



**MANOR CITY COUNCIL
REGULAR MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JUNE 15, 2016 · 7:00 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

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

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action to approve the minutes for the June 1, 2016, City Council Regular Meeting.
2. Consideration, discussion, and possible action on a second reading of an ordinance, amending the Zoning Ordinance, rezoning the Lagos Final PUD site plan, 146 acres at the SE corner FM 973 and Brenham St; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.
3. Consideration, discussion, and possible action on acceptance of the May, 2016 Departmental Reports:
 - Development Services
 - Police
 - Municipal Court
 - Public Works

PUBLIC HEARING

4. Conduct a second public hearing on the water and wastewater rates for the City of Manor residential and commercial customers.

REGULAR AGENDA

5. Consideration, discussion, and possible action on acceptance of the unaudited May, 2016 Monthly Financial Report.
6. Consideration, discussion and possible action on award of engineering services agreements to Jay Engineering Company, Inc. for the 2016 Series Certificate of Obligation funded capital improvements projects.
7. Consideration, discussion and possible action on award of engineering services agreement to Jay Engineering Company, Inc. for 2014-2016 funded CapMetro funded roadway repair project.

8. Consideration, discussion, and possible action upon a first reading of an ordinance, amending the Zoning Ordinance, rezoning Cottonwood Commercial South Lot 7B 2 Block A, locally known as 11401 US Hwy 290 East from light commercial (C-1) district zoning to medium commercial (C-2) district zoning.
9. Consideration, discussion, and possible action on a concept plan for Lagos master planned community; 146 acres at the SE corner of FM 973 and Brenham Street; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37.
10. Consideration, discussion, and possible action to accept the petition request for the annexation of property being approximately 6.12 acres of land, located at 12211 and 12219 US Hwy 290 and accept an annexation schedule.

ADJOURNMENT

In addition to any executive session already listed above, the City Council for the City of Manor 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 for the following purposes:

*§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
§551.087 Deliberations regarding Economic Development Negotiations*

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Meeting was posted on this 10th day of June, 2016 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.

Frances M. Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____.
City Secretary's Office
City of Manor, Texas



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Frances Aguilar

DEPARTMENT: City Secretary's Office

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for the June 1, 2016 City Council Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

Minutes from June 1, 2016 City Council Regular Meeting

STAFF RECOMMENDATION:

It is City staff's recommendation, that the City Council approve the minutes for the June 1, 2016 City Council Regular Meeting.

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



**MANOR CITY COUNCIL
REGULAR MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JUNE 1, 2016 · 7:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 1, Gene Kruppa
Place 2, Gil Burrell, Mayor Pro-Tem
Place 3, Todd Shaner
Place 4, Sharon Snowden
Place 5, Rebecca Davies

ABSENT:

Place 6, Jeff Turner

CITY STAFF PRESENT:

Thomas Bolt, City Manager
Frances Aguilar, City Secretary
Scott Dunlop, Planning Coordinator
Lydia Collins, Finance Director
Ryan Phipps, Police Chief
Mike Tuley, Public Works Director
Lluvia Tijerina, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in regular session on Wednesday, June 1, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Vicki McFarland gave the Pledge of Allegiance.

PUBLIC COMMENTS

Ms. Lisa Partee, 13313 Nelson Houser St., Manor addressed Council and discussed property and subdivision drainage issues in Presidential Glen.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the May 18, 2016, City Council Regular Meeting.

A motion to approve the minutes was made by Council Member Kruppa, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

PUBLIC HEARING

2. Conduct a public hearing on the water and wastewater rates for the City of Manor residential and commercial customers.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

REGULAR AGENDA

3. Consideration, discussion, and possible action on capital improvement financing of either \$18,000,000 to include the wastewater plant expansion or \$24,000,000 to include the wastewater plant expansion and street improvements.

City Manager Tom Bolt presented the agenda item to Council. He reminded Council that at the last council meeting, he asked Council for more time to review the budget before a decision was made on the financing. He concluded that there wouldn't be a problem with the \$18 million bond but that a tax rate increase would be needed for the \$24 million bond. Council Member Davies asked if the bond would impact the City giving the employees a cost of living increase. Mr. Bolt responded that a cost of living increase would be included but merit increases would not. Mr. Bolt stated that the City is currently paying the City of Austin \$600,000 annually, to process wastewater from Manor. He further stated that part of this plan, would be to stop utilizing that service and use the money towards debt service. Further discussion was held in regards to the different projects and lack of grant opportunities.

A motion to approve the capital improvement financing of \$18,000,000, to include the wastewater plant expansion, water lines, and some of the street improvements, was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 4 For – 1 Against, Council Member Shaner voted against, Council Member Burrell abstained.

4. Consideration, discussion, and possible action to approve a resolution authorizing publication of notice of intention to issue combination tax and revenue Certificates of Obligation.

A motion to approve a resolution authorizing publication of notice of intention to issue combination tax and revenue Certificates of Obligation was made by Council Member Davies, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 2 For – 2 Against, Council Member Shaner and Council Member Burrell voted against.

5. Consideration, discussion and possible action to approve a resolution of the Travis County Central Appraisal District Real Estate Acquisition.

A motion to approve a resolution of the Travis Central Appraisal District Real Estate Acquisition was made by Council Member Burrell, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

6. Consideration, discussion, and possible action to approve and authorize the City Manager to execute an Interlocal Agreement with Travis County on a Hazard Mitigation Action Plan (HMAP).

Chief Ryan Phipps gave an overview of the agenda item. He stated that when the City looked into grant funds for a tornado siren warning system, it was discovered that the City of Manor did not have a Hazard

Mitigation Action Plan. The HMAP will provide us opportunities to apply for grants through FEMA, when the Governor declares the City to be a disaster zone. Furthermore, after reviewing the options, staff's recommendation is to execute an interlocal agreement with Travis County.

A motion to approve the agreement with Travis County on a Hazard Mitigation Action Plan was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against

7. Consideration, discussion, and possible action on amending Ordinance No. 109; in its entirety, establishing authority for an active and continuing records management program to be administered by the records management officer in accordance with the requirements of the local government records act.

A motion to approve amending Ordinance No. 109; establishing authority for an active and continuing records management program was made by Council Member Burrell, seconded by Council Member Davies. The motion carried by the following vote:

Vote: 6 For – 0 Against

8. Consideration, discussion and possible action on amending Ordinance No. 416 Fee Schedule; to amend the water and wastewater tap fees, amend the water and wastewater impact fee list, add game room license fees, and add administrative fees.

A motion to approve amending Ordinance No. 416 Fee Schedule; to amend the water and wastewater tap fees, amend the water and wastewater impact fee list, add game room license fees, and add administrative fees was made by Council Member Davies, seconded by Council Member Burrell. The motion carried by the following vote:

Vote: 6 For – 0 Against

9. Consideration, discussion and possible action on amending Ordinance No.'s 185, 185H, 185L, and 366 Zoning Regulations; to amend parking requirements and regulations, permitted and conditional uses within the zoning districts, sign regulations for commercial, industrial, and residential properties, height and setback requirements from residential and institutional users, and deleting references to the summary use table.

A motion to approve amending Ordinance No.'s 185, 185H, 185L, and 366 Zoning Regulations; to amend parking requirements and regulations, permitted and conditional uses within the zoning districts, sign regulations for commercial, industrial, and residential properties, height and setback requirements from residential and institutional users, and deleting references to the summary use table was made by Council Member Davies, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

10. Consideration, discussion and possible action on amending Ordinance No. 263B; Subdivision Regulations to amend street widths, short form final plat requirements, and landscaping requirements.

A motion to approve amending Ordinance No. 263B; Subdivision Regulations to amend street widths, short form final plat requirements, and landscaping requirements was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against

11. Consideration, discussion and possible action on amending Ordinance No. 365; Landscape and Screening Requirements to amend the required landscaping for institutional zoned areas and add a tree replacement ratio.

A motion to approve amending Ordinance No. 365-A; Landscape and Screening Requirements to amend the required landscaping for institutional zoned areas and add a tree replacement ratio. was made by Council Member Shaner, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against

12. Consideration, discussion and possible action to approve an Ordinance to regulate game rooms and amusement redemption machines.

A motion to approve ordinance to regulate game rooms and amusement redemption machines was made by Council Member Burrell, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against.

13. Consideration, discussion and possible action on a first reading of a rezoning request for the Lagos Final PUD site plan, 146 acres at the SE corner FM 973 and Brenham St; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.

City Manager Tom Bolt presented the agenda item to Council. He reminded Council that at the last council meeting, he asked Council for more time to meet with county and state officials to review roadways alignments. Mr. Bolt stated that the plan is to incorporate a roadway plan to satisfy both the developer and the state.

A motion to approve the first reading of a rezoning request for the Lagos Final PUD site plan as presented, was made by Council Member Burrell, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Council Member Kruppa, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against.

Meeting was adjourned at 8:20 P.M.

APPROVED:

ATTEST:

Rita G. Jonse, Mayor

Frances M. Aguilar, City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a second reading of an ordinance, amending the Zoning Ordinance, rezoning the Lagos Final PUD site plan, 146 acres at the SE corner FM 973 and Brenham St; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.

BACKGROUND/SUMMARY:

This is the second reading of the FINAL PUD site plan. Planning Commission recommended approval at their May 11, 2016 meeting. The FINAL PUD site plan was changed from the PRELIMINARY that was approved at City Council meeting May 4, 2016, by removing the Wildhorse Connector, removing an connecting road, and switch a commercial and village cluster land uses.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent

Area/zoning maps

Engineer comments/approval letter

Ordinance 441 rezoning property

STAFF RECOMMENDATION:

It is City staff's recommendation that City Council approve the second reading of an ordinance, amending the Zoning Ordinance, rezoning a parcel of land from single family residential (R-1) to planned unit development (PUD), as presented.

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

November 9, 2015

City of Manor
Attn: Scott Dunlop
505 Barton Springs Road
Austin, Texas 78704

**Re: *Lagos Master Planned Community
Planned Unit Development – Letter of Intent
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development intends to provide single family housing in the style of a lakefront community. The majority of the proposed single family residences will be located next to ponds and lakes to offer a better living experience than a typical subdivision. In addition to the single family lots, multi-family apartment units, retail lots, restaurants, public parks, and other amenities are included in the scope of the development. Manor ISD has been coordinating to construct a new elementary school in the Lagos property as well.

A typical zoning classification is not conducive to providing this variety of uses in an efficient or aesthetically pleasing manner. In order to adequately and responsibly meet the needs of the citizens of Manor, the Lagos property is undergoing the rezoning process, in order to be classified as a Planned Unit Development (PUD). PUD zoning allows for a more flexible and fluid community as well as a better dispersion of uses throughout the proposed development.

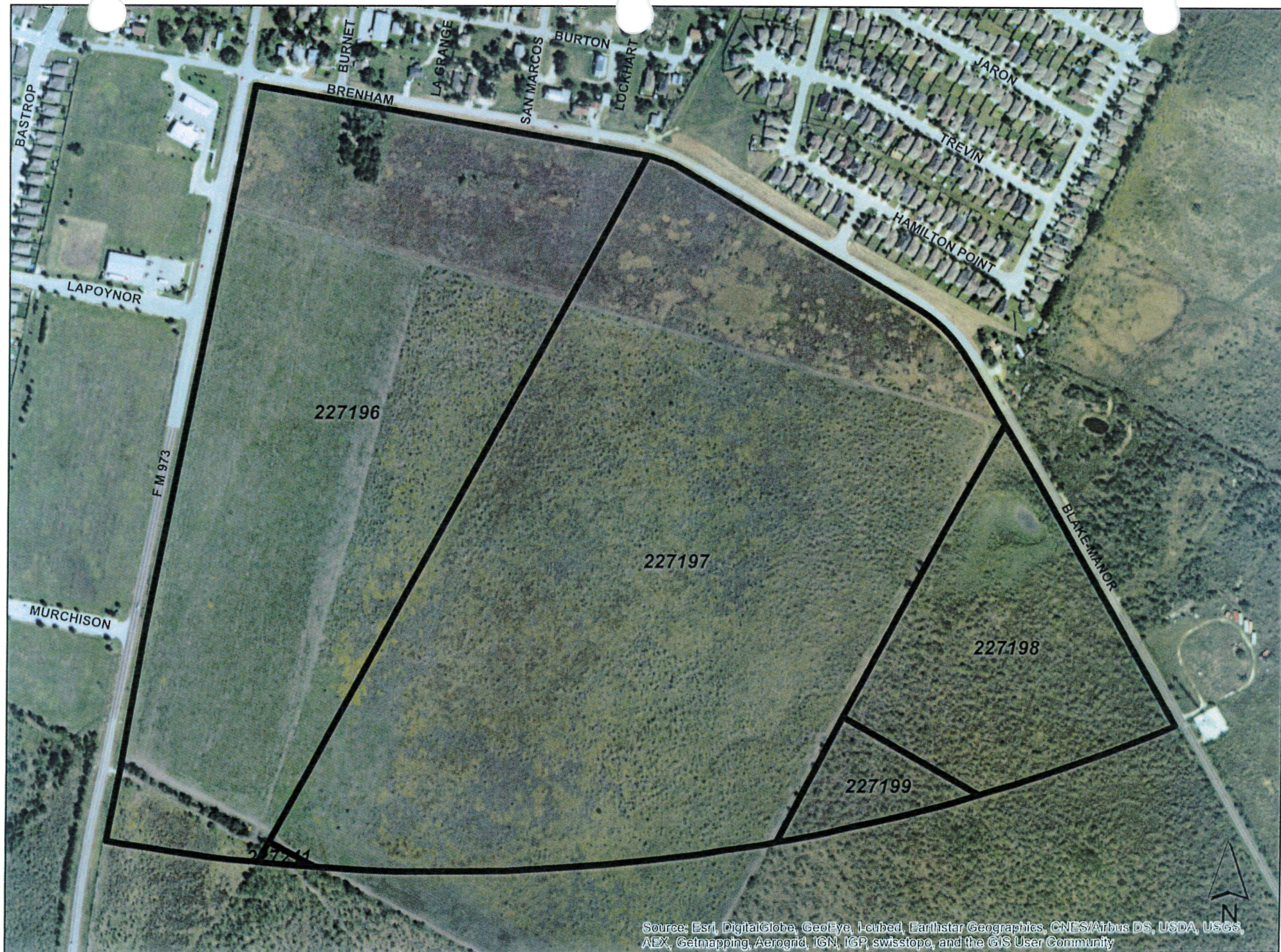
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

