0.154	6,711
BLOCK T LOT 3	0.154	6,709
BLOCK T LOT 4	0.154	6,707
BLOCK T LOT 5	0.154	6,705
BLOCK T LOT 6	0.154	6,702
BLOCK T LOT 7	0.154	6,700
BLOCK T LOT 8	0.154	6,698
BLOCK T LOT 9	0.154	6,696
BLOCK T LOT 10	0.154	6,693
BLOCK T LOT 11	0.154	6,691
BLOCK T LOT 12	0.154	6,689
BLOCK T LOT 13	0.154	6,687
BLOCK T LOT 14	0.153	6,684
BLOCK T LOT 15	0.153	6,682
BLOCK T LOT 16	0.153	6,680
BLOCK T LOT 17	0.153	6,678
BLOCK T LOT 18	0.153	6,683
BLOCK T LOT 19	0.157	6,844
BLOCK T LOT 20	0.166	7,240
BLOCK T LOT 21	0.176	7,673

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK T LOT 22	0.181	7,904
BLOCK T LOT 23	0.218	9,480
BLOCK T LOT 24-OPEN SPACE	1.073	46,751
BLOCK U LOT 1	0.491	21,395
BLOCK U LOT 2	0.226	9,840
BLOCK U LOT 3	0.285	12,397
BLOCK U LOT 4	0.184	7,999
BLOCK U LOT 5	0.182	7,942
BLOCK U LOT 6	0.181	7,895
BLOCK U LOT 7	0.180	7,860
BLOCK U LOT 8	0.180	7,836
BLOCK U LOT 9	0.180	7,825
BLOCK U LOT 10	0.192	8,373
BLOCK U LOT 11	0.172	7,494
BLOCK U LOT 12	0.164	7,150
BLOCK U LOT 13	0.199	8,655
BLOCK U LOT 14	0.162	7,057
BLOCK U LOT 15	0.162	7,057
BLOCK U LOT 16	0.162	7,057
BLOCK U LOT 17	0.162	7,057
BLOCK U LOT 18	0.162	7,057
BLOCK U LOT 19	0.162	7,057
BLOCK U LOT 20	0.162	7,057
BLOCK U LOT 21	0.178	7,752
ROW	6.557	285,636

LEGEND

IRSC

1/2" IRON ROD W/ "KHA" CAP SET

IRFC

1/2" IRON ROD FOUND W/ CAP

OPRTC

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

P.O.C.

POINT OF COMMENCING

P.O.B.

POINT OF BEGINNING

ROW

RIGHT OF WAY

D.E.

DRAINAGE EASEMENT

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SIGHT DISTANCE EASEMENT

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WASTEWATER EASEMENT

B.L.

BUILDING LINE

---

SEWALK

---

MATCH LINE

(F)

BLOCK IDENTIFIER

NOTES:  
See Sheet 5 of 6 for typical Setback Detail  
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GENERAL INFORMATION:  
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SHADOWGLEN PHASE 2  
SECTION 28  
41.468 ACRES

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1" = 100'	APS	JGM	10/29/18	069254501	4 OF 6

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CONTACT: RUSS ALLISON



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

## **PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

---

Wednesday, November 14, 2018

6:30 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

---

### **COMMISSIONERS**

#### **PRESENT:**

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

#### **ABSENT:**

Place 2: Jacob Hammersmith

### **CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

### **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, November 14, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

### **PUBLIC COMMENTS**

No one appeared to speak at this time.

### **CONSENT AGENDA**

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.

- |  |   |
|--|---|
| <b>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 &amp; Associates. Owner: West Elgin Development Corp.</b> | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| <b>2. 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 &amp; Associates. Owner: SG Land Holdings.</b>  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| <b>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.</b>                    | Scott Dunlop,<br>Assistant<br>Development<br>Director |

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve denying consent agenda items 1, 2, and 3. The motion carried unanimously.

## **PUBLIC HEARINGS**

- 4. 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.**

Scott Dunlop, Assistant Development Director, 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 five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

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

**5. 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.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

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

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

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

Commissioner Wallace arrived at 6:40 PM

**MOTION:** Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Vice-Chair Hernandez, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve the Planning and Zoning Commission Minutes of the October 3, 2018 Special Meeting. The motion carried unanimously.

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

**MOTION:** Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted six (6) For and none (0) Against to 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. The motion carried unanimously.

**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, 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 six (6) For and none (0) Against to approve 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. The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted six (6) For and none (0) Against to adjourn the regular meeting of the Planning and Zoning Commission at 6:45 PM on Wednesday, November 14, 2018. The motion carried unanimously.

These minutes approved by the Planning and Zoning Commission on the 12<sup>th</sup> day of December 2018.

**APPROVED:**

**ATTEST:**

---

Bill Myers,  
Chairperson

---

Scott Dunlop,  
Assistant Development Director





## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

---

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2, Section 18A, 22, 23A, 25, 26, 27A, 27B, and 28, five hundred seventy-nine (579) single family homes on 147 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.

---

### BACKGROUND/SUMMARY:

This preliminary covers the majority of the remaining lots in Phase 2. It has been approved by our engineers. The plat has 564 single family lots and 15 open space & drainage lots.

PRESENTATION: ☐ YES ☒ NO

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

Summary Letter

Plat

Engineer Comments

Approval Letter

Notice Letter and Mailing Labels

---

### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Preliminary Plat for Shadowglen Phase 2, Section 18A, 22, 23A, 25, 26, 27A, 27B, and 28, five hundred seventy-nine (579) single family homes on 147 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX.

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



May 8, 2018

City of Manor  
Engineering Department

**RE: Summary Letter – Shadowglen Phase 2, Sections 18, 22, 23, 25, 26, 27A, 27B, & 28  
Manor, Texas**

Dear Engineering Department:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Preliminary Plans for the above referenced project. The project entails 579 lots, including 565 single-family lots, street and sidewalk improvements, storm, water, and wastewater improvements including a lift station, and water quality and detention 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 an 8" wastewater mains (see Utility Demand Calculations Letter support document for utility demands). Additionally, a lift station is proposed to provide service for a portion of the subdivision. Per the approved PUD Document governing the overall Shadowglen development, no parkland dedication will be required as this criterion has already been met.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Hudson".

Patrick Hudson, P.E.  
Project Manager  
TBPE F-928

Plotted By: Hudson, Patrick Date: October 15, 2018 01:26:43pm File Path: K:\AUS\_Civil\069254501-Shadowglen Phase 2\Cad\ Preliminary\Plan\Sheets\G-Cover Sheet.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# PRELIMINARY PLAN

## FOR

# SHADOWGLEN - PHASE 2

## SECTIONS 18A, 22, 23A, 25, 26, 27A, 27B, & 28

### CITY OF MANOR, TRAVIS COUNTY, TEXAS

#### PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF 579 LOTS, 564 OF WHICH WILL BE SINGLE FAMILY LOTS.

#### 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 146.78 ACRES OUT OF A CALLED 279.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS, LLC BY DEEDS OR RECORD IN DOCUMENT NO. 2012217281, OPRTC WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743.

#### ENGINEER

**Kimley»Horn**

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

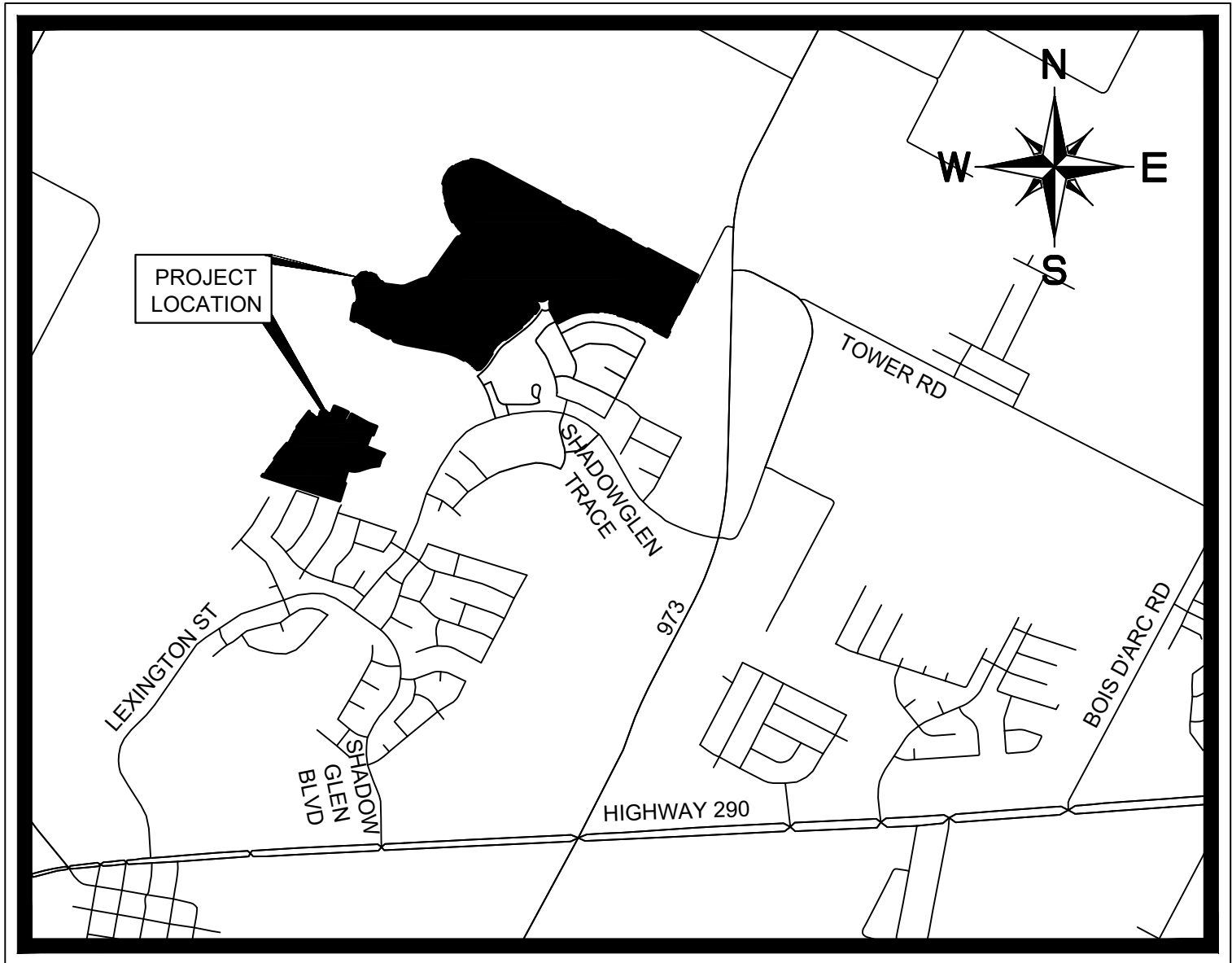
Tel. No. (512) 418-1771  
Fax No. (512) 418-1791