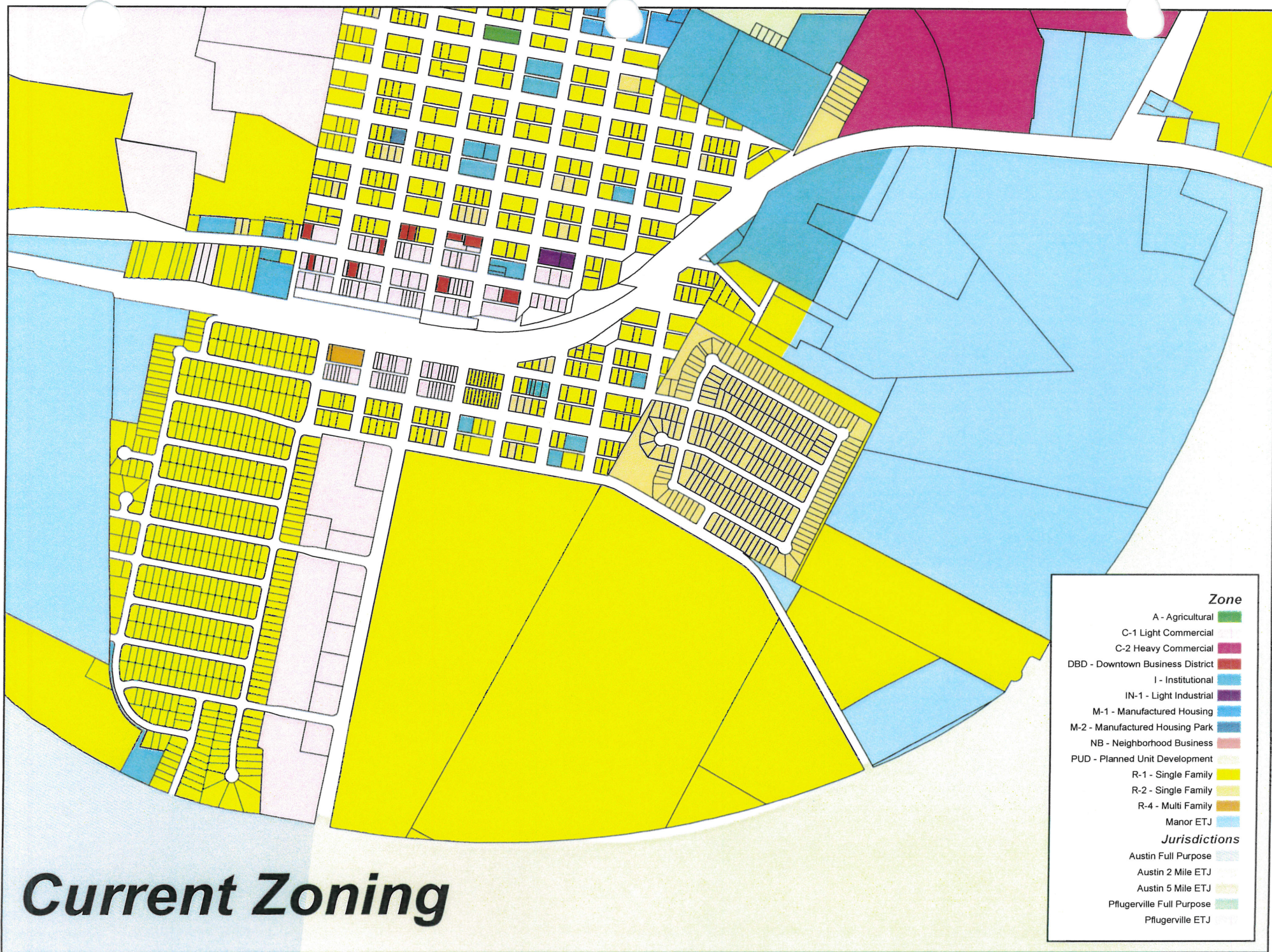


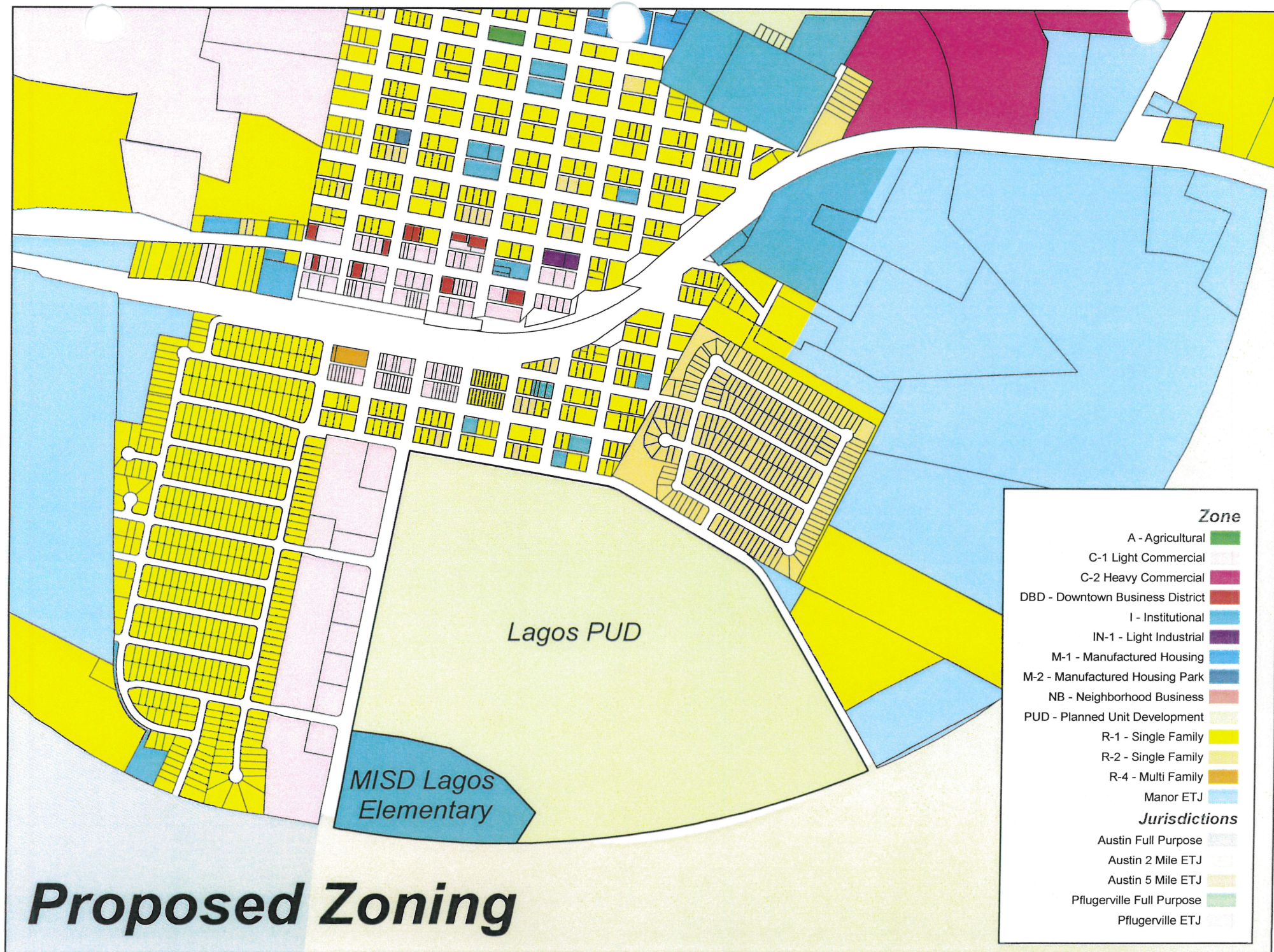
Robert J. Smith, P.E.
Senior Project Manager

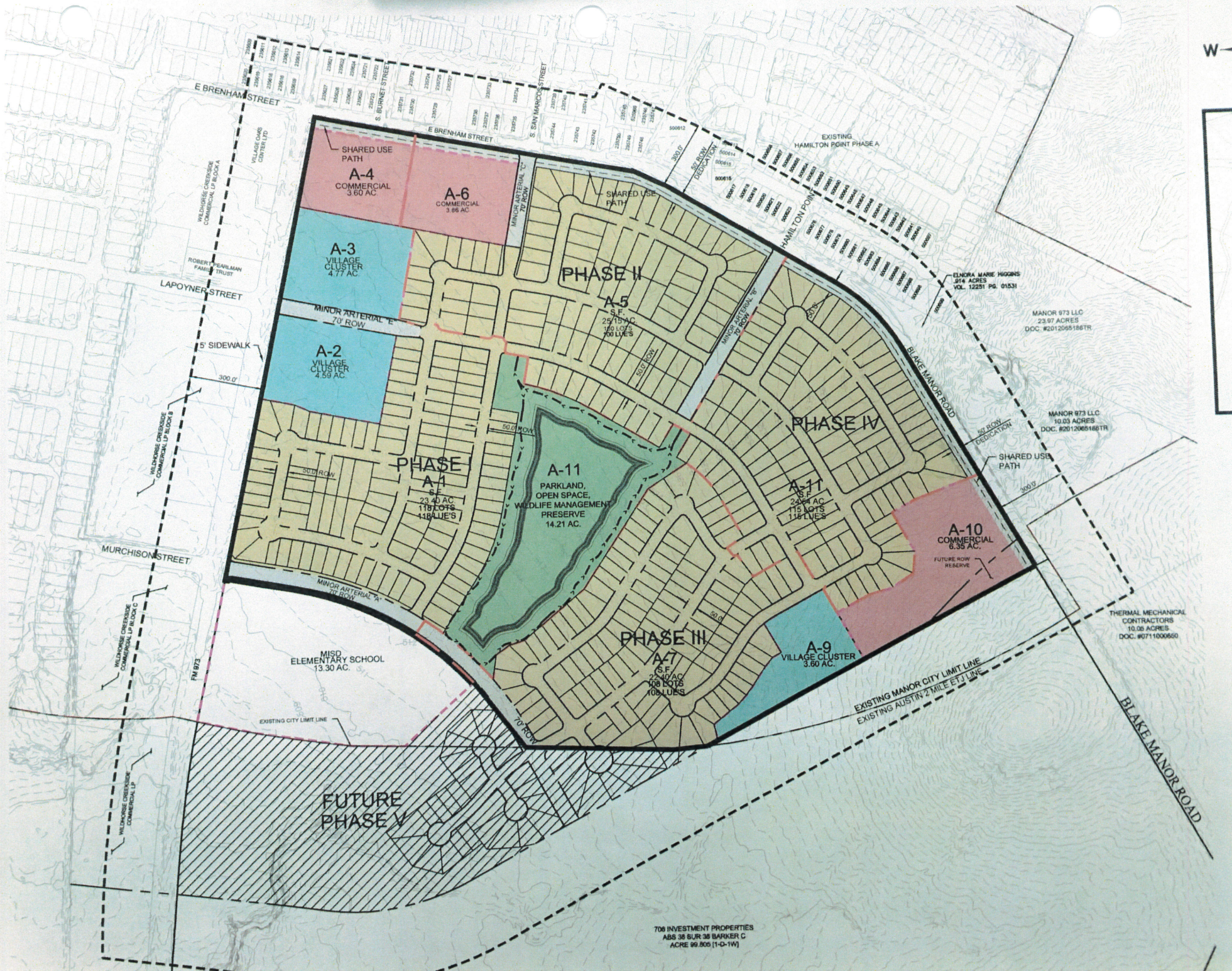


Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Current Zoning







Kimley»Horn

December 16, 2015
City of Manor
Attn: Tom Bolt
105 E Eggleston St.
Manor, TX 78653

RE: *Lagos Master Planned Community PUD*

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development is seeking to be classified under the Planned Unit Development (PUD) zoning district in order to allow for a better community than conventional zoning would permit. The City of Manor Zoning Ordinance claims that "the purpose and intent of the Planned Unit Development District is to provide a flexible, alternative procedure to encourage innovative and imaginative designs for the unified development of the property." The City of Manor specifies seven main goals of PUD zoning that potential developments must accomplish. These have been presented and clarified below.

(i) To allow development which is harmonious with nearby areas

The Community is strategically located at the intersection of Blake Manor Road and FM 973. In 2011, Travis County voters approved nearly \$30,000,000 of roadway construction bonds to construct, in full or in part, a major roadway connector network including Wildhorse Connector Phases 1 and 2 which will bridge Gilleland Creek thereby tying the heart of Lagos to Parmer Lane, SH 130 and the Highway 290 Manor Expressway as well as the City of Manor's major north south arterial, FM 973, and to Blake Manor Road, the gateway road to southeast Travis County.

Because of the fact that the property resides in both Manor and Austin jurisdiction, the PUD zoning district would allow the Lagos development to more easily bridge gaps between municipalities and maintain a consistent and fluid community. The flexibility that PUD zoning allows will be invaluable as the previously mentioned roadway connector network comes into fruition and the City of Manor continues to grow.

(ii) To enhance and preserve areas which are unique or have outstanding significance

The rich cultural history of the area around Manor and eastern Travis County, will be researched, and preserved as areas develop. Components of cultural historic assets acquired will be catalogued and set in educational kiosks and displays throughout the Community to help educate the public on the many cultures that have existed on the fertile land that is Lagos.

The Gilleland Creek Greenway is a keystone in the City of Austin and Travis County's Parks and Open Space plan. Lagos shares nearly a mile of border with the future Gilleland Greenway. Numerous improvements including trail heads, parking, trails, play fields, lakes, wildlife habitat, nature educational exhibits, habitat enhancement or playscapes could be developed.

In addition to these preservation areas, Lagos will incorporate food and nature garden sites, to develop all age awareness of nature at work and how food grows and benefits the community.

(iii) To provide an alternative for more efficient use of land and infrastructure

Wildlife water fowl habitat and natural areas will be integrated into each of the strategically placed habitat lakes that will be maintained at constant levels such that they will act as wildlife and waterfowl attractants and will also be part of a complex, state-of-the-art water quality system. Providing wet pond storm water bio-filtration during rain events, these ponds will serve many uses, including water quality, wildlife management, and public use and enjoyment for young and old alike. These ponds are systematically organized to reduce storm sewer infrastructure cost and provide aesthetic improvements to the community that typical stormwater management facilities cannot provide.

The City of Manor requires 5% of a site area be dedicated as parkland in a typical subdivision. This would equate to roughly 7.3 acres of the Lagos development within the City of Manor. At this time, approximately 14 acres are being dedicated as parkland, open space, and a wildlife management preserve. None of the parkland lies in a floodplain, and the area resides in the heart of the development – allowing for a greater, more convenient greenspace for the entire community.

The Lagos development intends to dedicate 50 feet of right of way for future expansions to Blake Manor Road, and has established a future right of way reserve as wide as 120 feet for a potential expansion to FM 973 at the southeast corner of the property. Safety is paramount in any development, and Lagos is dedicating this land to help ensure that the roadways surrounding it can provide adequate capacity for Manor's growing needs. Internal streets will be designed per the City of Austin Transportation Criteria Manual, and several minor arterial roadways with 70 feet of right of way will be used to provide access to the development.

(iv) To encourage harmonious and coordinated development

Substantial 6, 8 and 10 foot wide bicycle and pedestrian trails will be able to be developed connecting the Highway 290 "Manor Expressway" trail to the Austin to Manor Rail Trail; the Parmer Lane trails, the WildHorse Connector and the future Gilleland Creek Greenway Trails, as well as numerous neighborhood trails within Lagos connecting neighborhoods, schools, businesses and community assets.

Numerous lakes, parks; some with improved Playgrounds and Playscapes, will be developed along public roadways and trails. Playground facilities will be all-age and all-ability accessible. A number of multi-use play fields would be developed for neighborhood sports activities, including soccer, softball, little league, basketball, football, lacrosse, and other activities.

(v) To facilitate the analysis of the effect of the development upon the economy and area

The most evident way that the Lagos Master Planned Community will provide improvements to the surrounding area and the City as a whole is in the additional residents that the development will serve. These residents will bring additional commerce and connection throughout the City.

The development will add to the tax base of the City, both through residents of Lagos and through businesses using the proposed commercial space. As the Lagos development is abutting several major roadways within the City, it makes logistical sense to offer a diverse set of uses in the area. The future roadway connector network will only increase the opportunity for the Lagos development to make a positive impact on both the City economy and the residents themselves.

(vi) To provide and result in an enhanced residential and/or work environment

Lagos' development will center around a series of man made lakes, embedded within the Community. These lakes will provide visual and recreational amenities for the public, in general, and the residents specifically. Lake front home sites will be very desirable.

Many of the lakes in Lagos will contain fishery habitats, with hydrophilic vegetation strategically designed to promote game fish development suitable for catch and release enjoyment. The lakes will be designed and built with many public amenities, including educational pavilions, fishing points, picnic points and knolls and water front park spaces. The lakes' interpretive center and surrounding wildlife habitat will be maintained by the Lagos Gilliland Wildlife Habitat Conservation Foundation.

(vii) To achieve overall coordinated mixed-use developments

The draught of the last three years has taken its toll on the riparian woodlands along Gilleland Creek within the planned Greenway. Nearly 50% of the mature trees in some areas have perished. The Lagos development would facilitate a professional reforestation program in conjunction with the planned park and greenway improvements listed above.

The Lagos development also proposes space dedicated to village clusters – a detached low density multi-family area. Tentative densities from these areas is approximately 10 units per acre. Somewhat akin to town homes, these clusters will allow for more options for potential residents of the Lagos development. Rather than construct apartment complexes side by side with single family residences, the Lagos development aims to use village clusters to diversify the property. Typical zoning regulations would not easily allow for this solution.

Subdivision Variances Requested

The Subdivision Variances requested for the Lagos PUD are as follows:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper or larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated to be removed during construction shall be permitted with construction plans.
3. The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
4. Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the city's subdivision ordinance.
5. The minimum lot area and lot width requirements (including the percentage of total lots within the master land plan that are permitted to be of such minimum lot area and lot width category), height and setback requirements, lot coverage requirements, parking requirements, and landscaping requirements for each lot shall be as set forth in the minimum development standards for lots within the master land plan and outside the corporate boundaries of the city or as set forth in the pud variances for lots within the pud and the corporate boundaries of the city.
6. Lots shall not be required to face a similar lot across the street.
7. Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
8. The construction of sidewalks in residential and commercial areas need not be completed prior to final approval and acceptance of a final plat, but must be completed prior to the issuance of a certificate of occupancy or within 2 years from the approval of the final plat. A cost estimate for the construction of any sidewalks in residential areas not constructed prior to the final approval and acceptance of the final plat shall be prepared and a bond for 110% of such costs shall be posted with the city. Each year the developer and city may agree to the additional sidewalks in residential areas that were completed during the previous year and reduce the amount of the bond to reflect the construction costs of the sidewalks that have been completed. Sidewalks in residential areas not completed prior to the end of the 2-year period shall be completed by the developer or by the city with the bond funds. Failure to provide sufficient bonds or complete the sidewalks in residential areas shall not obligate the city to build sidewalks. The construction of sidewalks in non-residential areas shall be completed during subdivision construction.
9. Lot frontage widths of single-family lots shall be as follows:
 - a. Not more than 45% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.

- b. 55% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
 - c. Any cul-de-sac lot shall have a lot frontage width of no less than 30 feet.
- 10. The minimum single-family residential lot shall be 6,000 feet.
- 11. Front setbacks for single-family residential lots shall be staggered as follows:
 - a. 40% of all lots within the property shall have a set back of 20 feet from the front property line.
 - b. 20 % of all lots within the property shall have a set back of 22.5 feet from the front property line.
 - c. 20% of all lots within the property shall have a set back of 25 feet from the front property line
 - d. 20% of all lots within the property shall have a set back of 27.5 feet from the front property line.
- 12. Single-family residential lots have a minimum side set back of five (5) feet for each lot.
- 13. Single-family residential lots have a minimum rear set back of ten (10) feet for each lot.

Zoning Variances Requested

The Zoning Variances requested for the Lagos PUD are as follows:

1. Apprvoed Land Uses

The land uses shown on the master plan shall be permitted. Changes to the location of the land uses shown on the master plan shall be granted by the planning and zoning commission if: (a) the proposed land uses are consistent with the following table; or (b) the change in location of land uses does not result in a higher density use than the use shown on the master plan. Any application for a change in location of land uses is deemed approved if the planning and zoning commission does not disapprove it within 30 days after the date the application is filed with the city secretary. If the planning and zoning commission disapproves an application for a change of land uses, then the applicant may appeal that disapproval to the city council. The city council will act on the appeal within 30 days of the date the appeal is filed with the city secretary.

TABLE 1: SITE DATA AND ACREAGES

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (R-2*)	96.4	65.92%
VILLAGE CLUSTER RESIDENTIAL (R-3)	11.4	7.76%
COMMERCIAL (C-1 AND C-2)	14.1	9.63%
OPEN SPACE (OS)	14.2	9.72%
MAJOR ROADWAYS	10.2	6.97%
TOTAL	146.2	100%

2. Minimum Lot Size, Height and Placement Requirements

TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
R-1*	25	10	15	25	6,000	50-60	35
R-2	20	5	15	10	7,200	50	35
C-1	25	7	15	15	5,750	50	60
OS	25	10	15	25	7,500	60	35

Note: single-family development will follow setback and height guidelines for the r-2 zoning district, but will allow for a minimum lot size of 6,000 square feet for a portion of the development.

3. Lot Coverage

TABLE 3: ALLOWABLE LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
R-2*	40%	50%
R-3	40%	50%
C-1 AND C-2	60%	70%
OS	50%	60%

4. Parking

Off-street parking for more than five vehicles and loading areas shall be effectively screened by a private fence, hedge, planting or natural vegetation or topography on each side which adjoins land designated for a residential use or a residential use.

5. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total lot area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that would make improvements impractical.

TABLE 4: LANDSCAPING REQUIREMENTS

LAND USE	NET LOT AREA
R-2*	SEE NOTE
R-3	20%
C-1 AND C-2	15%
OS	20%

Note: minimum landscape requirements for each lot within a single-family, dwelling, or a manufactured home, shall be a minimum of two (2) two-inch trees, six (6) two-gallon shrubs and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on reverse frontage lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public right-of-ways.

Landscaping placed within public right-of-way shall not be credited to the minimum landscape requirements by this section unless the developer and the city negotiate a license agreement by which the developer assumes the responsibility for the maintenance, repair and replacement for all landscaping located within the public right-of-way.

6. Maximum Density

TABLE 5: ALLOWABLE MAXIMUM DENSITIES

LAND USE	MAXIMUM DENSITY
R-3	10 UNITS PER ACRE
C-1 AND C-2	1.8 TO 1 FAR

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager

Kimley»»Horn

Project Name
Project Number

Notes:	
(1)	AM and/or PM rates correspond to peak hour of generator
A	Trip Generation data from ITE <i>Trip Generation, 9th Edition</i>
B	AM/PM rates correspond to peak of adjacent street traffic (if data available)
C	Includes weekday rates only
D	Total trips include pass-by trips w/ no internal capture
E	Pass-by rates from ITE <i>Trip Generation Handbook, 2nd Edition</i>
F	Internal capture rates from ITE <i>Trip Generation Handbook, 2nd Edition</i>
G	Worksheet is intended as a planning tool. Verify results w/ ITE <i>Trip Generation 9th Edition</i>

LAGOS PLANNED UNIT DEVELOPMENT - MANOR

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

Data from City of Austin Utility Criteria Manual

Peak hour demand	900 Gal/Person/Day	=	0.00139 cfs
Peak Daily Demand	530 Gal/Person/Day	=	0.00082 cfs

Calculations

Total Peak Hour Demand	2,135,700 Gal/Day	or	1,483.13 gpm	=	3.30 cfs
Total Peak Daily Demand	1,257,690 Gal/Day	or	873.40 gpm	=	1.95 cfs

Fire Flow

Sprinkler Reduction Used

Anticipated Fire Flow Demand	1,500.00 gpm	=	3.34 cfs
Duration of Fire Flow	2 hours		

LAGOS PLANNED UNIT DEVELOPMENT - MANOR

WASTEWATER CAPACITY CALCULATIONS

Design Criteria

Project Data

Development Size =

146.2 Acres

Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

Data from City of Austin Utility Criteria Manual

Wastewater Generation =

70 gal/person/day

Inflow and Infiltration =

750 Gal/ Acre*Day

Calculations

Total Avg Dry Weather Flow (F) -

166,110 Gal/day or 115.35 gpm

Peaking Factor (Mp =)

3.53 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

Min. Flow Factor (Mm =)

0.22 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow -

36,733.65 Gal/day or 25.51 gpm = 0.06 cfs

Peak Dry Weather Flow -

585,767 Gal/day or 406.78 gpm = 0.91 cfs

&l Contribution -

109,635 Gals/Day or 76.14 gpm = 0.17 cfs

Total Peak Wet Weather Flow -

695,402 Gal/ Day or 482.92 gpm = 1.08 cfs

Lagos
706 Investment Partnership, Ltd.
Wildlife Management Plan for 2015-2019
Site Visit Conducted on April 19, 2015
Summary

Property Description:

± 681.192 acres in eastern Travis County off of FM 973 and Blake Manor Road, approximately 1 mile south of US Highway 290 in Manor, Texas. See attachment for specific Travis CAD account numbers.

Ownership:

706 Investment Partnership, Ltd.
9900 Hwy 290 E
Manor, TX 78653

Current Use:

Valued under 1-d-1 open spaces agricultural use appraisal.

Planned Use:

Wildlife management for active recreational use and passive aesthetic enjoyment; to be valued under 1-d-1w wildlife management use appraisal.

Target Indigenous Species:

Songbirds
Mourning Dove
White-tailed Deer
Wild Turkey

Planned Management Practices: (7 out of 7)

Habitat Control

1. Brush Management 2015-2019

Erosion Control

1. Pond Construction and Major Repair 2015-2024

Predator Control

1. Imported Red Fire Ant Control 2015-2019

Supplemental Water

1. Marsh/Wetland Restoration or Development 2015-2024
2. Well/Troughs/Windmill Overflow/Other Wildlife Waterers 2015-2024

Supplemental Food

1. Feeders and Mineral Supplementation 2015-2019

Providing Shelters

1. Nest Boxes, Bat Boxes 2015-2019
2. Brush Piles and Slash Retention 2015-2019

Making Census Counts to Determine Population

1. Songbird Transects and Counts 2015-2019

Lagos
706 Investment Partnership, Ltd.
Wildlife Management Plan for 2015-2019
Prepared by PLATEAU Land & Wildlife Management, Inc.
Site Visit Conducted on April 19, 2015

Property Description

Size	+/- 681.192 acres
Location	eastern Travis County
Nearest Town/Major Intersection	1 mile south of US Highway 290 in Manor, Texas off of FM 973 and Blake Manor Road
Shape	Irregular
Boundary Features	The western boundary occurs along FM 973 while the northern boundary occurs along Blake Manor Road. All remaining boundaries occur along fence lines with neighboring tracts.
Significant Water Features	One large pond and two smaller tanks occur on the property. Numerous drainages bisect the property, typically draining from east to west.
Terrain	Gently sloping from east to west.
Elevation	Maximum - 560 ft MSL Minimum - 475 ft MSL
Fencing	Perimeter
Wildlife Use Appraisal Region	Eastern Edwards Plateau
Ecological Region	Blackland Prairie
River Sub-Basin	Lower Colorado-Cummins
Major River Basin	Colorado River
Coastal Bay	Matagorda Bay
Average Rainfall for Area	32-34 inches/yr

Current Habitat Description

The Lagos property consists of two major habitat types including:

1. Old Pasture
2. Mixed Woodlands

Old Pasture

Where It Occurs:

The overwhelming dominating habitat throughout the entire property is old pasture.

Canopy Layer:

Canopy cover within this habitat is extremely variable, dependant on the amount of regrowth, invasive mesquite. Scattered portions of the old pasture are nearly void of canopy species, and in some cases void of any wooded species. Mesquite has severely invaded the majority of the property, and is representative of the various age classes of growth. In some cases, hackberry, cedar elm, or bois d'arc can be found scattered amongst the dense mesquite layer.

Shrub Layer:

Mesquite can be found in large sections of similar structure, indicating previous efforts to control. Diversity is extremely low throughout with only a scattering of other species occurring. Prickly pear cactus, condalia spp., twist-leaf yucca, bumelia, and lime prickly-ash were seen scattered throughout, in extremely limited numbers.

Herbaceous Layer:

The herbaceous community is comprised of a mixture of weedy forbs and dense cool season grasses. Some patches are comprised almost entirely of weedy forbs such as croton, giant ragweed, silver-leaf nightshade, cocklebur, evening primrose, and Indian paintbrush. When grass is present, cool season grasses such as rescuegrass, Texas wintergrass, Japanese brome, and ryegrass are common with a scattering of warm season remnants such as silver bluestem and limited little bluestem.

Plants Observed/Expected:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Mesquite Cedar elm Hackberry Bois d'arc Bumelia	Young mesquite Prickly pear cactus Bumelia Twist-leaf yucca Lime prickly-ash Flame-leaf sumac Condalia spp. Willow baccharis	Rescuegrass Texas wintergrass Ryegrass Japanese brome Coastal bermudagrass Silver bluestem Little bluestem Cocklebur Silver-leaf nightshade Evening primrose Indian paintbrush Erect gayfeather Western ragweed Croton Giant ragweed

Mixed Woodlands

Where It Occurs:

The mixed woodlands are found along the drainages, scattered fence lines, and a small woodland patch located along the northern boundary.

Canopy Layer:

Canopy within these woodlands is typically comprised of hackberry, mesquite, bois d'arc, bumelia, Texas ash, and occasional non-natives such as Chinese tallow and chinaberry.

Shrub Layer:

The understory shrub layer is often limited with low diversity. Young mesquite dominates the layer with scattered flame-leaf sumac, possumhaw, bumelia, condalia, and prickly pear cactus.

Herbaceous Layer:

The herbaceous community is limited within the denser habitats with only a scattering of grasses and forbs occurring. A few pockets of giant reed are present. Giant ragweed occurs along the edges of the woodlands and the old pasture habitats.

Plants Observed/Expected:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Hackberry	Young mesquite	Little bluestem
Cedar elm	Bumelia	Giant reed
Bois d'arc	Prickly pear cactus	Giant ragweed
Texas ash	Possumhaw	Croton
Bumelia	Condalia	Various paspalums
Chinaberry	Flame-leaf sumac	Virginia wildrye
Chinese tallow	Willow baccharis	Texas wintergrass
	Greenbriar	Frostweed

Management Priorities:

Numerous activities can benefit the wildlife on the property and can be broken to immediate action items. Those that will be more long-term will likely take a few years to initiate. Activities that will immediately benefit wildlife include the treatment of imported red fire ants, control of invasive mesquite, installation of nesting boxes for cavity nesting species such as wrens and titmouse, and providing permanent food and water sources a wide variety of wildlife. Eventually, the creation of scattered ponds and seasonal wetlands, which may be maintained by pumped water will provide valuable habitat for wildlife. The benefits of long-term mesquite control can be compounded by the planting a mixture of native trees and shrubs.

White-tailed Deer:

Based on discussions with the landowner, deer numbers are currently low. While deer are not a target species of this wildlife management plan and hunting is not a formal component of this plan, reducing deer numbers is encouraged as it will increase the abundance and diversity of seed-producing forbs (an important food source for a variety of seed eaters), encourage recruitment of important shrubs and trees (important cover and food sources for a variety of birds and mammals), and increase amounts of available forage for all wildlife. The use of corn or other supplemental feeders on properties where no hunting will occur is discouraged.

Soil Types (from NRCS Soil Descriptions)

There are six main soil types located on the Lagos property in Travis County.

Map unit: FhF3 - Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded

The Ferris, severely eroded component makes up 60 percent of the map unit. Slopes are 8 to 20 percent. This component is on linear gilgai on ridges on plains. The component is in the Eroded Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation includes big and little bluestem, indiangrass switchgrass, wildrye, meadow dropseed, Texas wintergrass, silver bluestem Engelmann daisy Maximilian sunflower gayfeather black samson, bundleflower sensitivebrier neptunia prairie clovers, scurfpea, button snakeroot, and groundplum.

Map unit: HeD2 - Heiden clay, 5 to 8 percent slopes, moderately eroded

The Heiden, eroded component makes up 95 percent of the map unit. Slopes are 5 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiangrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HnB - Houston Black clay, 1 to 3 percent slopes

The Houston Black component makes up 95 percent of the map unit. Slopes are 1 to 3 percent. This component is on circular gilgai on ridges on plains. This component is in the Blackland Pe 44-64

ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HnC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 3 to 5 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HoD2 - Houston Black gravelly clay, 2 to 8 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 2 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundleflowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: Tw - Tinn clay, 0 to 1 percent slopes, frequently flooded

The Tinn component makes up 95 percent of the map unit. Slopes are 0 to 1 percent. This component is on circular gilgai on flood plains on plains. The component is in the Clayey Bottomland Pe 44-64 ecological site. Climax vegetation supports oak, elm, hackberry, and ash with understory of grape, greenbrier, honeysuckle, and hawthorn. Virginia wildrye, switchgrass, eastern gamagrass, and beaked panicum occur with blood ragweed, ironweed, white crownbeard, and spiny aster.

Past History of Land Use and Wildlife

The Lagos property has historically been used for agriculture and is valued under 1-d-1 open space valuation. The abundance of wildlife currently on the property provides both passive and aesthetic enjoyment for the landowner's family and friends.

Landowners' Goals

The landowner intends to manage this land to the benefit of native wildlife and sustaining habitat including restoration to healthy community associations of Blackland Prairie woody and grassland species. It is their intention to restore and manage this land for increased biodiversity for the passive and aesthetic enjoyment afforded by the property. This healthy habitat will be managed primarily for the benefit of songbirds, white-tailed deer, Mourning Dove and ground-nesting birds such as Wild Turkey. While the target species of this plan are restricted to the above species, activities performed will benefit a wide variety of wildlife in addition to improving overall land health and ecological function. Because different portions of the property are suitable for different types of wildlife, actively managing for multiple species concurrently is consistent with wildlife management principles and will maximize overall benefit to wildlife.