#### 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



VICINITY MAP

SCALE: 1" = 2,000'

# OCTOBER 2018

#### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN - SECTION 18A (SHEET 1 OF 5)
4	PRELIMINARY PLAN - SECTION 22 & 23A (SHEET 2 OF 5)
5	PRELIMINARY PLAN - SECTION 25 & 26 (SHEET 3 OF 5)
6	PRELIMINARY PLAN - SECTION 27A, 27B & 28 (SHEET 4 OF 5)
7	PRELIMINARY PLAN - LOT AREAS, CURVE & LINE TABLES (SHEET 5 OF 5)
EX A	EXISTING DRAINAGE AEA MAP
EX B	PROPOSED DRAINAGE AEA MAP
EX C	PRELIMINARY INLET AREA MAP - SECTION 18A (SHEET 1 OF 4)
EX D	PRELIMINARY INLET AREA MAP - SECTIONS 22 & 23A (SHEET 2 OF 4)
EX E	PRELIMINARY INLET AREA MAP - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX F	PRELIMINARY INLET AREA MAP-SECTIONS 27A, 27B & 28 (SHEET 4 OF 4)
EX G	PRELIMINARY DRAINAGE CALCULATIONS - PHASE 18A-23A (SHEET 1 OF 2)
EX H	PRELIMINARY DRAINAGE CALCULATIONS - PHASE 25-28 (SHEET 2 OF 2)
EX I	PRELIMINARY WATER QUALITY PLAN
EX J	PRELIMINARY WATER QUALITY CALCULATIONS
EX K	PRELIMINARY WATER QUALITY CALCULATIONS
EX L	PRELIMINARY WATER PLAN - SECTION 18A (SHEET 1 OF 4)
EX M	PRELIMINARY WATER PLAN - SECTIONS 22 & 23A (SHEET 2 OF 4)
EX N	PRELIMINARY WATER PLAN - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX O	PRELIMINARY WATER PLAN - SECTIONS 27A 27B & 28 (SHEET 4 OF 4)
EX P	PRELIMINARY WASTEWATER PLAN - SECTION 18A (SHEET 1 OF 4)
EX Q	PRELIMINARY WASTEWATER PLAN - SECTIONS 22 & 23A (SHEET 2 OF 4)
EX R	PRELIMINARY WASTEWATER PLAN - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX S	WASTEWATER PLAN - SECTIONS 27A, 27B & 28 (SHEET 4 OF 4)

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: \_\_\_\_\_ DATE \_\_\_\_\_  
TRAVIS COUNTY T.N.R. CASE MANAGER



Know what's below.  
Call before you dig.



Kimley»Horn

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

10/15/18

KHA PROJECT 069254501

DATE JULY 2018

SCALE: AS SHOWN

DESIGNED BY: BJB

DRAWN BY: RJJ

CHECKED BY: PMH

COVER SHEET

PRELIMINARY PLANS FOR SHADOWGLEN PHASE 2 CITY OF MANOR TRAVIS COUNTY, TEXAS

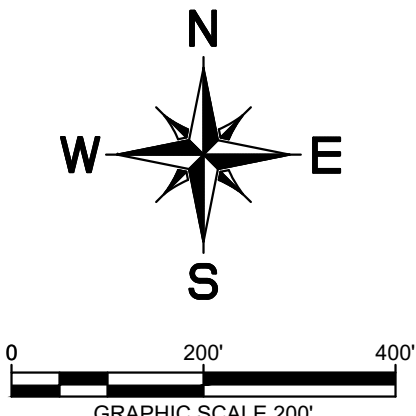
SHEET NUMBER 1

KHA PROJECT NO. 069254501

SHADOWGLEN - PHASE 2

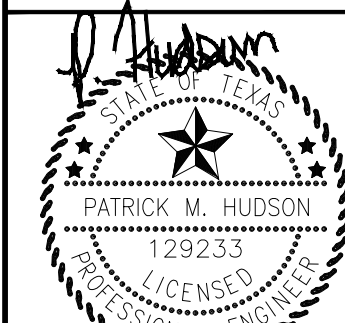


1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED 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 TREES SHALL 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 4.1(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 PROVISION 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 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.
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 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.



**Kimley»»Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
18814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)



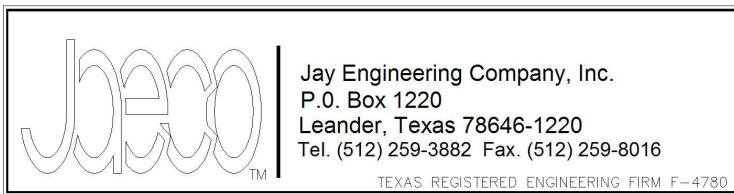
10/15/1

KHA PROJECT 069254501	DATE JULY 2018	SCALE: AS SHOWN	DESIGNED BY: BJB	DRAWN BY: RRJ
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# OVERALL PRELIMINARY PLAN

PRELIMINARY PLANS FOR  
**HADOWGLEN**  
PHASE 2  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS





Date: Wednesday, June 13, 2018

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

Permit Number 2018-P-1124-PP  
Job Address: Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary, Manor, TX. 78653

Dear Patrick Hudson,

The first submittal of the Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary (*Preliminary Plan*) submitted by Kimley-Horn and Associates, Inc. and received on October 15, 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. Clarification should be made as to which sections are serviced by Wilbarger Creek MUD no. 1 and Travis County MUD No.2.
2. On Sheet 2 there is a future Section 18 shown adjacent to the Section 18 proposed with the preliminary plat. Please clarify.
3. On Sheet 2 there is a future Section 23 shown adjacent to the Section 23 proposed with the preliminary plat. Please clarify.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(2)(iii) requires that the locations, dimensions, names and description of all proposed streets be shown. Street names should be shown for all sections.
5. All street intersections should be at ninety (90) degree angles.
6. Verify with Travis County 911 that the street name Sherry Berry Way can be used.
7. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) significant trees within the boundaries of the subdivision and of 8-inch caliper and larger are required to be shown accurately to the nearest one (1) foot critical root zones be shown on the plans. It is understood that per the previously approved subdivision variance that aerial photography may be submitted rather than a tree survey.
8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities, including but not limited to

wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.

9. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(viii) the location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

10. On Sheet 5 verify that Jared Argo Way is the correct street name shown in the adjacent section.

11. On Exhibit C the adjacent property to the west should be shown on the plans. It is unclear where the water runs off to after it exits the proposed headwalls. Also, are the headwalls proposed to be temporary or permanent.

12. Exhibits C and D note that a CLOMR is to be processed. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii) the developer shall include a copy of the complete application for floodplain map amendment or revision as required by FEMA.

13. On Exhibit C the topography is not shown for the area labeled OS-2 nor it is shown for the adjacent properties.

14. On Exhibit D the topography is not shown for the area labeled OS-2 nor it is shown for the adjacent properties. Also, it is unclear as to where the offsite water flows.

15. Ponds should be clearly shown and labeled on all inlet area sheets.

16. The drainage sheets should clearly show where all headwalls drain to, adjacent topography and where the offsite flows drain to.

17. The inlet area sheets should have all pipe sizes labeled.

18. On Exhibit E there appears to be a proposed channel on the northern part of the sections. Grading and details should be shown for the channel.

19. Note that Phases 21A and 21B have not been constructed and therefore are not existing.

20. On Exhibit I there is a label stating that SW Pond - Ph23 is existing. Phase 23 is part of the preliminary plan.

21. Locations and sizes of existing waterlines should be shown on all water plan sheets.

22. Water valve locations should be verified. There are several areas where the water valves appear to be located in the incorrect spot.

23. Replacement trees are not shown on the Plat as required in City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Section 22(c)(3)(vii) of Subdivision Ordinance 263. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

Calculations for replacement trees may be in accordance with approved variances.

24. Pond sizing calculations should be shown on the preliminary plan.
25. Matchlines should be added to wastewater plan sheets where applicable.
26. A force main is shown on the plans. It is unclear where this force main ties in to the lift station. Is this an existing lift station? Does the force main connect to an existing force main?
27. The size of the proposed force main should be shown on the plans.

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

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

Thank you,



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



July 30, 2018

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

**RE: Permit Number 2018-P-1124-PP**

**Job Address: Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary 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 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary (*Preliminary Plan*) submitted on May 23, 2018. Original comments have been included below for reference. Kimley-Horn's responses are in red.