Wildlife Management Plan

Preparation and implementation of this wildlife management plan involves enumerating the target species, planned practices, and monitoring methods. This plan was prepared by Mark Gray, wildlife biologist, of Plateau Land and Wildlife Management, Inc. The site visit to gather information used for this plan was conducted on April 19, 2015.

Planned Wildlife Management Practices

Habitat Control

1. Brush Management. (2015-2019) Overgrowth of mesquite will be controlled to reduce density/prevent invasion and improve habitat for wildlife. Mesquite is a root-sprouter and requires chemical treatment or complete bud zone removal to achieve control. Chemical treatment method is dictated by the size and structure of the trees. Mechanical control involves uprooting the plant with a power-grubber or other grubbing attachment.

Large trees with rough bark should be treated with the cut-stump method that involves cutting the plant off at ground-level and immediately spraying the stump with a 15% mix of Remedy™ in diesel or Remedy RTU. This method may be used in conjunction with hydraulic shears to remove the above-ground portion of the plant. Shears with built-in herbicide application capabilities streamline the process. This treatment can be applied at any time of the year.

Trees with few basal stems (trunks emerging from the ground) and smooth bark can be treated using the low-volume basal spray method, which eliminates the need to cut the tree down prior to treatment. This involves spraying the lower 12-18 inches of each basal stem with a 15%-25% mix of Remedy™ in diesel or Remedy RTU. This method may be applied throughout the year, but best results are achieved during the growing season.

Young, regrowth plants (particularly those <8ft tall with many basal stems) can be quickly controlled by a foliar application of ½% Remedy and ½% Reclaim in water or a ¼%-¾% mix of Sendero herbicide in water. A surfactant such as methylated seed oil (MSO) and dye should be added to the mixture. This method should only be applied in the late spring/early summer once the leaves turn dark green and no new, light-green leaves are present on the plant.

All of these methods are detailed in the Brush Busters program for mesquite control (<http://texnat.tamu.edu/about/brush-busters/>). Brush management will annually affect a minimum of 10 acres. Receipts for chemicals, and a map indicating areas controlled each year will be available on request.

In addition, in order to provide cover and shelter for songbirds and other wildlife, young hardwoods will be planted and/or protected from deer browsing. Protecting young saplings with either fencing or slash material will allow these trees to grow and contribute to the tree layer. Excessive browsing by deer on important hardwoods is having a detrimental impact on woody plant diversity, including the Lagos property. Trees to protect include Spanish oak, Eve's necklace, hackberry, and escarpment black cherry. Maps of locations of plantings and protected areas along with photographs of protected plants will be available on request.

Erosion Control

1. Pond Construction and Major Repair. (2015-2024) A series of small and larger ponds will be constructed for the purpose of controlling and preventing erosion while providing habitat diversity and wildlife benefits. These ponds will be supplemented year round by well water pumped directly on-site. Creation of shallow water areas as primary production wetlands will be undertaken where feasible. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. The pond construction areas is indicated on the attached map. Photos and associated records will be available on request.

Predator Control

1. Imported Red Fire Ant (IRFA) Control. (2015-2019) The landowner is aware of the potential negative effect of Imported Red Fire Ants on wildlife populations due to food decrease and direct predation of bird nestlings and other wildlife. Imported Red Fire Ants will be monitored annually (fall or spring), and appropriate control measures will be taken in infested areas with non-toxic products (i.e. growth inhibiting, metabolic modifying, or hormone interrupting baits) as much as possible. Extinguish Plus is an effective and cost-efficient fire ant control bait for use on areas not intended for grazing beef cattle or other livestock used for feed. If treated areas are to be grazed by livestock to be used for human consumption, then regular Extinguish or a similarly approved product for grazing should be used. The bait should be applied at the rate of 2-5 tbsp/mound or according to label directions. Spring and fall mound applications produce the greatest effect. A minimum of 25 acres will be monitored and treated as needed annually. The treatment area is represented on the attached map. Records of areas treated and receipts for fire ant bait will be available upon request.

Supplemental Water

1. Marsh / Wetland Restoration or Development. (2015-2024) Supplemental water will be provided in the form of shallow wetlands for songbirds, turkey, dove, deer, amphibians, and migratory waterfowl. This newly developed small seasonal wetland will not only provide supplemental water but will also help control erosion of the down slope area. The shallow areas will capture or slow a significant volume of water that washes down the uplands in large rainfall events. Efforts should be made to create a diversity of aquatic habitats (ex: deep pools, shallow mud flats, etc.) and to maximize the amount of edge by creating irregularly-shaped wetland sides. This activity will count for 10 years of credit upon completion. Maps and photos will be available on request.
2. Well/Trough/Windmill Overflow/Other Wildlife Watering Devices. (2015-2024) Supplemental water will be provided for songbirds, Wild Turkey, dove, and white-tailed deer through 3-4 wildlife water sources. The watering facilities will be enhanced for wildlife use by installing rock ramps or perch wire from the ground, over the trough lip, and to the bottom of the trough. The modifications will provide better access for small mammals, reptiles, and songbirds and a way to avoid drowning if water levels drop. Rainwater catchment will provide the water source for these devices designed specifically for wildlife. Water catchment supplied water sources may need to be supplemented during especially dry periods. Ideal distribution for most wildlife is ¼-½ mile between sources. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. Maps of the water source locations will be available on request.

Providing Supplemental Supplies of Food

1. Feeders and Mineral Supplementation. (2015-2019) The optimum feeding regime for songbirds, dove, and turkey during the breeding season would include at least three platform-style birdseed feeders. The birdseed feeders should be filled with a mixture of 75% scratch grains and 25% black-oil sunflower seeds. The feeders should be filled regularly, kept clean, and may be relocated as needed. During the winter, the birdseed feeders should contain at least 25% sunflowers due to the increased need for fat reserves. Receipts for birdfeed should be kept and available upon request, along with a photo of each feeder.

Providing Shelters

1. Nest Boxes, Bat Boxes. (2015-2019) The landowner will place nest boxes in appropriate habitat throughout the property. After these boxes have been placed, the nest box program will consist of annual monitoring, repair, upkeep, and replacement. Approximately 40 boxes will be erected.

Titmouse boxes (20 boxes recommended) should be placed on woodland edges, oak parklands, or anywhere grassy areas and trees meet. Wren boxes (20 boxes recommended) should be located in wooded shrubby habitats.

All boxes located in open or semi-open habitats should face the northeast to minimize the amount of heat entering the box. The nest boxes will be monitored annually for predators, occupancy and successful breeding. All songbird boxes should be cleaned in later winter before the breeding season begins. Copies of monitoring information and a map of nest box locations will be provided upon request.

2. Brush Piles and Slash Retention. (2015-2019) This practice involves placement and retention of brush piles to provide additional wildlife cover and protection for saplings of desirable plant species. Teepees of limbs or posts will provide cover for small mammals and ground nesting birds. In addition to providing wildlife habitat, brush piles placed at the base of desirable shrubs/trees such as white shin oak, Spanish oak, and cedar elm will promote their regeneration. Brush piles should be mound- or tepee-shaped and located in areas without significant amounts of cover-providing shrubs. Ideally, they should be 6-8 feet high and 10-15 feet in diameter. The largest material should form the base and layers of smaller limbs and branches should be added as filler. Care should be taken to create an open cavity at the base of the pile to promote animal use. A minimum of 10 properly constructed brush piles will be created each year the practice is performed. Existing brush piles may be reshaped and maintained annually, as an alternative to new construction. Maps indicating location of shelters and representative photos will be available on request.

Making Census Counts to Determine Population

1. Songbird Transects and Counts. (2015-2019) An annual breeding and wintering songbird survey as per accepted protocol will be conducted on the property. These surveys will provide information helpful in monitoring trends in the health and sustainability of songbird populations. Copies of survey design and data will be available on request.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

April 29, 2016

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

Re: First Review for
Lagos PUD Final Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Lagos PUD Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on April 18, 2016, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. Based upon our review, we can offer the following **new comments**:

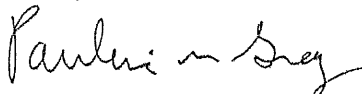
1. Phase 3 only has one point of ingress and egress. At least two points of ingress and egress should be provided for each phase.
2. Note #23 states that proposed visitor parking for the village cluster tracts can be met by offsite parking located on Tract A-11 and by on street parking within the proposed single family ROW. The description of Tract A-11 does not describe any village cluster parking or any parking as being proposed for the site. The proposed parking at Tract A-11 and within the single family ROW is blocks away from the cluster sites. There is a concern about having enough space to provide offsite parking within the proposed single family ROW. Streets will already be filled with cars from homes around them which would limit how much offsite condo parking there would be. With the current proposal there will be nowhere for visitors to legally park onsite at the condos. A more feasible plan should be considered in order to provide more adequate parking for cluster site condo visitors.

A written response narrative that identifies how each of the comments was addressed should be provided. Additional comments may be rendered based upon reviews of updated submittal information.

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

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

Sincerely,



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

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor

Kimley»»Horn

May 5, 2016
Jay Engineering Company, Inc.
Attention: Pauline M. Gray, P.E.
P.O.Box 1220
Leander, Texas 78646

^{Final}
~~Preliminary~~
RE: Site Plan review for Lagos PUD
City of Manor, Texas

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on April 29, 2015. The original comments have also been included below for reference.

1. Phase 3 only has one point of ingress and egress. At least two points of ingress and egress should be provided for each phase.

Response: We have switched Phase III and Phase IV as discussed with Pauline on 5.4.16.

2. Note #23 states that proposed visitor parking for the village cluster tracts can be met by offsite parking located on tract A-11 and by on street parking within the proposed single family ROW. The description of Tract A-11 does not describe any village cluster parking or any parking as being proposed for the site. The proposed parking at Tract A-11 and within the single family ROW is blocks away from the cluster sites. There is a concern about having enough space to provide offsite parking within the proposed single family ROW. Streets will already be filled with cars from homes around them which would limit how much offsite condo parking there would be. With the current proposal there will be nowhere for visitors to legally park onsite at the condos. A more feasible plan should be considered in order to provide more adequate parking for cluster site condo visitors.

Response: We propose 10% on-site visitor parking on the Village Cluster Lots. See note 23. This is based off of a number of projects in the Austin area designed by Lee and Associates. See email sent to the review team on 5.5.16.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

May 11, 2016

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

Re: Second Review for
Lagos PUD Final Site Plan
City of Manor, Texas

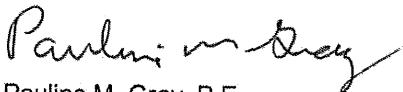
Dear Mr. Bolt:

The second submittal of the Lagos PUD Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on May 6, 2016, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

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

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

Sincerely,



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

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor

ORDINANCE NO. 441

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL (R-1) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 185, as amended, the City of Manor Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family (R-1) to zoning district Planned Unit Development (PUD). The Property is accordingly hereby rezoned to Planned Unit Development (PUD).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 1st day of June 2016.

PASSED AND APPROVED SECOND AND FINAL READING on this the 15th day of June 2016.

ATTEST:

THE CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor

EXHIBIT “A”

Property Address: SE Corner of FM 973 and Brenham Street

Property Legal Description: portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39
and 40, James H. Manning Sur. No. 37

EXHIBIT "A"
Land

170.855 Acres
Central Park Water Control and
Improvement District No. 1

James Manor Survey No. 40,
James Manor Survey No. 39,
and the Calvin Barker Survey No. 38,
06510.10
April 12, 2006

Page 1

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION to accompany a map of survey of a tract or parcel of land containing 170.855 acres situated in the James Manor Survey No. 39, the James Manor Survey No. 40, and the Calvin Barker Survey No. 38, Travis County Texas; the said 170.855 acres being portions of the following tracts of land:

Tract One (1) of 100.00 acres described in a special warranty deed recorded in Volume 12844, page 809 and more specifically described in Volume 684, page 29 both in the deed records of Travis County Texas; and Tract Five (5) of 308.68 acres (only those portions east of State Highway FM 973) described in a special warranty deed recorded in Volume 12844, page 806 and further described in Volume 659, page 327 as plat 1 of 27.52 acres, plat 3 of 81.63 acres, plat 4 of 89.27 acres, plat 5 of 47.15 acres, plat 6 of 18.37 acres, and plat 7 of 3.05 acres, said 170.855 acres being more particularly described my meets and bounds as follows:

BEGINNING at a ½" iron rod* set at the intersection of the north line of plat 4 of tract five (89.27 acres), being the south line of the original city limits of the City of Manor as shown on a map or plat thereof recorded in book "V", page 796 of the deed records of Travis County, Texas, with the east right-of-way line of State Highway FM 973, said BEGINNING POINT is 50 feet left of State Highway centerline station 12 + 99 (according to record);

THENCE, S79° 43' 00" E, with the common line between the 89.27 acre tract and the city limits of Manor, 1399.48 feet to a ½" iron rod* set for the southeast corner of the said city limits of Manor;

THENCE, N28° 30' 18" E, with the east line of the said City of Manor, 1.68 feet to a ½" iron rod* set in the southerly right-of-way line of Blake-Manor Road, said iron rod set being in a curve to the right;

THENCE, along the said southerly right-of-way line of Blake-Manor Road with the following four (4) courses;

- 1) With the said curve to the right, having a central angle of 12° 01' 30", a radius of 785.51 feet, a long chord of 164.56 feet (chord bears S64° 54' 15" E) for an arc distance of 164.86 feet to a ½" iron rod* set at the point of tangency;
- 2) S58° 53' 30" E, 851.55 feet to a ½" iron rod* set for the point of curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of 29° 49' 11", a radius of 785.51 feet, a long chord of 404.22 feet (chord bears S43° 58' 55" E) for an arc distance of 408.82 feet to a ½" iron rod* set at the point of tangency;

ITc:\P\oldmanor\map\2006\11708553.doc

170.855 Acres
Central Park Water Control and
Improvement District No. 1

James Manor Survey No. 40,
James Manor Survey No. 39,
and the Calvin Barker Survey No. 38,
06510.10
April 12, 2006

Page 2

- 4) S29°04'19"E, at a distance of 171.88 feet pass a fence corner post on the apparent common line between above said plat 3 (78.22 acres) and plat 1 (23.08 acres) and continuing with the existing fence for a total distance of 1302.97 to a calculated point for a corner from which a 1/2 iron rod* set at an angle point bears S29°04'19"E, 156.37 feet;

THENCE, crossing through the above said Tract 1, and Plats 1 and 3 of Tract 5, with a curve to the right, having a central angle of 53°03'16", a radius of 2640.80 feet, a long chord of 2358.17 feet (chord bears S73°45'22"W) for an arc distance of 2444.57 feet to a calculated point;

THENCE, S79°43'00"W, continuing across the above said plats 3, 4, 5 and 6 of Tract 5, for a distance of 1430.77 feet to a calculated point on the curving east right-of-way line of State Highway FM 973;

THENCE, along the east right-of-way line of State Highway FM 973, with a curve to the right, having a central angle of 0°20'07", a radius of 5679.58 feet, a long chord of 33.24 feet (chord bears N10°51'52"E) for an arc distance of 33.24 feet to a found concrete state highway monument (50' left of state highway centerline P.C. station 39+00.8);

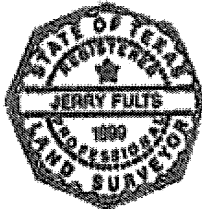
THENCE, N10°57'49"E, continuing along the east right-of-way line of State Highway FM 973, 2606.94 feet to the POINT OF BEGINNING and CONTAINING within these metes and bounds 170.855 acres of land area.

*All 1/2" iron rods set herein have a plastic cap (stamped "Capital Survey Co., Inc.").

Items in () are from record information.

The bearings and distances called for herein are grid bearings based on the Texas State Plane Coordinate System, Central Zone, NAD 83/93 datum determined by GPS observations.

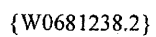
This document was prepared under 22TAC663.21, and reflects the results of an on the ground survey, however, this document is not to be used to convey or establish interests in real property, except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.




Jerry Fults
Registered Professional Land Surveyor
No. 4999 State of Texas

22 TAC 663.21, 22 TAC 663.22, 22 TAC 663.23

①





AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Frances Aguilar

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on acceptance of the May, 2016 Departmental Reports:

- Development Services
- Police
- Municipal Court
- Public Works

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

May, 2016 Departmental Reports:

- Development Services
- Police
- Municipal Court
- Public Works

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council acceptance of the May, 2016 Departmental Reports.

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

DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT
FOR
CITY OF MANOR, TX
May 1-31, 2016

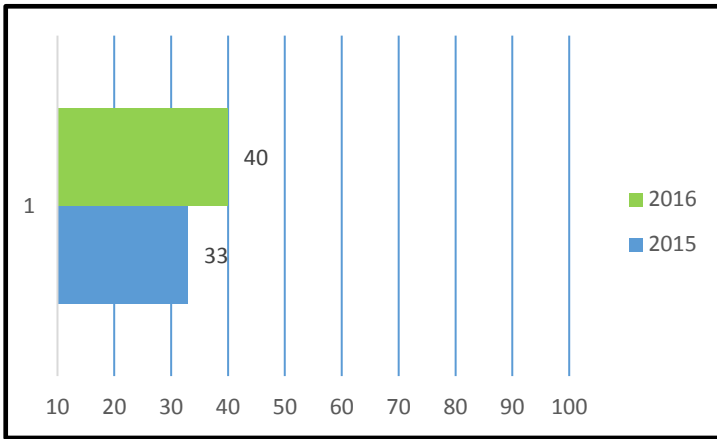
Code	Description	Projects	Segments	Valuation	Fees
102	New Single Family Bldgs-Att Garage	26	130	\$4,502,960.00	\$108,660.40
109	Subdivision	2	2	\$0.00	\$1,405.00
327	Stores/Customer Services/Restaurants	1	4	\$49,000.00	\$1,380.00
430	Commercial Building	2	10	\$1,625,000.00	\$39,285.85
DEC	Deck & Patio Permits	3	3	\$16,000.00	\$315.00
FOU	Foundation Permits	1	1	\$33,000.00	\$165.00
IRR	Irrigation Permit	2	2	\$6,000.00	\$275.00
MEC	Mechanical Permit	1	1	\$7,871.00	\$105.00
POOL	Pool Permit	1	3	\$6,000.00	\$210.00
SIGN	Sign Permit	2	3	\$2,500.00	\$360.00
SITE	Site Plan Review	1	1	\$0.00	\$491.00
TESTING	SUB TESTING & INSPECTION	1	1	\$0.00	\$114,358.53
WSF	Water Softner Permit	1	1	\$400.00	\$105.00
ZON	Zoning	2	2	\$0.00	\$1,188.46
	Totals	46	164	\$6,248,731.00	\$268,304.24

Total Certificate of Occupancies Issued: 9

Total Inspections(Comm & Res): 449

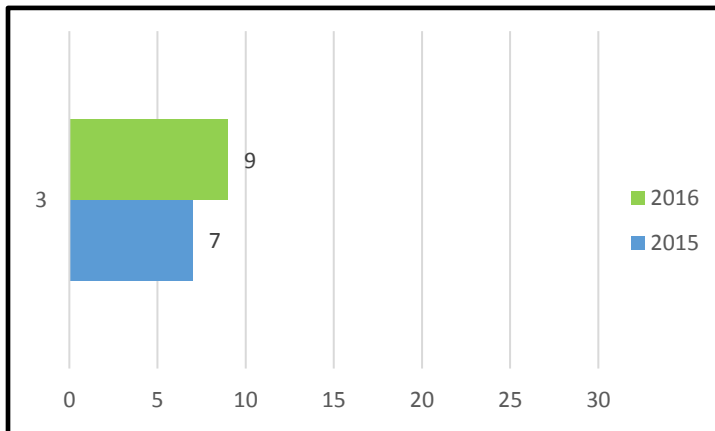
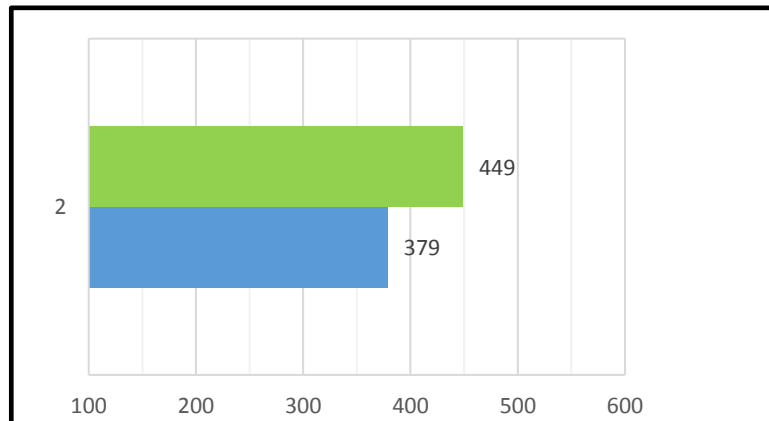
Tom Bolt, City Manager





PERMITS ISSUED
MAY 2016

INSPECTIONS
MAY 2016



COs ISSUED
MAY 2016

DEPARTMENT OF DEVELOPMENT SERVICES
THOMAS BOLT, DIRECTOR





Manor Police Department

Monthly Council Report

Ryan S. Phipps - Chief of Police

Date of Meeting:

6/15/2016

May 2016

Activity	Reported Month	Same month Prior year	Percentage difference	
Calls for Service	1202	1166	3.08% INCREASE	Patrol Car Rental
Average CFS per day	38.7	37.6	2.92 % INCREASE	Last Month \$1,365
Open Cases	26	15	73.3% INCREASE	YTD \$27,090
Charges Filed	62	56	10.7% INCREASE	
Alarm Responses	34	43	20.9% INCREASE	
Drug Cases	19	14	35.7% INCREASE	
Family Violence	8	9	11.1% DECREASE	
Arrests F/M	8F/70M	4F/41M		
Animal Control	29	26	11.5% INCREASE	
Traffic Accidents	32	48	33.3% DECREASE	
DWI Arrests	1	4	75% DECREASE	
Traffic Violations	526	410	28.2% INCREASE	
Ordinance Violations	6	2	200% INCREASE	
Seizures	DRUGS	DNA		
Laboratory Submissions	6	2	200% INCREASE	

Notes: Manor PD Hired Officers Adam Staha and Marshall Surovik

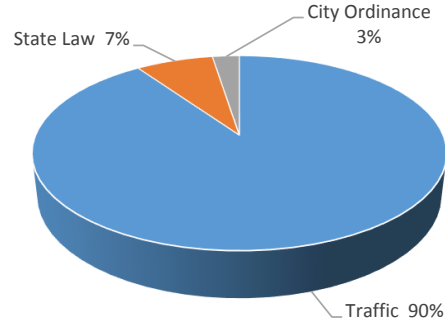
*DNA- DATA NOT AVAILABLE

City of Manor Municipal Court

MAY 2016

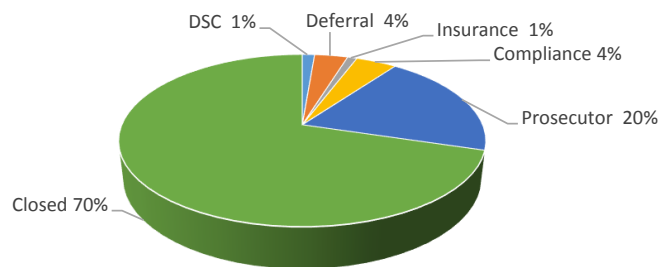
Violations Filed	May-16	May-15
Traffic	540	324
State Law	43	17
City Ord.	15	40
Total	598	381

PERCENTAGE OF VIOLATIONS



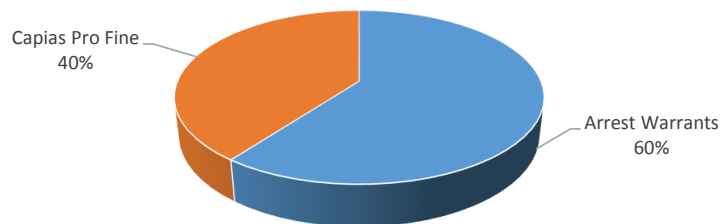
Dismissals	May-16	May-15
DSC	13	10
Deferral	35	7
Insurance	10	0
Compliance	43	6
Prosecutor	197	32
Closed	706	336
Total	1004	391

PERCENTAGE OF DISMISSALS



Warrants	May-16	May-15
Arrest Warrants	147	184
Capias Pro Fine	97	16
Total	244	200

PERCENTAGE OF WARRANTS



Money Collected in May 2016	
Kept By City	\$35,826.25
kept By State	\$19,190.17
Total	\$55,016.42

Money Collected in May 2015	
Kept By City	\$33,399.03
Kept By State	\$13,907.68
Total	\$47,306.71



**PUBLIC WORKS DEPARTMENT
MAY, 2016 REPORT**

Street and Public, Parks, and Maintenance Department

In the month of May, the Street Department repaired streets, easement roads and performed street sign maintenance.

In May, the Parks and Maintenance Department mowed all city facilities, alleys, and right of ways. They cleaned and maintained all city's facilities and parks. They performed all maintenance on vehicle and heavy equipment. Also, they assisted with reading water meters

Water and Wastewater Department

In the month of May, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily. One water inspection was performed last month.

In May, the Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains. Nine wastewater inspections was performed last month.

Water Production & Purchase

In May, 31 % percent of the water, we supplied, to our residents was from our well fields, and we purchased 29 % from Bluewater and Manville WSC. In the month of May, the estimated population of residents in the City of Manor is 8,470. Estimated Population for ShadowGlen is 2,619 residents.



AGENDA ITEM NO. ⁴_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 1, 2016

PREPARED BY: Lydia Collins

DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on the water and wastewater rates for the City of Manor residential and commercial customers.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

water and wastewater rates

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council open the first public hearing on the water and wastewater rates for the City of Manor residential and commercial customers.

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

Commercial customers are not expected to recover their combined utility costs in any of the years shown in the table.

In addition to these problems with cost recovery, large water and sewer Commercial customers are not paying their fair share of costs, and smaller Commercial customers are subsidizing them with the current rate structure.

3.3 PROPOSED RATES (*Table 18-W, Table 18-S and Table 18-C*)

Table 18-W and *Table 18-S* show proposed rates and rate structures for FY2015-16 and FY2016-17, as compared to rates for the current FY2014-15 year.

3.3.1 Water

Table 18-W, reproduced below, shows recommended rate structures for the water utility. There are a number of changes to current rates:

- The primary objective of proposed water rate changes is to enhance equity between smaller and larger commercial customers, enhance equity for very low-use customers, continue to recover all water costs, and continue to provide some level of subsidy for the sewer utility as that utility is gradually moved toward self-sufficiency.
- Minimum fixed charges for all customers are to be applied according to industry-standard AWWA conversion factors for larger meter sizes. This will work towards correcting the inequity of primarily large commercial customers paying less than their fair share of capital facilities.
- Minimum charges for commercial customers would be reduced to \$9.00 from \$28.50. The \$9.00 charge is in closer alignment with actual capital costs per LUE, and the lower charge per LUE will help offset the bill increases of commercial customers with larger meters.
- No change in the minimum charge for residential customers is proposed. Most of these customers have 5/8" meters.

- All water gallons would be billed, thus enhancing equity for customers who use less than 2,000 gallons in a month.
- For residential customers, it is proposed that **Block A** (0-2,000 gallons) be charged \$0.10 per 1,000 gallons in FY2015-16 and \$0.50 in FY2016-17. No changes are proposed for **Blocks B-F**.
- It is recommended that the volumetric block rate structure for Commercial customers be eliminated, since the current inverted block rate structure penalizes larger commercial customers simply because they are larger commercial developments with higher service needs.
- A uniform Commercial volumetric rate of \$5.00 in FY2016-17 and \$6.30 in FY2017-18 is proposed to replace the current inverted block rate structure.
- The proposed water rates would overrecover water costs and continue to somewhat subsidize sewer rates.

TABLE 18-W
WATER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>MINIMUM RATES PER LUE (AWWA-defined LUE)</u>				
Residential	\$24.25	\$24.25	\$24.25	
Residential Sr. Citizen	\$20.65	\$20.65	\$20.65	
Commercial	\$28.50	\$9.00	\$9.00	
Municipal	\$0.00	\$0.00	\$0.00	
<u>VOLUME RATES PER 1,000 GALS</u>				
Residential				
Block A (2000 or fewer)	\$0.00	\$0.10	\$0.50	
Block B (2001-5000)	\$2.70	\$2.70	\$2.70	
Block C (5001-10000)	\$3.00	\$3.00	\$3.00	
Block D (10001-15000)	\$3.205	\$3.205	\$3.205	
Block E (15001-25000)	\$3.50	\$3.50	\$3.50	
Block F (25,001+)	\$4.25	\$4.25	\$4.25	
Commercial and Fire Hydrant (all gallons)	Same as Res.	\$5.00	\$6.30	
Municipal	\$0.00	\$0.00	\$0.00	
<u>CUSTOMERS</u>				
Residential	1,509	1,649	1,789	4,948
Residential Sr. Citizen	66	72	78	215
Commercial	130	145	160	435
Municipal	9	9	9	27
Manville	863	1,016	1,166	3,046
Manville Sr. Citizen	38	44	51	132
<u>LUEs (AWWA-defined)</u>				
Residential	1,514	1,654	1,795	4,963
Residential Sr. Citizen	66	72	78	216
Commercial	737	822	907	2,466
Municipal	17	17	17	51
Manville	877	1,031	1,184	3,092
Manville Sr. Citizen	38	45	51	134

TABLE 18-W
WATER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>WATER BILLED</u>				
Residential, Inc. Seniors				
Block A (2000 or fewer)	5,300,827	5,808,075	6,283,584	17,392,486
Block B (2001-5000)	28,238,559	30,940,767	33,473,899	92,653,225
Block C (5001-10000)	39,664,953	43,460,576	47,018,709	130,144,238
Block D (10001-15000)	17,057,654	18,689,937	20,220,089	55,967,680
Block E (15001-25000)	10,545,029	11,554,105	12,500,044	34,599,178
Block F (25,001+)	11,714,708	12,835,713	13,886,578	38,437,000
Commercial				
Block A (2000 or fewer)	352,353	394,085	433,665	1,180,102
Block B (2001-5000)	862,055	964,158	1,060,991	2,887,204
Block C (5001-10000)	1,346,198	1,505,642	1,656,859	4,508,698
Block D (10001-15000)	958,010	1,071,477	1,179,089	3,208,577
Block E (15001-25000)	1,602,780	1,792,613	1,972,652	5,368,045
Block F (25,001+)	40,923,444	45,770,436	50,367,316	137,061,195
Municipal	591	593	591	1,776
Manville, Inc. Seniors				
Block A (2000 or fewer)	2,955,542	3,486,634	3,992,114	10,434,290
Block B (2001-5000)	15,744,758	18,573,993	21,266,782	55,585,532
Block C (5001-10000)	22,115,685	26,089,736	29,872,129	78,077,549
Block D (10001-15000)	9,510,706	11,219,721	12,846,314	33,576,741
Block E (15001-25000)	5,879,511	6,936,023	7,941,582	20,757,116
Block F (25,001+)	6,531,680	7,705,383	8,822,481	23,059,544
<u>MINIMUM CHARGE REVENUES</u>				
Residential	\$440,619	\$481,334	\$522,328	\$1,444,281
Residential Sr. Citizen	\$16,317	\$17,825	\$19,343	\$53,484
Commercial	\$252,054	\$88,776	\$97,956	\$438,786
Municipal	\$0	\$0	\$0	\$0
Manville	\$255,168	\$300,067	\$344,626	\$899,861
Manville Sr. Citizen	\$9,449	\$11,112	\$12,568	\$33,129
Totals	\$973,607	\$899,113	\$996,821	\$2,869,541