**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) 259-3883 or by email at pgray@jaeco.net.

1. Clarification should be made as to which sections are serviced by Wilbarger Creek MUD No. 1 and Travis County MUD No. 2.

**Response: A note has been added to Sheet 2 General Information to specify which MUD serves which section.**

2. On Sheet 2 there is a future Section 18 shown adjacent to the Section 18 proposed with the preliminary plat. Please clarify.

**Response: The proposed Section 18 has been updated to Section 18A and the future Section 18 has been updated to "Future Shadowglen Section 18B by Separate Preliminary Plan." Portions with the floodplain encroaching single family lots and streets will be platted at a future date.**

3. On Sheet 2 there is a future Section 23 shown adjacent to the Section 23 proposed with the preliminary plat. Please clarify.

**Response: The proposed Section 23 has been updated to Section 23A and the future Section 23 has been updated to "Future Shadowglen Section 23B by Separate Preliminary Plan." Portions with the floodplain encroaching single family lots and streets will be platted at a future date.**



4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(2)(iii) requires that the locations, dimensions, names and description of all proposed streets be shown. Street names should be shown for all sections.

***Response: Street names have been added to the preliminary plan and submitted to 911 Addressing for approval.***

5. All street intersections should be at ninety (90) degree angles.

***Response: Section 1.3.1.D.2 of the City of Austin Transportation Criteria Manual allows for streets to intersect between 80 and 100 degrees.***

6. Verify with Travis County 911 that the street name Sherry Berry Way can be used.

***Response: Sherry Berry Way has been replaced with Kira Lane. Kira Lane is the correct street name and is being verified with 911 Addressing.***

7. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) significant trees within the boundaries of the subdivision and of 8-inch caliper and larger are required to be shown accurately to the nearest one (1) foot critical root zones be shown on the plans. It is understood that per the previously approved subdivision variance that aerial photography may be submitted rather than a tree survey.

***Response: A tree survey will be included with the next submittal.***

8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.

***Response: All existing utilities have been shown and labeled.***

9. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(viii) the location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

***Response: All existing right-of-way widths have been labeled.***

10. On Sheet 5 verify that Jared Argo Way is the correct street name shown in the adjacent section.

***Response: Jared Argo Way has been replaced with Jackson Falls Way.***

11. On Exhibit C the adjacent property to the west should be shown on the plans. It is unclear where the water runs off to after it exits the proposed headwalls. Also, are the headwalls proposed to be temporary or permanent.

***Response: The topography for the property to the west has been added. The drainage will runoff into the existing floodplain. The headwall is proposed to be permanent.***

12. Exhibits C and D note that a CLOMR is to be processed. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii) the developer shall include a copy of the complete application for floodplain map amendment or revision as required by FEMA.

***Response: This note has been removed since the CLOMR will be to remove lots outside of this plat from the floodplain.***

13. On Exhibit C the topography is not shown for the area labeled OS-2 no is it shown for the adjacent properties.

***Response: The topography has been extended to show all adjacent properties.***

14. On Exhibit D the topography is not shown for the area labeled OS-2 nor is it shown for the adjacent properties. Also, it is unclear as to where the offsite water flows.

***Response: The topography has been extended to show all adjacent properties. Offsite drainage will flow into the existing floodplain.***

15. Ponds should be clearly shown and labeled on all inlet area sheets.

***Response: The ponds have been called out.***

16. The drainage sheets should clearly show where all headwalls drain to, adjacent topography and where the offsite slows drain to.

***Response: The topography has been extended to show all adjacent properties.***

17. The inlet area sheets should have all pipe sized labeled.

***Response: Pipe size labels have been added to longer pipe runs and at all pipe size transitions.***

18. On Exhibit E there appears to be a proposed channel on the northern part of the sections. Grading and details should be shown for the channel.

***Response: A proposed channel has been called out and a channel section detail added.***

19. Note that Phases 21A and 21B have not been constructed and therefore are not existing.

***Response: Phases 21A and 21B have been called out as “proposed by others.”***

20. On Exhibit I there is a label stating that SW Pond – Ph23 is existing. Phase 23 is part of the preliminary plan.

***Response: This area is going to an existing pond and we have updated the label to clarify.***

21. Locations and sizes of existing waterlines should be shown on all water plan sheets.

***Response: Existing waterlines have been shown and labeled.***

22. Water valve locations should be verified. There are several areas where the water valves appear to be located in the incorrect spot.

***Response: Water valve locations have been verified and updated.***

23. Replacement trees are not shown on the Plat as required in City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Section 22(c)(3)(vii) of Subdivision Ordinance 263. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

Calculations for replacement trees may be in accordance with approved variances.

***Response: We will update when we get the tree survey for the next submittal.***

24. Pond sizing calculations should be shown on the preliminary plan.

***Response: Pond sizing calculations added to Exhibit B.***

25. Matchlines should be added to wastewater plan sheets where applicable.

***Response: Matchlines have been added as requested.***

26. A force main is shown on the plans. It is unclear where this force main ties in to the lift station. Is this an existing lift station? Does the force main connect to an existing force main?

***Response: There is a proposed lift station on Lot 15, Block F in Section 28 that will force main the wastewater to an existing stub at Shadowglen 21A & 21B.***

27. The size of the proposed force main should be shown on the plans.

***Response: The size of the proposed force main has been called out.***

*[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



Date: Wednesday, August 22, 2018

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

Permit Number 2018-P-1124-PP  
Job Address: Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary, Manor 78653

Dear Patrick Hudson,

The subsequent submittal of the Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary submitted by Kimley-Horn and Associates, Inc. and received on October 15, 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. Clarification should be made as to which sections are serviced by Wilbarger Creek MUD no. 1 and Travis County MUD No.2. The note added to Sheet 2 references the preliminary sheets, but there is nothing shown on the sheets.**

~~2. On Sheet 2 there is a future Section 18 shown adjacent to the Section 18 proposed with the preliminary plat. Please clarify.~~

~~3. On Sheet 2 there is a future Section 23 shown adjacent to the Section 23 proposed with the preliminary plat. Please clarify.~~

~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(2)(iii) requires that the locations, dimensions, names and description of all proposed streets be shown. Street names should be shown for all sections.~~

**5. All street intersections should be at ninety (90) degree angles unless there is a legitimate reason as to why a ninety (90) degree angle will not work.**

~~6. Verify with Travis County 911 that the street name Sherry Berry Way can be used.~~

**7. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) significant trees within the boundaries of the subdivision and of 8-inch caliper and larger are required to be shown accurately to the nearest one (1) foot critical root zones be shown on the plans. It is understood that per the previously approved subdivision variance that aerial photography may be submitted rather than a tree survey.**

~~8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B- Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities, including but not limited to- wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells- within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.~~

~~9. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B- Section 22(c)(2)(viii) the location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.~~

~~10. On Sheet 5 verify that Jared Argo Way is the correct street name shown in the adjacent section.~~

~~11. On Exhibit C the adjacent property to the west should be shown on the plans. It is unclear where the water runs off to after it exits the proposed headwalls. Also, are the headwalls proposed to be temporary or permanent.~~

~~12. Exhibits C and D note that a CLOMR is to be processed. Per City of Manor Code of Ordinances Chapter 10- Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii) the developer shall include a copy of the complete application for floodplain map amendment or revision as required by FEMA.~~

~~13. On Exhibit C the topography is not shown for the area labeled OS-2 nor it is shown for the adjacent properties.~~

~~14. On Exhibit D the topography is not shown for the area labeled OS-2 nor it is shown for the adjacent properties. Also, it is unclear as to where the offsite water flows.~~

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~~17. The inlet area sheets should have all pipe sizes labeled.~~

~~18. On Exhibit E there appears to be a proposed channel on the northern part of the sections. Grading and details should be shown for the channel.~~

~~19. Note that Phases 21A and 21B have not been constructed and therefore are not existing.~~

~~20. On Exhibit I there is a label stating that SW Pond — Ph23 is existing. Phase 23 is part of the preliminary plan.~~

~~21. Locations and sizes of existing waterlines should be shown on all water plan sheets.~~

**22. Water valve locations should be verified. There are several areas where the water valves appear to be located in the incorrect spot. Water valves should be located at the PC and PT of intersections.**

**23. Replacement trees are not shown on the Plat as required in City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Section 22(c)(3)(vii) of Subdivision Ordinance 263. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:**

**1:2 for Significant Trees eighteen (18) inches in caliper and larger, and**

**1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.**

**Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.**

**Calculations for replacement trees may be in accordance with approved variances.**

~~24. Pond sizing calculations should be shown on the preliminary plan.~~

~~25. Matchlines should be added to wastewater plan sheets where applicable.~~

~~26. A force main is shown on the plans. It is unclear where this force main ties in to the lift station. Is this an existing lift station? Does the force main connect to an existing force main?~~

~~27. The size of the proposed force main should be shown on the plans.~~

**28. Water valves should be installed close to all proposed waterline stubouts.**

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

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

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

Thank you,



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



October 15, 2018

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

**RE: Permit Number 2018-P-1124-PP**

**Job Address: Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your review of the second submittal of the Shadowglen Section 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary (*Preliminary Plan*) submitted on August 22<sup>nd</sup>, 2018. Original comments have been included below for reference. Kimley-Horn's responses are in red.

**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) 259-3883 or by email at pgray@jaeco.net.

1. Clarification should be made as to which sections are serviced by Wilbarger Creek MUD no. 1 and Travis County MUD No.2. The note added to Sheet 2 references the preliminary sheets, but there is nothing shown on the sheets.

**Response: There is a note under the General Information Table for each Section which states which sections are serviced by which MUD.**

5. All street intersections should be at ninety (90) degree angles unless there is a legitimate reason as to why a ninety (90) degree angle will not work.

**Response: Section 1.3.1.D.2 of the City of Austin Transportation Criteria Manual allows for streets to intersect between 80 and 100 degrees. Most of the intersections are 90 degrees and those that aren't are between 85 and 95 degrees.**

7. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Appendix A, Subdivision Ordinance 263B Section 22(c)(2)(iii) significant trees within the boundaries of the subdivision and of 8-inch caliper and larger are required to be shown accurately to the nearest one (1) foot critical root zones be shown on the plans. It is understood that per the previously approved subdivision variance that aerial photography may be submitted rather than a tree survey.



***Response: The trees have been shown on the Preliminary Plan and will be mitigated for during Final Platting and Construction Plans.***

22. Water valve locations should be verified. There are several areas where the water valves appear to be located in the incorrect spot. Water valves should be located at the PC and PT of intersections.

***Response: Water valve locations have been verified and updated.***

23. Replacement trees are not shown on the Plat as required in City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Section 22(c)(3)(vii) of Subdivision Ordinance 263. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.

Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

Calculations for replacement trees may be in accordance with approved variances.

***Response: The trees have been shown on the Preliminary Plan and will be mitigated for during Final Platting and Construction Plans.***

28. Water valves should be installed close to all proposed waterline stubouts.

***Response: Valves have been added as requested.***

*[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



Date: Monday, November 5, 2018

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

Permit Number 2018-P-1124-PP

Job Address: Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28 Preliminary, Manor 78653

Dear Patrick Hudson,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Patrick Hudson and received by our office on October 15, 2018, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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

11/5/2018 10:01:47 AM

Shadowglen Sec. 18, 22, 23, 25, 26, 27A, 27B, 28

Preliminary

2018-P-1124-PP

Page 2



## DEVELOPMENT SERVICES DEPARTMENT

November 20, 2018

RE: Application for a Preliminary Plan – Shadowglen Phase 2 Sections 18A, 22, 23A, 25, 26, 27A, 27B, 28

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a public hearing for the purpose of consideration and action on a preliminary plan. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plan for Shadowglen Phase 2 Sections 18A, 22, 23A, 25, 26, 27A, 27B, 28, five hundred sixty-four (564) single-family lots on 147 acres more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on December 12, 2018 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this application is made.

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 below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,



Scott Dunlop,  
Assistant Development Director

sdunlop@cityofmanor.org  
512-272-5555 ext. 5

Neil Keller  
11620 Shadow Creek Drive  
Manor, TX 78653-3892

Jonathan Law  
11616 Shadow Creek Drive  
Manor, TX 78653-3892

Blake & Alicia Huber  
11612 Shadow Creek Drive  
Manor, TX 78653-3892

Maxie Bishop Jr.  
11608 Shadow Creek Drive  
Manor, TX 78653-3892

Jason Hansen  
11604 Shadow Creek Drive  
Manor, TX 78653-3892

Covin Davis & Trevor Scott Harper  
11600 Shadow Creek Drive  
Manor, TX 78653-3892

Martin Banda & Beatriz Betancourt  
11617 Shadow Creek Drive  
Manor, TX 78653-3892

Debra Elliott & Kerry Patrick  
11613 Shadow Creek Drive  
Manor, TX 78653-3892

Aaron & Rebecca Travis  
1 Wooded Way  
Round Rock, TX 78664-9617

Joseph & Kathleen Schroeder  
2617 County Road 217  
Giddings, TX 78942-5996

Stephanie Greatwood  
11620 Glen Knoll Drive  
Manor, TX 78653-3890

Sara Aviles  
11616 Glen Knoll Drive  
Manor, TX 78653-3890

Vernon Cain  
11612 Glen Knoll Drive  
Manor, TX 78653-3890

Montes-Vela Alex G Jr & Thi Hong Duc  
Montes  
11608 Glen Knoll Drive  
Manor, TX 78653-3890

Samuel & Belynda Garcia  
11629 Glen Knoll Drive  
Manor, TX 78653-3890

Michelle Elias  
11625 Glen Knoll Drive  
Manor, TX 78653-3890

Deborah Jones  
2800 Frontera Blvd.  
Apt. 1117  
Round Rock, TX 78681-7929

John & Edwina Maye  
11617 Glen Knoll Drive  
Manor, TX 78653-3890

Rose Onuoha  
11613 Glen Knoll Drive  
Manor, TX 78653-3890

Gary Humphrey  
11609 Glen Knoll Drive  
Manor, TX 78653-3890

Kysa Cane, LLC  
3417 Caladium Circle  
Austin, TX 78748-3012

David & Emily Wylie  
11628 Sunny Creek Lane  
Manor, TX 78653-3887

Thomas & Leala Mann  
11624 Sunny Creek Lane  
Manor, TX 78653-3887

David & Deanna Leite  
11620 Sunny Creek Lane  
Manor, TX 78653-3887

Gary & Kathy Asato  
28681 Springfield Drive  
Laguna Niguel, CA 92677-1430

Ray & Rose Ross  
13401 Breezy Meadow Lane  
Manor, TX 78653-3788

Andrew Smith  
1534 N Bosworth Ave Apt 1  
Chicago, IL 60642-7012

Scotta Kendall  
13413 Breezy Meadow Lane  
Manor, TX 78653-3788

Texas State Affordable Housing  
Corporation  
c/o Debbra Anderson  
2200 East MLK Jr Blvd  
Austin, TX 78702-1344

Latoya James  
11625 Sunny Creek Lane  
Manor, TX 78653-3887

Kyle Baxter  
11621 Sunny Creek Lane  
Manor, TX 78653-3887

Ruben & Jessica Melendrez  
11612 Shady Meadow Way  
Manor, TX 78653-3777

Daniel Fuchs & Jeanette Reyes-Fuchs  
11617 Sunny Creek Lane  
Manor, TX 78653-3887

Quevette & Karen Terrell  
11608 Shady Meadow Way  
Manor, TX 78653-3777

Jason Brockdorf  
11604 Shady Meadow Way  
Manor, TX 78653-3777

Terrell Timmermann  
PO Box 4784  
Austin, TX 78765-4784

Roy Velasquez  
14301 Old Manor Taylor Road  
Manor, TX 78653-3598

Dalton Wallace  
9505 Johnny Morris Road  
Austin, TX 78724-1527



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Uniform Sign Plan for the Studios at Shadowglen Trace located at 13700 N. FM 973, Manor, TX Applicant: Dwyer Realty Companies Owner: Dwyer Realty Companies

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### BACKGROUND/SUMMARY:

This sign plan is for the new Studios at Shadowglen Trace. The project is at the intersection of 973 and Shadowglen Trace.

PRESENTATION: ☐ YES ☒ NO

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

Uniform Sign Plan

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Uniform Sign Plan for the Studios at Shadowglen Trace located at 13700 N. FM 973, Manor, TX.

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





## UNIFORM SIGN PLAN

# THE STUDIOS AT SHADOWGLEN TRACE

13700 N FM 973  
MANOR, TX 78653

512.888.9788 | 5213 Tucker Hill Ln., Cedar Creek TX 78612 | [www.CNDSigns.com](http://www.CNDSigns.com)



# A / TWO SIDED MULTI-TENANT PYLON SIGN

FONT:Z7 NAZARA  
 SQ. FOOTAGE: 95.04  
 SCALE: 1/4" = 1'