TABLE 18-W
WATER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>VOLUME CHARGE REVENUES</u>				
Residential and Manville, Inc. Seniors				
Block A (2000 or fewer)	\$0	\$929	\$5,138	\$6,067
Block B (2001-5000)	\$118,755	\$133,690	\$147,800	\$400,245
Block C (5001-10000)	\$185,342	\$208,651	\$230,673	\$624,665
Block D (10001-15000)	\$85,152	\$95,860	\$105,978	\$286,990
Block E (15001-25000)	\$57,486	\$64,715	\$71,546	\$193,747
Block F (25,001+)	\$77,547	\$87,300	\$96,513	\$261,360
Commercial and Fire Hydrants				
Block A (2000 or fewer)	\$0	\$1,970	\$2,732	\$4,703
Block B (2001-5000)	\$2,328	\$4,821	\$6,684	\$13,833
Block C (5001-10000)	\$4,039	\$7,528	\$10,438	\$22,005
Block D (10001-15000)	\$3,070	\$5,357	\$7,428	\$15,856
Block E (15001-25000)	\$5,610	\$8,963	\$12,428	\$27,001
Block F (25,001+)	\$173,925	\$228,852	\$317,314	\$720,091
Municipal	\$0	\$0	\$0	\$0
TCMUD				
Totals	\$713,252	\$848,638	\$1,014,672	\$2,576,562
<u>TOTAL REVENUES, PROPOSED RATES</u>				
Residential and Manville, Inc. Seniors	\$1,245,835	\$1,401,483	\$1,556,512	\$4,203,830
Commercial and Fire Hydrants	\$441,025	\$346,268	\$454,981	\$1,242,274
Municipal	\$0	\$0	\$0	\$0
TCMUD (assumed)				\$0
Totals	\$1,686,860	\$1,747,751	\$2,011,493	\$5,446,104

TABLE 18-W
WATER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>COST OF SERVICE</u>				
Residential and Manville, Inc. Seniors	\$992,595	\$1,249,974	\$1,292,781	\$3,535,350
Commercial and Fire Hydrants	\$332,047	\$415,299	\$426,700	\$1,174,046
Municipal (allocated to retail)				\$0
TCMUD	\$0	\$0	\$0	\$0
Totals	\$1,324,642	\$1,665,272	\$1,719,482	\$4,709,396
<u>DIFFERENCE</u>				
Residential and Manville, Inc. Seniors	\$253,240	\$151,510	\$263,731	\$668,480
Commercial and Fire Hydrants	\$108,978	-\$69,031	\$28,280	\$68,228
Municipal (allocated)	\$0	\$0	\$0	\$0
TCMUD	\$0	\$0	\$0	\$0
Totals	\$362,218	\$82,479	\$292,011	\$736,708
<u>PERCENT OVER/(UNDER)</u>				
Residential and Manville, Inc. Seniors	25.51%	12.12%	20.40%	
Commercial and Fire Hydrants	32.82%	-16.62%	6.63%	
Municipal (allocated)				
TCMUD				
System-wide	21.47%	4.72%	14.52%	
Sr. Citizens as Percent of Residential	4.17%	4.17%	4.17%	
Sr. Citizens as Percent of Manville	4.17%	4.17%	4.17%	

3.3.2 Sewer Rates

Table 18-S shows recommended rate structures for the sewer utility. There are more extensive changes proposed for sewer rates to not only enhance equity, but also to recover added future costs.

- The primary objectives of proposed sewer rate changes are to enhance equity between smaller and larger commercial customers (similar to the water utility), recover significant new costs from City of Austin charges and increased debt service, and move toward (but not yet achieve) full cost recovery.

- Similar to water, fixed minimum charges would be scaled up according to relative water meter size of the customer, based on industry standard for capacity in capital facilities.
- Residential minimum charges would be increased from \$17.50 per month currently to \$18.50 in FY2015-16 and \$19.00 in FY2016-17 to accommodate increased capital (debt service) costs.
- Proposed senior residential minimum charges would be set in the same ratio to regular residential minimum charges as occurs currently. This would result in minimum charges of \$12.69 per month in FY2015-16 and \$13.03 in FY2016-17.
- Commercial minimum charges would be decreased from the current \$22.50 per month per LUE to \$8.00 per LUE monthly in FY2015-16 and \$15.00 in FY2016-17. These charges are more closely related to actual capital costs during the study period than current rates.
- In FY2016-17, Residential volumetric rates would increase from \$2.90 to \$3.75 for **Block A**, and from \$3.40 to \$4.40 for **Block B**.
- The Commercial volumetric inverted block would be eliminated and replaced by a uniform volumetric rate for all gallons.
- The Commercial volumetric rate would be \$5.00 per 1,000 gallons in FY2015-16 and \$6.00 in FY2016-17.
- The proposed sewer rates will move toward full cost recovery, but the sewer utility will not yet be self-sufficient, and will be subsidized by water utility overrecovery. For continued movement toward full cost recovery, additional rate adjustments beyond the study period will need to be implemented in FY2017-18 and perhaps beyond.

TABLE 18-S
SEWER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
MINIMUM RATES PER LUE (AWWA-defined LUE)				
Residential	\$17.50	\$18.50	\$19.00	
Residential Sr. Citizen	\$12.00	\$12.69	\$13.03	
Commercial	\$22.50	\$8.00	\$15.00	
Municipal	\$0.00	\$0.00	\$0.00	
VOLUME RATES PER 1,000 GALS				
Residential				
Block A (0 - 8000)	\$2.90	\$2.90	\$3.75	
Block B (8001+)	\$3.40	\$3.40	\$4.40	
Commercial (all gallons)	Same as Res.	\$5.00	\$6.00	
Municipal	\$0.00	\$0.00	\$0.00	
CUSTOMERS				
Residential	2,237	2,528	2,819	7,584
Residential Sr. Citizen	97	110	123	330
Commercial	95	110	125	330
Municipal	9	9	9	27
Industrial/Wholesale	0	0	0	0
LUEs (AWWA-defined)				
Residential	2,243	2,536	2,828	7,607
Residential Sr. Citizen	98	110	123	331
Commercial	538	623	708	1,869
Municipal	17	17	17	51
Industrial/Wholesale	0	0	0	0
SEWER BILLED				
Residential, Inc. Seniors				
Block A (0 - 8000)	123,534,662	145,859,948	162,224,226	431,618,837
Block B (8001+)	15,563,448	11,786,210	13,108,525	40,458,183
Commercial				
Block A (0 - 8000)	5,781,159	10,013,219	11,347,568	27,141,946
Block B (8001+)	19,406,262	19,231,065	21,793,774	60,431,101
Municipal	3,750	3,760	3,750	11,260
Industrial/Wholesale	0	0	0	0

TABLE 18-S
SEWER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
MINIMUM CHARGE REVENUES				
Residential	\$471,122	\$562,932	\$644,788	\$1,678,842
Residential Sr. Citizen	\$14,049	\$16,787	\$19,227	\$50,063
Commercial	\$145,260	\$59,808	\$127,440	\$332,508
Municipal	\$0	\$0	\$0	\$0
Industrial/Wholesale	\$0	\$0	\$0	\$0
Totals	\$630,431	\$639,526	\$791,455	\$2,061,413
VOLUME CHARGE REVENUES				
Residential, Inc. Seniors				
Block A (0 - 8000)	\$358,251	\$422,994	\$608,341	\$1,389,585
Block B (8001+)	\$52,916	\$40,073	\$57,632	\$150,621
Commercial				
Block A (0 - 8000)	\$16,765	\$50,066	\$68,085	\$134,917
Block B (8001+)	\$65,981	\$96,155	\$130,763	\$292,899
Municipal	\$0	\$0	\$0	\$0
Industrial/Wholesale	\$0	\$0	\$0	\$0
Totals	\$493,913	\$609,288	\$864,821	\$1,968,022
TOTAL REVENUES, PROPOSED RATES				
Residential, Inc. Seniors	\$896,337	\$1,042,785	\$1,329,989	\$3,269,111
Commercial	\$228,007	\$206,029	\$326,288	\$760,324
Municipal	\$0	\$0	\$0	\$0
Industrial/Wholesale	\$0	\$0	\$0	\$0
Totals	\$1,124,344	\$1,248,815	\$1,656,277	\$4,029,435
Over (Under)				
COST OF SERVICE				
Residential, Inc. Seniors	\$856,894	\$1,053,166	\$1,513,267	\$3,423,328
Commercial	\$181,543	\$226,594	\$341,025	\$749,162
Municipal (allocated to retail)				\$0
Industrial/Wholesale				\$0
Totals	\$1,038,437	\$1,279,760	\$1,854,292	\$4,172,489
DIFFERENCE				
Residential, Inc. Seniors	\$39,443	-\$10,381	-\$183,279	-\$154,217
Commercial	\$46,463	-\$20,564	-\$14,737	\$11,162
Municipal (allocated to retail)	\$0	\$0	\$0	\$0
Industrial/Wholesale	\$0	\$0	\$0	\$0
Totals	\$85,907	-\$30,945	-\$198,016	-\$143,054

TABLE 18-S
SEWER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>PERCENT OVER/(UNDER)</u>				
Residential, Inc. Seniors	4.60%	-0.99%	-12.11%	
Commercial	25.59%	-9.08%	-4.32%	
Municipal (allocated to retail)				
Industrial/Wholesale				
System-wide	8.27%	-2.42%	-10.68%	
Sr. Citizens as Percent of Residential	4.17%	4.17%	4.17%	

3.3.3 Combined Utility

Table 18-C shows cost recovery for the combined utilities. It is desirable to eventually have each enterprise fund support itself with its own revenues, but it will take a number of years to achieve that goal without more “rate shock” (especially for the sewer utility) than is represented in the proposed rates.

Overall, the proposed rates represent revenues approximately 1.75% over projected costs in FY2015-16 and 2.63% over in FY2016-17. Broken down by class, the Residential class would recover the entirety of its costs in both years, and the Commercial class will underrecover its combined cost in FY2015-16, but will recover all costs in FY2016-17.

TABLE 18-C
COMBINED WATER AND SEWER REVENUES WITH PROPOSED RATES
City of Manor

CLASS	FY2014-15 (Actual)	FY2015-16	FY2016-17	3-Year Total
<u>TOTAL REVENUES, PROPOSED RATES</u>				
Residential and Manville, Inc. Seniors	\$2,142,172	\$2,444,268	\$2,886,501	\$7,472,941
Commercial and Fire Hydrants	\$669,032	\$552,297	\$781,269	\$2,002,598
Municipal	\$0	\$0	\$0	\$0
TCMUD (assumed)	\$0	\$0	\$0	\$0
Industrial/Wholesale	\$0	\$0	\$0	\$0
Totals	\$2,811,203	\$2,996,566	\$3,667,769	\$9,475,539
Over (Under)				
<u>COST OF SERVICE</u>				
Residential and Manville, Inc. Seniors	\$1,849,489	\$2,303,140	\$2,806,049	\$6,958,677
Commercial and Fire Hydrants	\$513,590	\$641,892	\$767,725	\$1,923,208
Municipal (allocated to retail)	\$0	\$0	\$0	\$0
TCMUD	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0
Totals	\$2,363,079	\$2,945,032	\$3,573,774	\$8,881,885
<u>DIFFERENCE</u>				
Residential and Manville, Inc. Seniors	\$292,683	\$141,129	\$80,452	\$514,264
Commercial and Fire Hydrants	\$155,441	-\$89,595	\$13,544	\$79,390
Municipal (allocated)	\$0	\$0	\$0	\$0
TCMUD	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0
Totals	\$448,125	\$51,534	\$93,996	\$593,654
<u>PERCENT OVER/(UNDER)</u>				
Residential and Manville, Inc. Seniors	15.83%	6.13%	2.87%	
Commercial and Fire Hydrants	30.27%	-13.96%	1.76%	
Municipal (allocated)				
TCMUD				
Industrial				
System-wide	15.94%	1.72%	2.56%	
Sr. Citizens as Percent of Residential	4.17%	4.17%	4.17%	
Sr. Citizens as Percent of Manville	4.17%	4.17%	4.17%	

3.4 BILL IMPACTS (*Table 19*)

An array of representative customers was examined to illustrate bill impacts which will arise from the proposed rates, including a few specific larger commercial customers which have benefitted from substantial subsidies from smaller customers in previous years and will receive the largest bill increases in order to correct inequities in the current rate structure. Sample customers include:

Residential Customers (all 5/8" meters)

- Low Use – 3,000 gallons of water; 3,000 gallons of sewer
- Average Use – 5,954 gallons of water; 5,154 gallons of sewer (actual averages derived from historical data)
- High Use – 20,000 gallons of water; 8,500 gallons of sewer

Commercial

- Low Use (5/8" meter) – 6,000 gallons of water and sewer
- Average Use (1" meter) – 29,516 gallons of water and sewer (actual historical average commercial customer)
- McDonalds (1½" meter) – 24,000 gallons of water and sewer
- McDonalds (5/8" irrigation only meter) – 75,000 gallons of water only
- Walmart (3" meter) – 68,000 gallons of water and sewer
- Hypothetical High Use (3" meter) – 400,000 gallons of water and sewer

Schools (Charged Commercial Rates)

- Low-Use Administration Domestic (1" meter) – 3,000 gallons of water and sewer

- Irrigation (1½" irrigation only meter) – 390,000 gallons of water only
- High-Use Domestic (6" meter) – 426,000 gallons of water and sewer

Table 19 shows the relative bill impacts for each of the sample customers over the next two years.

3.4.1 Residential Customers

3.4.1.1 Low-Use

A low-use residential customer, using 3,000 gallons of water and sewer, would see a modest \$0.20 increase (0.74%) in their monthly water bill in FY2015-16, which is the charge for the previously-uncharged first 2,000 gallons of usage. In FY2016-17, the water bill would increase by \$0.80 (2.95%) due to the increase in **Block A** rate from \$0.10 per 1,000 gallons to \$0.50 per 1,000 gallons.

The same customer would see a \$1.00 (3.82%) increase in their sewer bill the first year due to the \$1.00 increase in the sewer minimum charge; the bill would increase by another \$3.05 (11.21%) in FY2016-17 due to the proposed \$0.50 increase in the minimum charge and increases in the block rates to recover increased debt service costs. Overall, the combined total bill would increase by \$1.20 (2.26%) in FY2015-16 and by \$3.85 (7.08%) in FY2016-17.

3.4.1.2 Average-Use

The average water use for residential customers over recent years is 5,954 gallons per month, with sewer at 5,154 gallons.

The average customer would see a \$0.20 increase (0.57%) in their water bill for the first 2,000 gallons of usage in FY2015-16, with an increase of \$0.80 (2.26%) the following year due to the increase in **Block A** rate to \$0.50 per 1,000 gallons. These are the same dollar increases that were experienced by the low-use customer.

TABLE 19
SAMPLE BILLS - Current Rates Compared to Proposed Rates
City of Manor

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	BILLS					
			FY2014-15 (Existing Rates)			FY2016-17		
			FY2014-15 (Existing Rates)			FY2016-17		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
RESIDENTIAL								
Low Use	3,000	3,000	\$26.95	\$26.20	\$53.15	\$27.15	\$27.20	\$54.35
Average Use	5,954	5,154	\$35.21	\$32.45	\$67.66	\$35.41	\$33.45	\$68.86
High Use	20,000	8,500	\$80.88	\$42.40	\$123.28	\$81.08	\$43.40	\$124.48
						\$27.95	\$30.25	\$58.20
						\$36.21	\$38.33	\$74.54
						\$81.88	\$51.20	\$133.07

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
RESIDENTIAL								
Low Use	3,000	3,000	\$0.20	\$1.00	\$1.20	\$0.80	\$3.05	\$3.85
Average Use	5,954	5,154	\$0.20	\$1.00	\$1.20	\$0.80	\$4.88	\$5.68
High Use	20,000	8,500	\$0.20	\$1.00	\$1.20	\$0.80	\$7.90	\$8.60

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	PERCENTAGE CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
RESIDENTIAL								
Low Use	3,000	3,000	0.74%	3.82%	2.26%	2.95%	11.21%	7.08%
Average Use	5,954	5,154	0.57%	3.08%	1.77%	2.26%	14.59%	8.25%
High Use	20,000	8,500	0.25%	2.36%	0.97%	0.99%	17.97%	6.91%

In the sewer utility, the average customer would have the same \$1.00 per month increase (3.08%) as the low-use customer in FY2015-16 due to an increase in the minimum charge. In FY2016-17, the average customer would see a sewer bill increase of \$4.88 (14.59%) per month due to increases in the minimum and volume charges to pay increased debt service costs.

Overall, the average customer would experience a combined bill increase in FY2015-16 of \$1.20 (1.77%), followed by another increase of \$5.68 (8.25%) in FY2016-17.

3.4.1.3 High-Use

A residential customer using 20,000 gallons of water and 8,500 gallons of sewer per month would experience the same increases in water and sewer bills in FY2015-16 as the other two representative residential customers: \$0.20 (0.25%) for water and \$1.00 (2.36%) for sewer, for a combined bill increase of \$1.20 (0.97%).