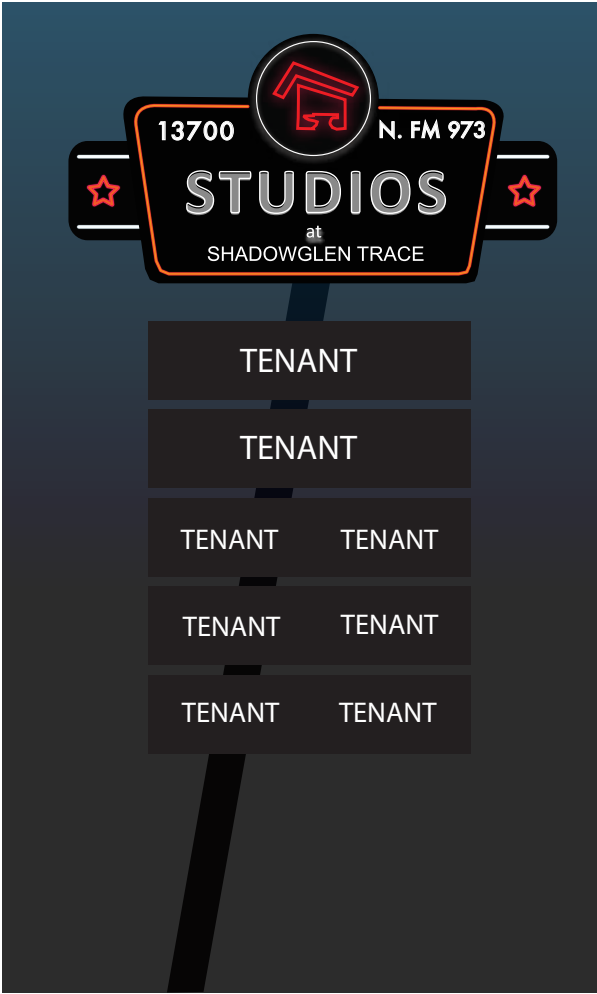
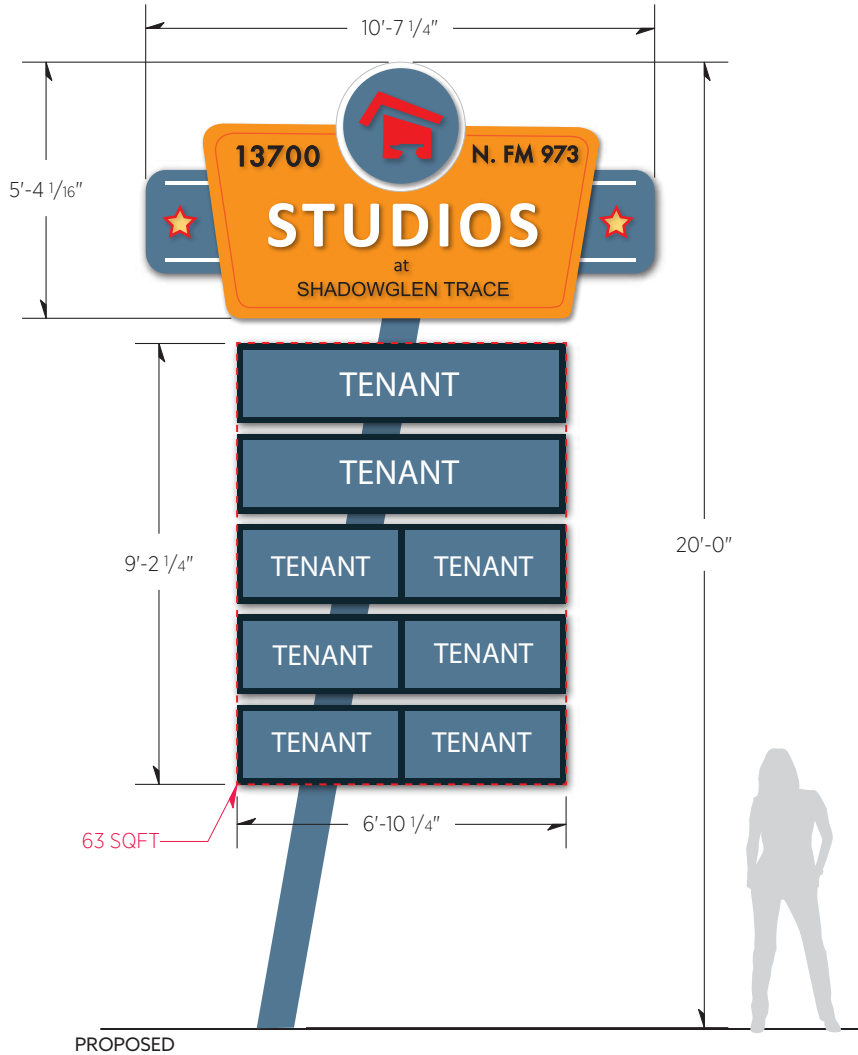
SCOPE OF WORK: FABRICATE AND INSTALL **ONE (1)** ILLUMINATED PYLON TO UL SPECIFICATIONS

- WELDED SQ. TUBE FRAME WITH ALUMINUM SKIN FINISHED IN PMS 2209 C, PMS 2313 C AND MP WHITE
- CUSTOM FAUX NEON 1/2" PUSH-THRU LETTERS OR COMBO W/FABRICATED STEEL LETTERING
- ROUTED PUSH THRU ACRYLIC OVERLAID WITH 3M KUMQUAT ORANGE 3630-74 TRANSLUSCENT VINYL
- ALUMINUM ROUTED TENANT PANELS BACKED WITH WHITE ACRYLIC FINISHED IN PMS 2209 C
- WHITE LED
- POLE AND FOUNDATION PER ENGINEERING

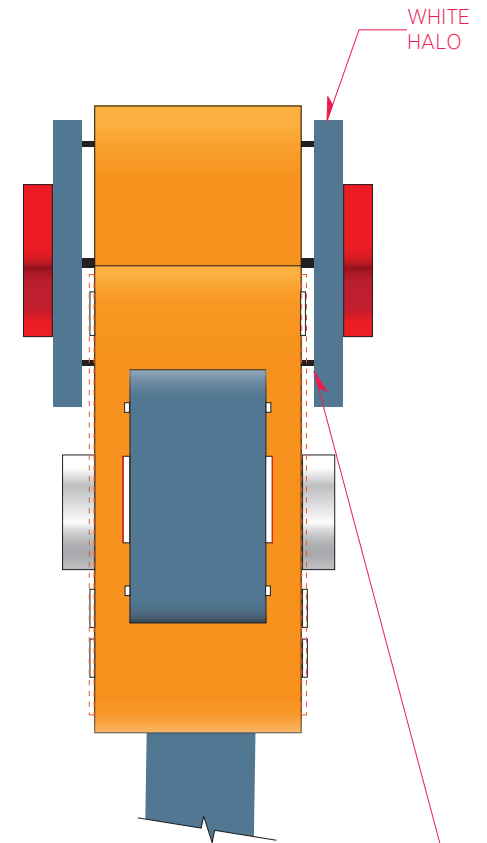
**ELECTRICAL REQUIREMENT:**

120V 20A DEDICATED CIRCUIT WITHIN 6' OF SIGN, INSTALLED BY OTHERS  
 TIMER OR PHOTO-CELL INSTALLED BY OTHERS

- 3M RED TRANSLUSCENT VINYL
- PMS 2209 C
- PMS 2013 C
- PMS 129 C
- MP WHITE
- PMS 2210 C



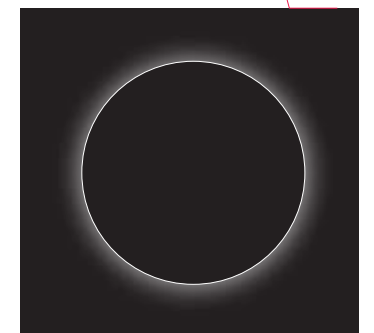
NIGHT VIEW



FAUX NEON



PUSH THRU LETTER



WHITE HALO



B / **TENANT WALL SIGNAGE (BUILDING A-E)**

FONT:PER CUSTOMER ART  
SQ FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

**FACELIT CHANNEL LETTERS ON BACKER PANEL ON BUIDING A-E**

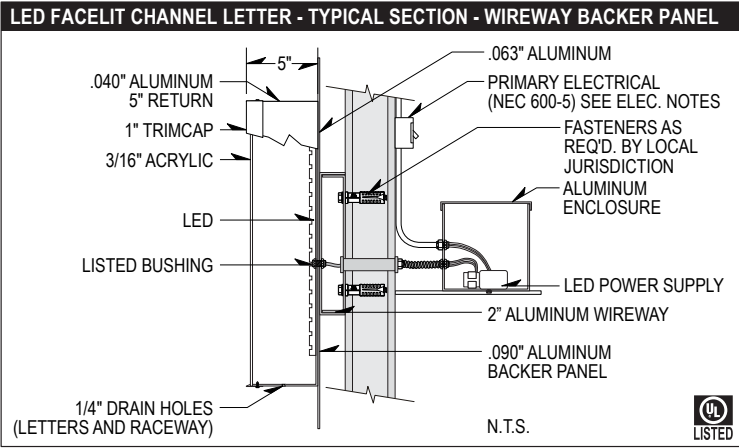
- SIGN TO DISPLAY TENANT NAME, LOGO OR COMBINATION OF TENANT’S PREFERENCE
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2" CONTINUOUS OUTLINE
- 1" JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2" X 7" WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD’S SOLE DISCRETION

**ELECTRICAL REQUIREMENT:**

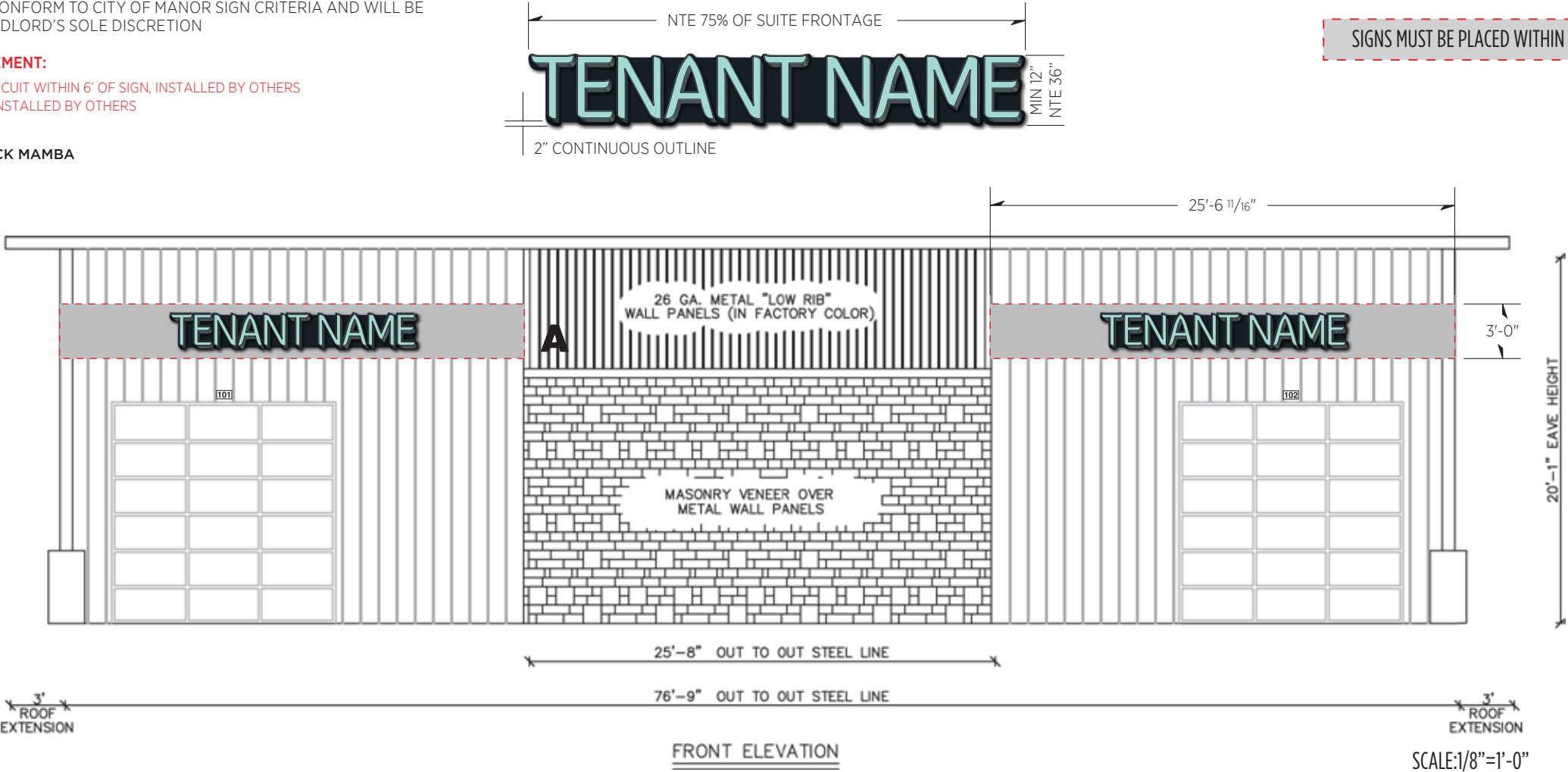
120V 20A DEDICATED CIRCUIT WITHIN 6' OF SIGN, INSTALLED BY OTHERS  
TIMER OR PHOTO-CELL INSTALLED BY OTHERS



MP 25595 BLACK MAMBA



SIGNS MUST BE PLACED WITHIN THIS AREA



SCALE:1/8"=1'-0"



C /

TENANT WALL SIGNAGE (BUILDING A-E)

FONT:PER CUSTOMER ART  
SQ FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

FACELIT CHANNEL LETTERS ON BACKER PANEL ON BUIDING A-E

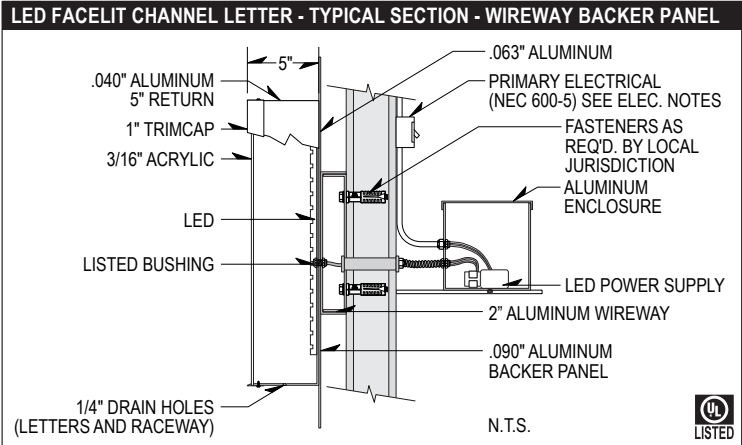
- SIGN TO DISPLAY TENANT NAME, LOGO OR COMBINATION OF TENANT’S PREFERENCE
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2” CONTINUOUS OUTLINE
- 1” JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2” X 7” WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD’S SOLE DISCRETION

ELECTRICAL REQUIREMENT:

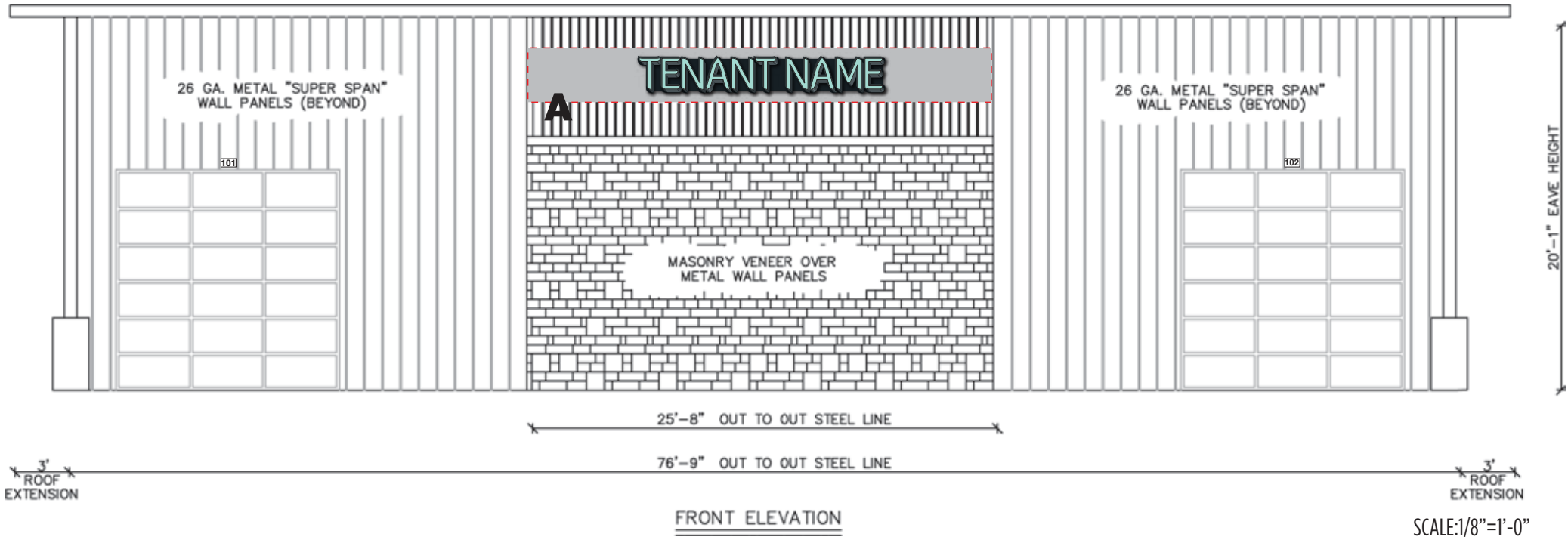
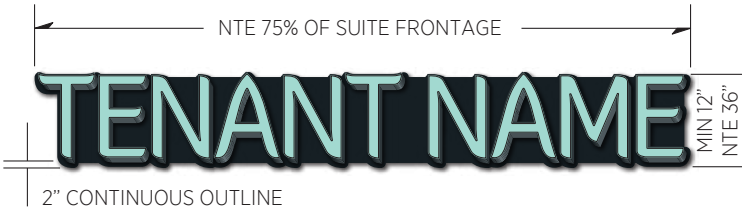
120V 20A DEDICATED CIRCUIT WITHIN 6’ OF SIGN, INSTALLED BY OTHERS  
TIMER OR PHOTO-CELL INSTALLED BY OTHERS



MP 25595 BLACK MAMBA



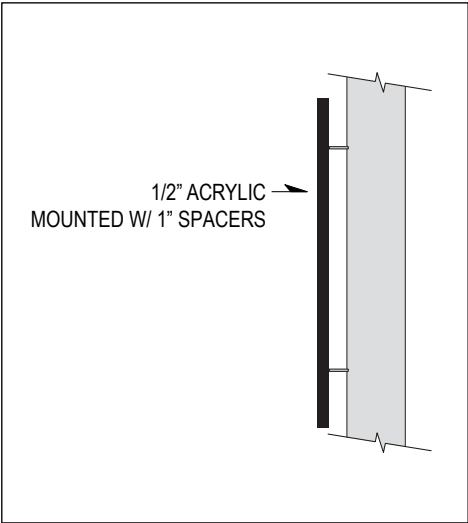
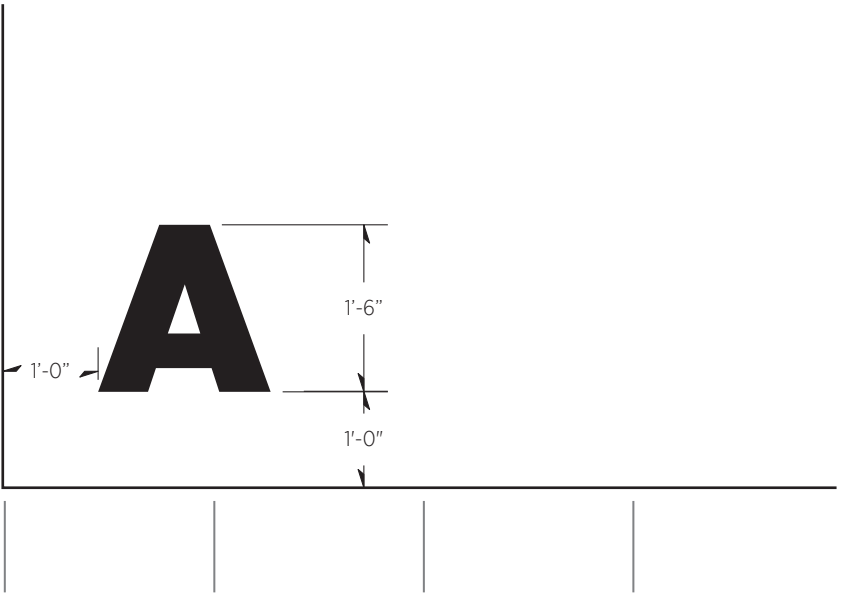
SIGNS MUST BE PLACED WITHIN THIS AREA