In FY2016-17, this high-use customer would experience the same \$0.80 increase in the water bill as other residential customers (0.99%), and the sewer bill would increase by \$7.80 (17.97%). The combined bill would increase by \$8.60, or 6.91%.

3.4.2 Commercial Customers

In FY2015-16, the primary purpose of changing Commercial water rates is to rebalance equity within the Commercial class, with higher-capacity Commercial customers receiving a higher amount of costs appropriate to their meter sizes, and lower-use commercial customers having somewhat lower bills. The second year FY2016-17 water rates are intended to bring the Commercial class as a whole up to full cost recovery, since residential customers have been subsidizing commercial water customers.

The primary purpose of sewer rate changes in FY2015-16 is to rebalance equity between larger and smaller customers similar to the water utility. In FY2016-17, rates are proposed to be increased in response to significant new debt service costs. Even with the second year increases, the sewer utility in FY2016-17 will still need to be subsidized by water revenues.

TABLE 19
SAMPLE BILLS - Current Rates Compared to Proposed Rates
City of Manor

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	BILLS					
			FY2014-15 (Existing Rates)			FY2016-17		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
COMMERCIAL								
Low Use (5/8" meter)	6,000		\$39.60	\$39.90	\$79.50	\$39.00	\$38.00	\$77.00
Average Use (1" meter)	29,516		\$138.32	\$128.85	\$267.17	\$170.08	\$167.58	\$337.66
McDonalds (1-1/2" meter)	24,000		\$119.13	\$122.60	\$241.73	\$165.00	\$160.00	\$325.00
McDonalds Irigation (5/8" meter)	75,000		\$315.13		\$315.13	\$384.00		\$384.00
Walmart (3")	68,000		\$381.88	\$312.20	\$694.08	\$484.00	\$468.00	\$952.00
High Use (3" meter)	400,000		\$1,792.88	\$1,441.00	\$3,233.88	\$2,144.00	\$2,128.00	\$4,272.00
						\$46.80	\$51.00	\$97.80
						\$208.45	\$214.80	\$423.05
						\$173.70	\$181.50	\$355.20
						\$465.00	\$487.50	\$952.50
						\$572.40	\$648.00	\$1,220.40
						\$2,664.00	\$2,640.00	\$5,304.00

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
COMMERCIAL								
Low Use (5/8" meter)	6,000		(\$0.60)	(\$1.90)	(\$2.50)	\$7.80	\$13.00	\$20.80
Average Use (1" meter)	29,516		\$31.76	\$38.73	\$70.49	\$38.37	\$47.02	\$85.39
McDonalds (1-1/2" meter)	24,000		\$45.88	\$37.40	\$83.28	\$31.20	\$59.00	\$90.20
McDonalds Irigation (5/8" meter)	75,000		\$68.88		\$68.88	\$97.50		\$97.50
Walmart (3")	68,000		\$102.13	\$155.80	\$257.93	\$88.40	\$180.00	\$268.40
High Use (3" meter)	400,000		\$351.13	\$687.00	\$1,038.13	\$520.00	\$512.00	\$1,032.00

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	PERCENTAGE CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
COMMERCIAL								
Low Use (5/8" meter)	6,000		-1.52%	-4.76%	-3.14%	20.00%	34.21%	27.01%
Average Use (1" meter)	29,516		22.96%	30.05%	26.38%	22.56%	28.06%	25.29%
McDonalds (1-1/2" meter)	24,000		38.51%	30.51%	34.45%	18.91%	36.88%	27.75%
McDonalds Irigation (5/8" meter)	75,000		21.86%		21.86%	25.39%		25.39%
Walmart (3")	68,000		26.74%	49.90%	37.16%	18.26%	38.46%	28.19%
High Use (3" meter)	400,000		19.58%	47.68%	32.10%	24.25%	24.06%	24.16%

3.4.2.1 Low-Use (5/8" Meter)

A hypothetical low-use commercial customer (6,000 gallons per month of water and sewer service) is assumed to use a 5/8" meter (the smallest size). Because commercial customers under the proposed rates would have water minimum charges based on a lowered base fee (\$8.00) with a uniform volumetric fee instead of the current tiered volumetric rates, this low-use customer would have a FY2015-16 water bill \$0.60 (1.52%) per month lower than their current bill. In FY2016-17, the water bill would increase by \$7.80 (20%) as the Commercial water rate is increased to bring Commercial rates up to full cost recovery.

For the low-use commercial sewer customer, the sewer bill would be decreased by \$1.90 (4.76%) in FY2015-16. Then in FY2016-17, the bill would increase by \$13.00 (34.21%).

The combined bill would thus decrease by \$2.50 (3.14%) in FY2015-16, and then increase by \$20.80 (27.01%) in FY2016-17.

3.4.2.2 Average-Use (1" Meter)

The average commercial customer uses 29,516 gallons of water and sewer service per month, and has a 1" meter. That customer would experience a \$31.76 (22.96%) increase in their water bill in FY2015-16, primarily due to higher volumetric charges. (Volumetric rates had to increase when the base minimum charge was decreased.) This average customer would see an additional \$38.37 (22.56%) water rate increase in FY2016-17.

In the sewer utility, this average customer would see a bill increase of \$38.73 (30.05%) in FY2015-16, with an increase of \$47.02 (28.06%) the following year.

The combined utility bill increase in FY2015-16 would be \$70.49 (26.38%) for the average commercial customer, followed by a combined bill increase of \$85.39 (25.29%) in FY2016-17. All increases result from higher volumetric charges in both the water and sewer utilities. Additionally, in FY2016-17, the sewer minimum charge increase contributes to the bill increase.

3.4.2.3 McDonalds (1½" Meter)

One of the specific customers that Staff asked to be examined is McDonalds, which has a 1½" domestic water meter, and uses 24,000 gallons of water and sewer service monthly.

McDonalds would see a \$45.88 (38.51%) increase in its water bill in FY2015-16, mostly due to higher volume rates. In the following year, it would have a \$31.20 (18.91%) water bill increase.

For sewer, McDonalds would see a \$37.40 increase in the first year (30.51%), followed by an increase of \$59.00 (36.88%) the next year with new debt service in the rates.

The combined bill for McDonalds' domestic account would increase by \$83.28 (34.45%) in FY2015-16, and by \$90.20 (27.75%) in FY2016-17.

3.4.2.4 McDonalds (5/8" Irrigation Meter)

McDonalds also has a 5/8" irrigation-only meter, which uses 75,000 gallons of water in a month. No charges for sewer are applied to an irrigation-only meter.

This account would see an increase of \$68.88 (21.86%) in FY2015-16 due to higher volumetric charges, and another increase of \$97.50 (25.39%) in FY2016-17 with the inclusion of additional debt service costs.

3.4.2.5 Walmart (3" Meter)

Another account examined specifically was Walmart's 3" meter account, which is charged for 68,000 gallons of water and sewer a month. Usage for this customer is low compared to the large capacity of the 3" meter.

For the water utility, this customer's bill would increase by \$102.13 (26.74%) in FY2015-16, due to a more appropriately-sized minimum charge for the 3" meter (\$19 of the increase), and to higher volumetric rates for commercial customers than currently. In FY2016-17, the water bill will further increase by \$88.40 (18.26%).

Walmart's sewer bill will also increase in FY2015-16, by \$155.80 (49.90%). Part of the reason for this increase is a more appropriately-sized minimum charge for a 3" meter (which amounts to \$43.00 of the increase). In FY2016-17, the bill will increase by another \$180.00 (38.46%) due to higher debt service costs.

Overall, the combined utility bill for Walmart would increase by \$257.93 (37.16%) in FY2015-16, and by \$268.40 (28.19%) in FY2016-17.

3.4.2.6 High-Use (3" Meter)

The last commercial customer example is a hypothetical high-use customer, with a 3" meter, using 400,000 of water and sewer service month.

This high-use customer would see a water bill increase in FY2015-16 of \$351.13 (19.58%) and of \$520.00 (24.25%) in FY2016-17.

The sewer bill would increase by \$687.00 (47.68%) in FY2015-16, and by \$512.00 (24.06%) in FY2016-17.

The combined bill for this very high use customer would increase by \$1,038.13 (32.10%) in FY2015-16, and by \$1,032.00 (24.16%) in FY2016-17.

3.4.3 Schools

3.4.3.1 Administration (5/8" meter)

There is a 5/8" meter for Administration, which uses 3,000 gallons of water and sewer service monthly. Schools are charged the commercial rate, and they would experience bill changes similar to commercial customers with similar service demands.

This account would experience a \$10.20 (21.38%) decrease in its water bill in FY2015-16 due to a decrease in the minimum charge for small commercial meters. In FY2016-17, the water bill would increase by \$3.90 (10.4%).

TABLE 19
SAMPLE BILLS - Current Rates Compared to Proposed Rates
City of Manor

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	BILLS					
			FY2014-15 (Existing Rates)			FY2016-17		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
SCHOOLS								
Domestic at Administration (1" meter)	3,000		\$47.70	\$41.20	\$88.90	\$37.50	\$35.00	\$72.50
Irrigation (1-1/2" meter)	390,000		\$1,673.88		\$1,673.88	\$1,995.00		\$1,995.00
Domestic (6" meter)	426,000		\$2,003.38	\$1,619.40	\$3,622.78	\$2,580.00	\$2,530.00	\$5,110.00
						\$3,133.80	\$3,306.00	\$6,439.80
						\$27.90	\$33.00	\$60.90
						\$2,682.00		\$2,682.00

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
SCHOOLS								
Domestic at Administration (1" meter)	3,000		(\$10.20)	(\$6.20)	(\$16.40)	\$3.90	\$20.50	\$24.40
Irrigation (1-1/2" meter)	390,000		\$321.13		\$321.13	\$507.00		\$507.00
Domestic (6" meter)	426,000		\$576.63	\$910.60	\$1,487.23	\$553.80	\$776.00	\$1,329.80

CLASS / CUSTOMER	AVERAGE MONTHLY WATER USE (Thousands)	AVERAGE WINTER MONTH USE (Thousands)	PERCENTAGE CHANGE IN BILLS					
			CHANGE FROM FY2015 TO FY2016			CHANGE FROM FY2016 TO FY2017		
			WATER	SEWER	TOTAL	WATER	SEWER	TOTAL
SCHOOLS								
Domestic at Administration (1" meter)	3,000		-21.38%	-15.05%	-18.45%	10.40%	58.57%	33.66%
Irrigation (1-1/2" meter)	390,000		19.18%		19.18%	25.41%		25.41%
Domestic (6" meter)	426,000		28.78%	56.23%	41.05%	21.47%	30.67%	26.02%

Similarly, the sewer bill in FY2015-16 would decrease by \$6.20 (15.05%), and then increase by \$20.50 (58.57%) in FY2016-17 as rates are increased to pay for increased debt service.

The combined utility bill for the Administration meter would thus decrease by \$16.40 (18.45%) in FY2015-16, and then increase by \$24.40 (33.66%) the following year.

3.4.3.2 School Irrigation (1½" Meter)

The district has an irrigation meter that is 1½" in size, and uses 390,000 gallons of water service in a month. (Irrigation meters are not charged for sewer.) The water bill would increase by \$321.13 (19.18%) in FY2015-16 because of higher volumetric rates for commercial (including school) customers. The following year the bill would increase by \$507.00 (25.41%) as commercial water rates are increased to bring commercial water customers up to full cost.

3.4.3.3 School Domestic (6" Meter)

A domestic school meter 6" in diameter uses 426,000 gallons of water and sewer service monthly. Water charges for that meter would increase by \$576.63 (28.78%) in FY2015-16, and by \$553.80 (21.47%) in FY2016-17. Sewer charges would increase by \$910.60 (56.23%) in the first year, with an increase of \$776.00 (30.67%) the next year.

The combined bill for this large-meter, high-use customer would increase by \$1,487.23 (41.05%) in FY2015-16, and by \$1,329.80 (26.02%) in FY2016-17.

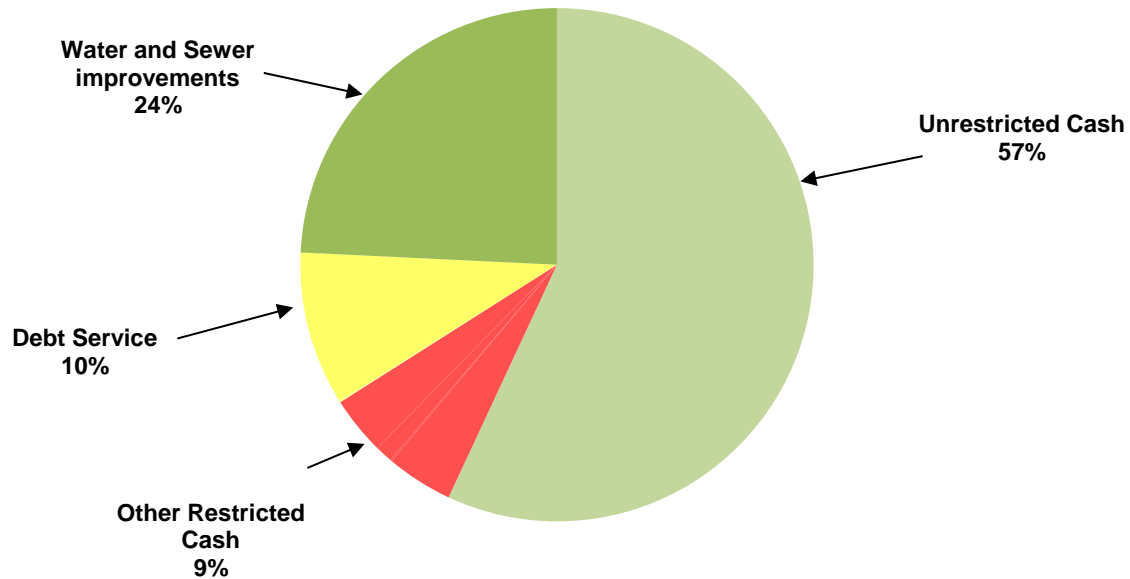
3.4.4 Rate Mitigation

Rates shown in this study assume that the water and sewer utilities will set rates adequate to pay for all utility-related costs, including debt service. In recent years, debt service for the utilities has been paid from the General Fund.

While it is desirable for the enterprise fund utilities to be self-supporting, the City could choose to mitigate rate increases over the next several years (including years beyond the scope of this study) with support from the General Fund if desired.

**CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As of May 2016**

CASH AND INVESTMENTS	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
Unrestricted:						
Cash for operations	\$ 2,009,550	\$ 4,497,442				\$ 6,506,992
Restricted:						
Tourism				479,892		479,892
Court security and technology	11,980					11,980
Rose Hill PID				124,028		124,028
Customer Deposits		419,874				419,874
Park	8,443					8,443
Debt service			1,106,805			1,106,805
Capital Projects						
Water and sewer improvements				2,770,064		2,770,064
TOTAL CASH AND INVESTMENTS	\$ 2,029,972	\$ 4,917,316	\$ 1,106,805	\$ 3,373,984	\$ -	\$ 11,428,077



Overview of funds:
 GF is in a favorable status.
 \$99,207.74 sales tax collected
 UF is in a favorable status
 DSF is in a favorable status
 CIP Fund is in a favorable status



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Tom Bolt

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on award of engineering services agreements to Jay Engineering Company, Inc. for the 2016 Series Certificate of Obligation funded capital improvements projects.

BACKGROUND/SUMMARY:

Consideration of the selection of Jay Engineering Company, Inc. for the recently approved CIP projects to be funded by the 2016 Series Certificate of Obligation.

PRESENTATION: ☒ YES ☐ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the agreements as presented.

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



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Tom Bolt

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on award of engineering services agreement to Jay Engineering Company, Inc. for 2014-2016 funded CapMetro funded roadway repair project.

BACKGROUND/SUMMARY:

Consideration of the selection of Jay Engineering Company, Inc. for the recently approved CIP projects to be funded by the Cap Metro funded roadway repairs for Brenham Street.

PRESENTATION: ☒ YES ☐ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the agreement as presented.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a first reading of an ordinance, amending the Zoning Ordinance, rezoning Cottonwood Commercial South Lot 7B 2 Block A, locally known as 11401 US Hwy 290 East from light commercial (C-1) district zoning to medium commercial (C-2) district zoning.