**D / FLAT CUT OUT ACRYLIC BUILDING LETTERS**  
FONT: HELVETICA BLACK

FABRICATE AND INSTALL FLAT CUT OUT BUILDING LETTERS TO SPECIFICATIONS

- 1/2 " FLAT CUT OUT ACRYLIC LETTERS FINISHED IN MP BLACK INSTALLED ON BUILDING FASCIAS

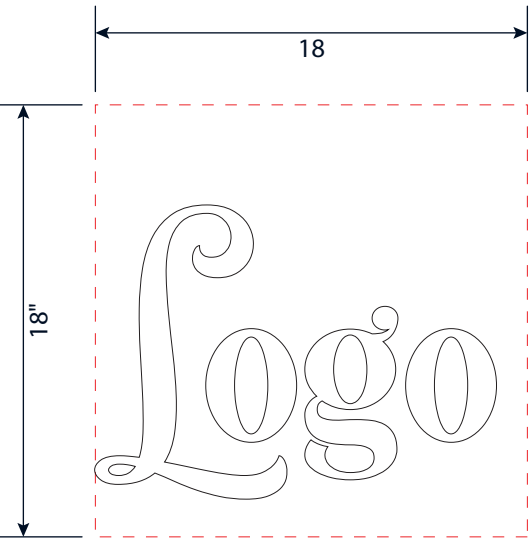
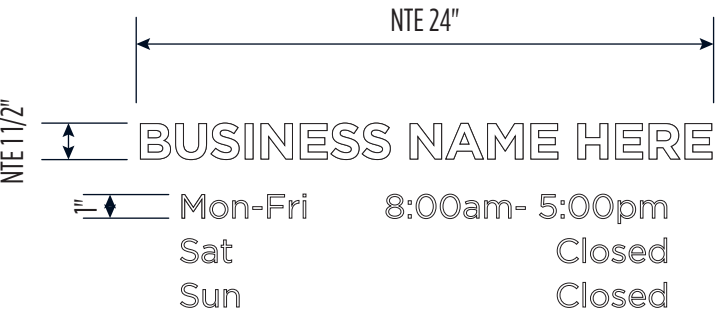


E / VINYL GRAPHICS, FRONT ELEVATIONS

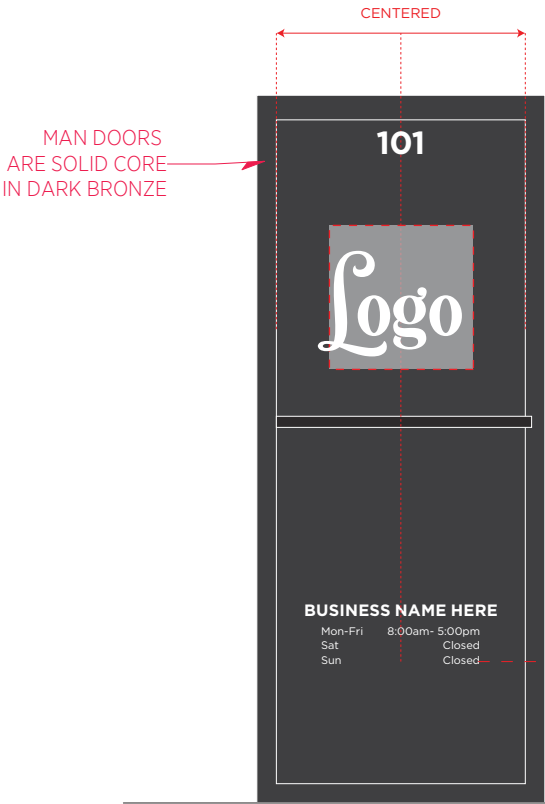
FONT: GOTHAM BOLD / GOTHAM BOOK

FABRICATE AND INSTALL DOOR SIGNS TO SPECIFICATIONS

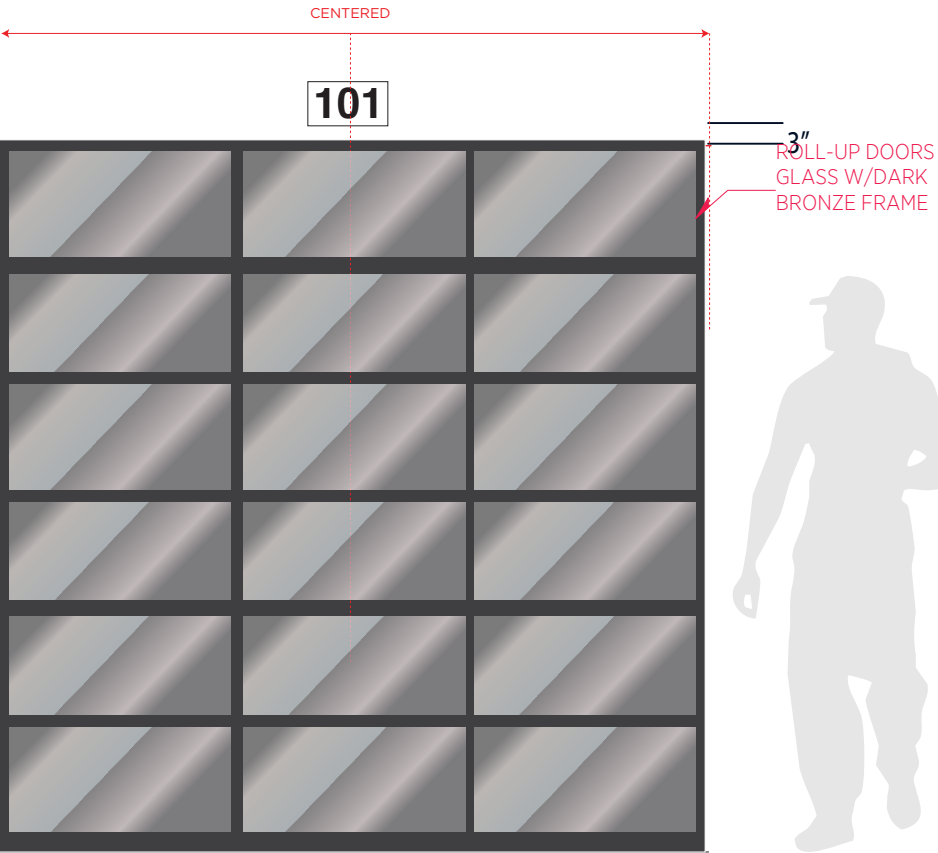
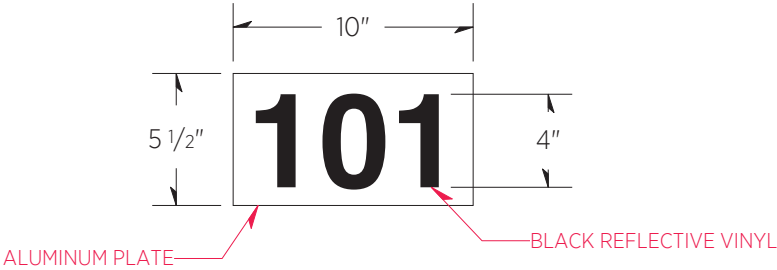
- 3M WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE ON MAN DOORS
- ALUMINUM PLATE WITH 3M BLACK REFLECTIVE VINYL APPLIED TO FIRST SURFACE ABOVE ALL ROLL-UP DOORS



LOGO PER CLIENT ART  
NTE 18" X 18"



SINGLE DOOR



ROLL-UP DOOR

SCALE: 1' = 1/2"

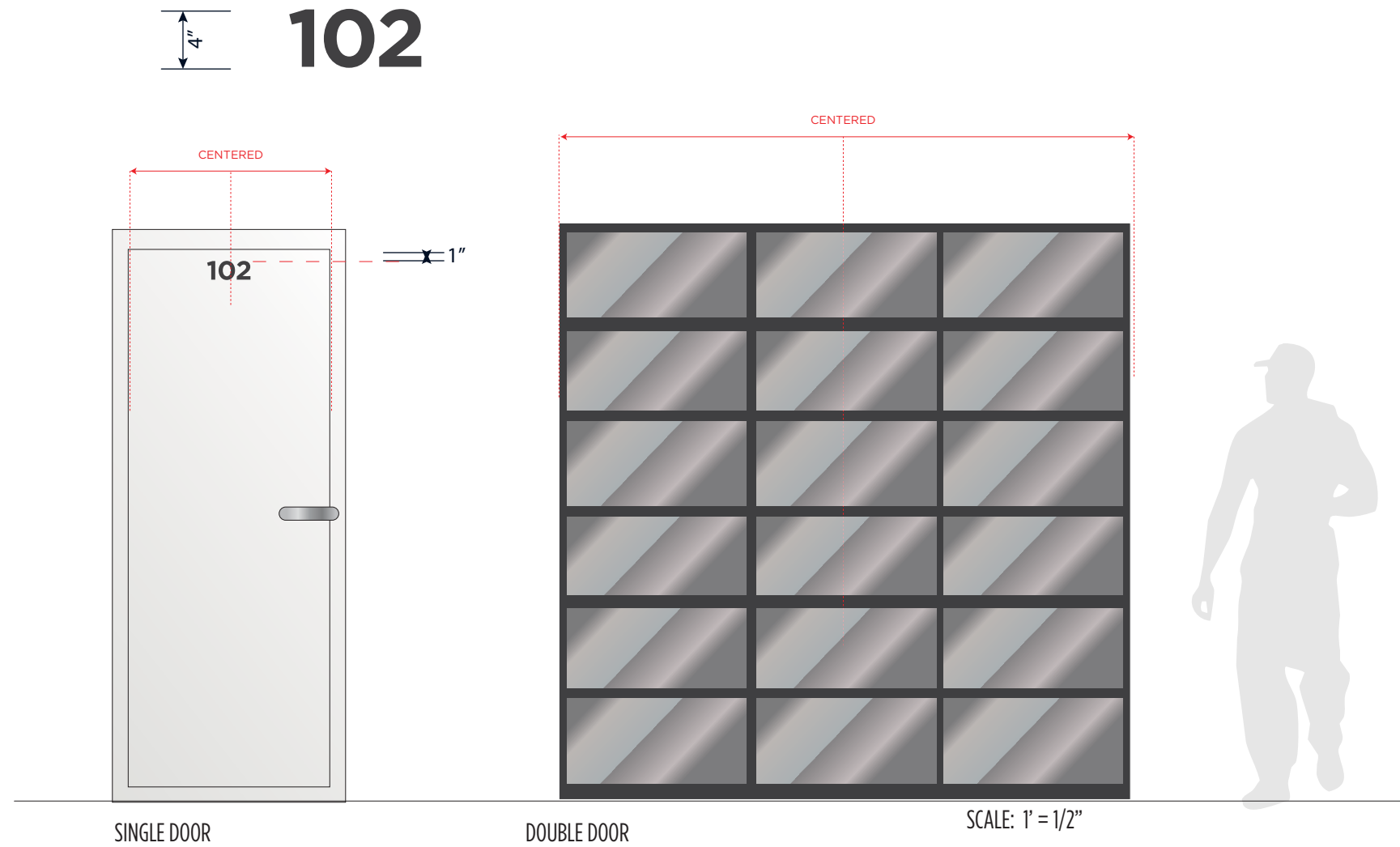


# F / VINYL GRAPHICS, REAR ELEVATIONS

FONT: GOTHAM BOLD

## FABRICATE AND INSTALL DOOR SIGNS TO SPECIFICATIONS

- FIRST SURFACE BLACK REFLECTIVE VINYL





AGENDA ITEM NO. 7

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Uniform Sign Plan for 203 West Murray, Manor, TX. Applicant: Rolando Elizando. Owner: Rolando Elizando

---

### BACKGROUND/SUMMARY:

This sign plan is for the new 2-story multi tenant building on Murray Ave. The total allowable sign panel is 162.5 square feet or 27 square feet per tenant.

PRESENTATION: ☐ YES ☒ NO

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

Uniform Sign Plan

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Uniform Sign Plan for 203 West Murray, Manor, TX.

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





## BUILDING TENNANT SIGNS SPECS:

SIGN TYPE: FRONT LITE CHANNEL LETTERS

SIGN PANEL AREA: 30" X 130"

RACEWAY: NONE

LETTER SIZE: 12" TALL

FACES: PLEXIGLASS

FACE COLOR: RED, BLACK OR BLUE

RETURNS: BLACK

ILLUMINATION: LED

ELECTRICAL: 120VAC / 20 AMP

MOUNTING: THRU WALL ANCHORS





AGENDA ITEM NO. 8

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Block 35, Lot 1, Town of Manor, locally known as 600 Samaripa Street, Manor, TX, to reduce the front setback to 20 feet and the rear setback to 10 feet. Applicant: Brenda Perez. Owner: Brenda Perez.

---

### BACKGROUND/SUMMARY:

This is a vacant lot that the owner is seeking to construct a new home on and needs more buildable area to accommodate the home.

PRESENTATION: ☐ YES ☒ NO

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

Waiver

Area Image

---

### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Setback Waiver for Block 35, Lot 1, Town of Manor, locally known as 600 Samaripa Street, Manor, TX, to reduce the front setback to 20 feet and the rear setback to 10 feet.

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



## SETBACK WAIVER REQUEST

On approval by the Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

### Applicant Contact Information

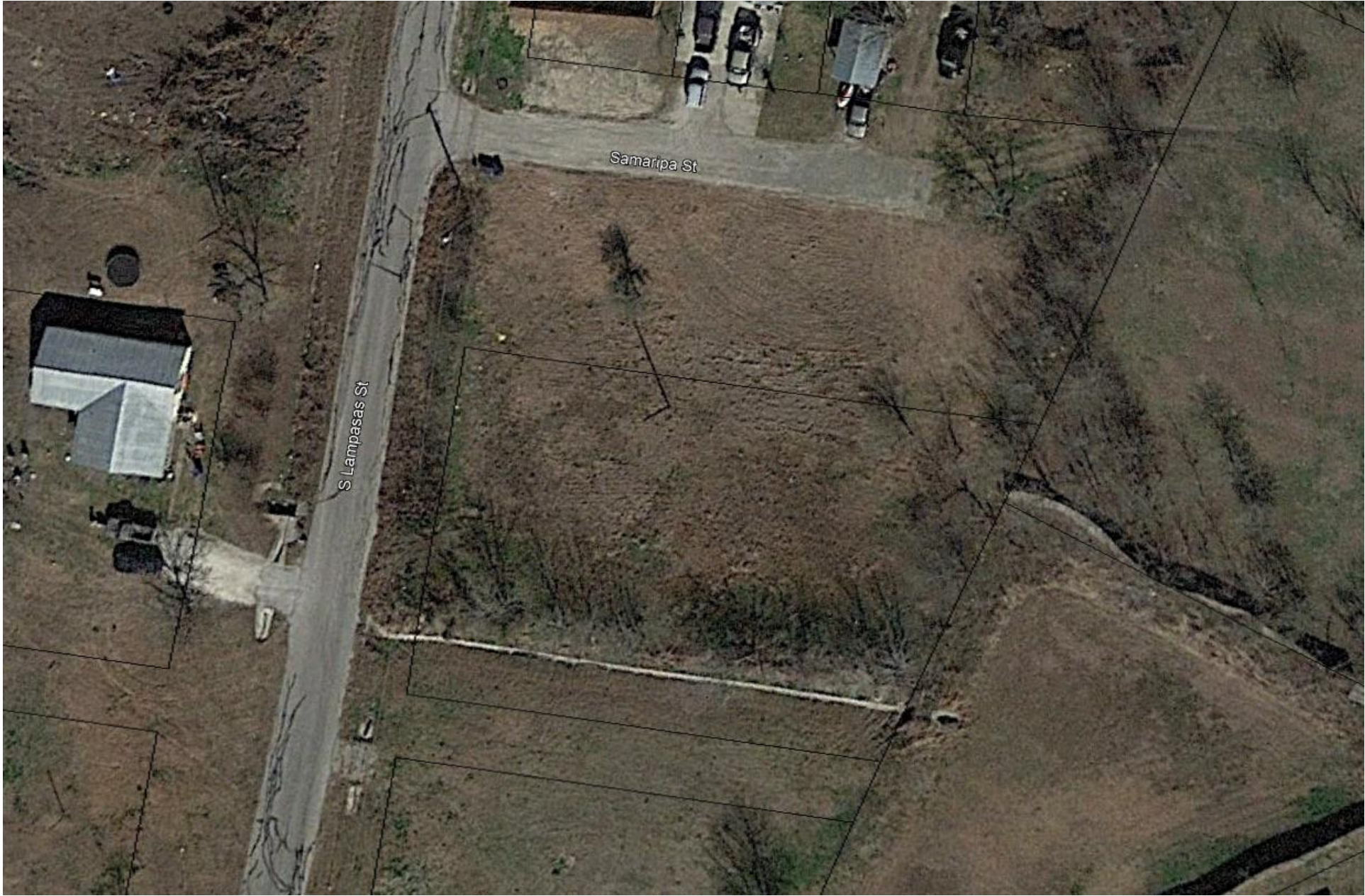
Name: Brenda Perez  
Address: 5605 Blarewood Dr. Austin TX 78724  
Phone Number: (512) 574-9488 Email: perez mucio@yahoo.com

### Property Information

Address: 600 Samaripa St.  
Lot: 1 Block: 35  
Zoning District: R1  
Requested Front Setback: 20 ft.  
Requested Rear Setback: 10 ft  
Requested Side Setback: \_\_\_\_\_

B. Perez  
Signature

11-30-18  
Date







## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 12, 2018

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Block 11, Lot 1, Town of Manor, locally know as 901 ½ N. Burnet Street, Manor, TX to reduce the front setback to 20 feet, the rear setback to 10 feet, and the side setback to 5 feet. Applicant: Jeff Martella, CMI Acquisitions. Owner: City of Manor.

---

### BACKGROUND/SUMMARY:

This lot is the unused city water tower behind Sonic. Verizon will be seeking to collocate infrastructure, through a conditional use permit at a later date, on the top of the tower. In addition to the transmission equipment on the tower there is necessary ground infrastructure to support it. The city rezoned the tower lot from R-1 Single Family to Institutional so if a conditional use is granted at a later date it would be on Institutional property and not Single Family but the setbacks for Institutional is 15' all around. Our ordinance allows for lots platted prior to 1980, like in the older part of town, to reduce the setbacks to 20' in the front, 10' in the rear, and 5' on the side. Verizon would need a minimum area of 12 x 26 or 312 sf for their equipment so they are requesting the setback waiver to accommodate the ground equipment area. The lot is adjacent to C-1 Light Commercial properties.

PRESENTATION: ☐ YES ☒ NO

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

Waiver

Area Image

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Setback Waiver for Block 11, Lot 1, Town of Manor, locally know as 901 ½ N. Burnet Street, Manor, TX to reduce the front setback to 20 feet, the rear setback to 10 feet, and the side setback to 5 feet.

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





## SETBACK WAIVER REQUEST

On approval by the Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

### Applicant Contact Information

Name: Jeff Martella agent for Verizon Wireless  
Address: 121 Village Blvd. Madison, MS 39042  
Phone Number: 601-720-4469 Email: jmartella@cmiacquisitions.com

### Property Information

Address: Murray Avenue  
Lot: 1 Block: 11  
Zoning District: Institutional  
Requested Front Setback: 20'  
Requested Rear Setback: 10'  
Requested Side Setback: 5'

Signature

12/7/18

Date