BACKGROUND/SUMMARY:

The owner, Stan McElroy is seeking to rezone his property where the day care is located adjacent to the bank and post office to C-2 medium commercial. He intends to construct 2 buildings for tenants to lease space from and zoning C-2 allows for construction sales and services and building maintenance services which are uses he sees as potentially occupy his lease spaces. He will restrict all other C-2 uses that vary from what's allowed under C-1 except those two uses, so essentially he'll have C-1 zoning that allows for construction sales and services and building maintenance services. He also intends to continue the C-1 conditions and limitations so there will be no outdoor sales or storage.

PRESENTATION: ☐ YES ☒ NO

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

Summary letter

Application

Notification to property owners

Map

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council postpone to the July 20, 2016 City Council meeting. P&Z did not have a quorum so they were not able to make a recommendation.

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

**Manor Village Condominiums, Ltd.
2504a Kinney Rd.
Austin, TX 78704**

May 16, 2016

To: The Planning and Zoning Commission of the City of Manor
Re: Zoning Change Request for Greater Texas Marketplace, to be located within
Greater Texas Center, 11401 Hwy. 290 E, Manor, Texas.

Greater Texas Center has endeavored to create a high quality, aesthetically pleasing development. The proposed Greater Texas Marketplace will continue this level of quality and aesthetics.

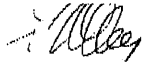
We believe there is a shortage of available space options for office, retail and trade businesses that want to serve the Manor market. Greater Texas Center's current zoning of C-1 does not allow some of the commercial uses that would benefit the community and still be compatible with the uses in the surrounding area. We are requesting a zoning change from C-1 to C-2 – with C-1 Conditions and Limitations (and existing uses) to remain in place - and excluding the following C-2 uses:

- Auto rental
- Auto repair services
- Auto sales
- Auto washing
- Bail bond services
- Campground
- Camp
- Carriage Stable
- Commercial blood plasma center
- Convenience storage
- Funeral services with crematory
- Marina
- Recreational Equipment sales
- Aviation services
- Cemetery
- Employee recreation
- Hospital Services
- Local utility services
- Parks and recreation services
- Sexually-Oriented Business

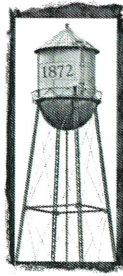
All uses will be restricted from generating offensive noise, vibration, dust, heat, smoke, odor, glare or any objectionable influences and no outside storage will be allowed within the proposed project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan McElroy', with a stylized flourish at the end.

Stan McElroy
Manor Village Condominiums, Ltd



CITY OF
MANOR
EST. ★ 1872
TEXAS

160516001

REZONING
CONDITIONAL USE
SPECIAL USE PERMIT
VARIANCE/WAIVER
APPEAL OF ADMINISTRATIVE DECISION
PLANNED UNIT DEVELOPMENT
DEVELOPMENT AGREEMENT
COMPREHENSIVE PLAN AMENDMENT

(CHECK APPROPRIATE BOX):

A variance/waiver/conditional use/special use request should be submitted at least four weeks prior to a meeting of the Planning and Zoning Commission or Board of Adjustment to provide for adequate time for staff review and analysis and posting and advertising as required for each application. The form must be completely filled out and all fees paid.

☒ **Zoning: FROM** C-1 Light Commercial **District Zoning**
TO: C-2 Heavy Commercial **District Zoning**
Zoning district categories listed on page 6. Please complete justification sections

Fee:	Zoning Request	\$300.00 + \$30.00 per acre
	Technology Fee	\$15.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☐ **Conditional Use Permit:** _____

Fee:	Conditional Use Permit	\$250.00
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☐ **Special Use Permit:** _____

Fee:	Special Use Request	\$250.00 + 30.00 per acre
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner



Property Information:

Cottonwood Commercial South	7B 2	A	4.156
Subdivision Name	Lot(s) #	Block(s) #	Acreage
Current Zoning	C-1		
See Attached Legal Description			

Legal Description
(may be provided separately)

Applicant Information:

Please Note: The signature of owner authorizes City of Manor staff to visit and inspect the property for which this application and checklist is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.**

(Check One):

☐ I, the owner, will represent this application with the City of Manor.

☒ I, the owner, hereby authorize the person named below to act as my agent in representing this application with the City of Manor.

Manor Village Condominiums, LTD 512-751-1700 512-236-5176

Owner's Name (printed)	Phone	Fax
2504-A Kinney Road	Austin, TX 78704	
Owner's Address	City	State Zip
Stan McCelroy	05/10/16	stan@stanmcelroy.com
Owner's Signature	Date	Email Address

By signing this application Owner affirms that the statements made in the complete application are true and correct to best of his/her knowledge and belief.

Agent's Name: Pam Uhr

Company: PuhrSite LLC

Mailing Address:	2504-A Kinney Road	Austin, TX 78704
	Street	City State Zip
512-657-0055		pamuhr@puhrsite.com
Phone	Fax	Email Address



Rezoning/Variance/Waiver Justification

Rezoning/Variance/Waiver Justification:

NOTE: The reviewing entity must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The use for Construction Sales and Services is not allowed in C-1 Zoning. We believe there is a need for space to accommodate this use and we can facilitate this in the aesthetically pleasing manner that Greater Texas Center is known for with a Zoning change to C-2. (see letter attached)

HARDSHIP:

2. (a) The hardship for which the zoning change or variance/waiver is requested is unique to the property in that:

- (b) The hardship is not general to the area in which the property is located because:

AREA CHARACTER:

3. The zoning change or variance/waiver will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

We are asking only for the zoning change to accommodate Construction Sales and Services and we will construct buildings that will compliment the existing structures. Further we not allow for outside storage, or any use that will cause offensive or objectionable influences. (See letter attached)

NOTE: The reviewing entity cannot grant a zoning change or variance/waiver that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

MANOR VILLAGE CONDOMINIUMS LTD
813189
2504 KINNEY RD
AUSTINTX78704-4920

MARTINIANO P & BLANCA E MEJIA
240915
PO BOX 1082
MANORTX78653-1082

MAURICE O ANDERSON
240916
14406 FM 1100
MANORTX78653-3715

MAURICE O ANDERSON
240933
14406 FM 1100
MANORTX78653-3715

HOWARD C & MAURICE O ANDERSON
240934
5702 KILLINGSWORTH LN
PFLUGERVILLETX78660-8700

HOWARD C & MAURICE O ANDERSON
377651
5702 KILLINGSWORTH LN
PFLUGERVILLETX78660-8700

HOWARD C & MAURICE O ANDERSON
377653
5702 KILLINGSWORTH LN
PFLUGERVILLETX78660-8700

HOWARD C & MAURICE O ANDERSON
377654
5702 KILLINGSWORTH LN
PFLUGERVILLETX78660-8700

COUPLAND STATE BANK
377657
PO BOX 616
MCKINNEYTX75070-8141

KARHEM HOSPITALITY LLC
377658
11301 EAST HWY 290
MANORTX78653

CARTER BONNIE M DVM
377659
7006 RYAN DR
AUSTINTX78757-1920

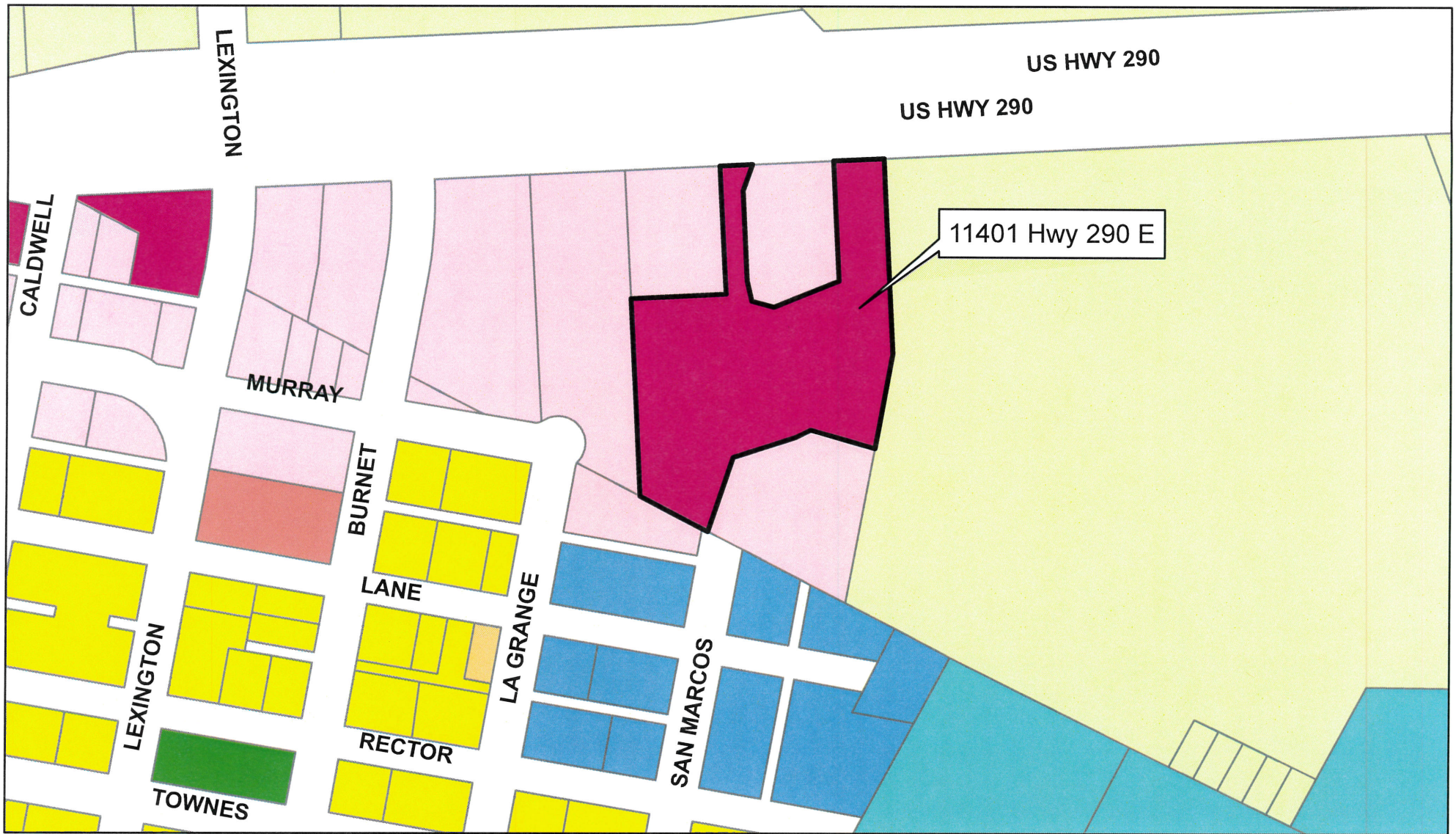
SHADOWGLEN GOLF L P
568065
12801 LEXINGTON ST
MANORTX78653-3333

COTTONWOOD HOLDINGS LTD
725370
% DWYER REALTY COMPANIES, 9900 US
Highway 290 E
MANORTX78653-9720

GREATER TEXAS FEDERAL CREDIT UNION
773172
6411 N LAMAR BLVD
AUSTINTX78752-4007

SHADOWGLEN DEVELOPMENT CORPORATION
783981
9900 HWY 290 E
MANORTX78653

LEAVITT LUMBER COMPANY INC
784605
395 SOUTH 300 EAST, PO BOX 96
KAMASUT84036



Proposed Zoning C-2 Heavy Commercial

Current Zoning - C-1 Light Commercial



1 inch equals 250 feet

Zone

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





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a concept plan for Lagos master planned community; 146 acres at the SE corner of FM 973 and Brenham Street; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37.

BACKGROUND/SUMMARY:

After the PUD zoning is approved the concept plan can be considered for approval. P&Z recommended approval of the concept plan at their May 11, 2016 meeting.

PRESENTATION: ☐ YES ☒ NO

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

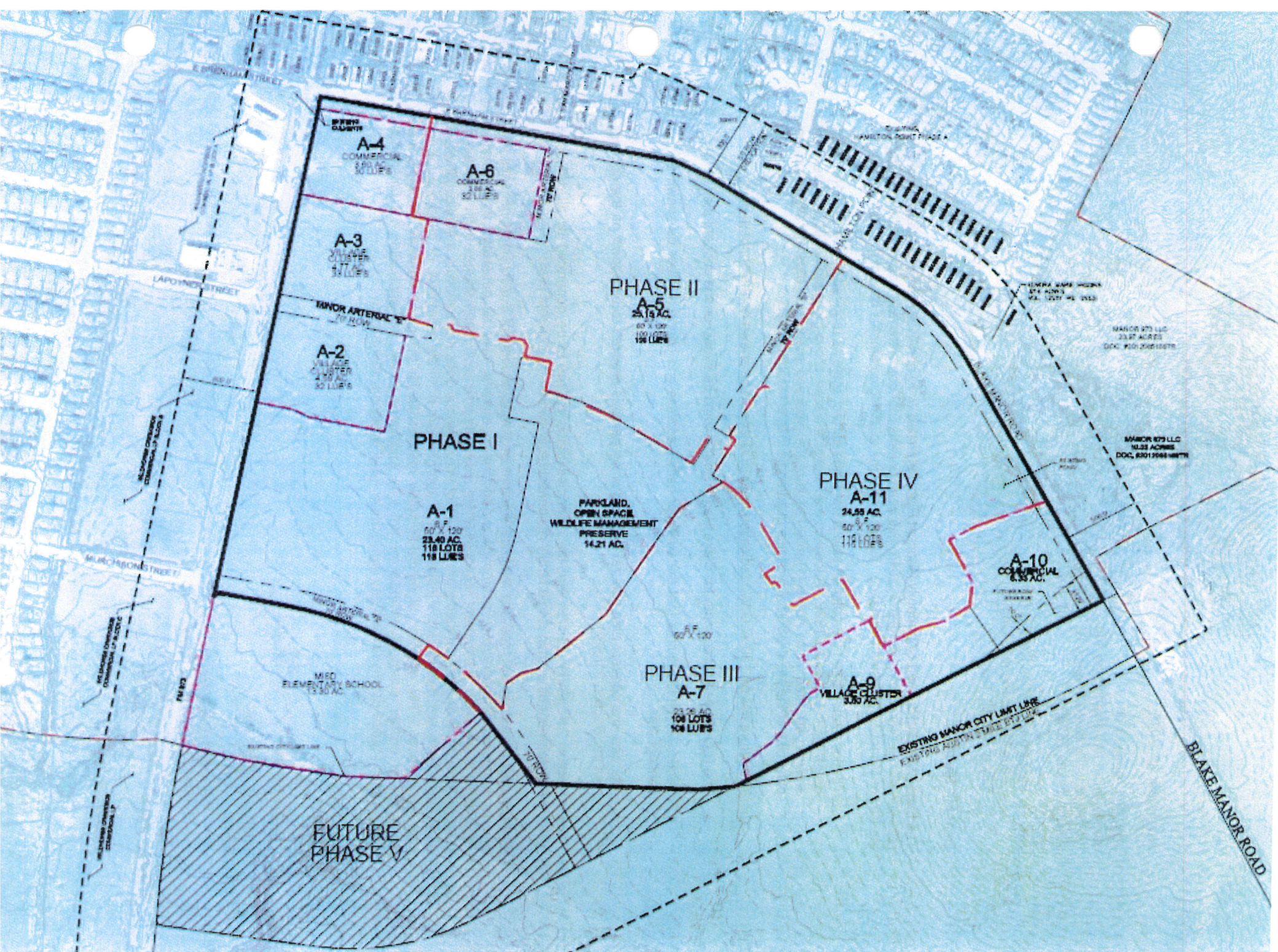
Concept plan

Engineer responses

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the concept plan as presented.

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



Kimley»Horn

December 16, 2015
City of Manor
Attn: Tom Bolt
105 E Eggleston St.
Manor, TX 78653

RE: *Lagos Master Planned Community Concept Plan*
Comments received November 30, 2015

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on November 30, 2015. The original comments have also been included below for reference.

Jay Engineering Company, Inc. - Pauline M. Gray, P.E. -
512-259-3882

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.

Response: The location map is now at the proper scale.

2. The future Fm 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

3. The R.O.W. dedication width of Blake Manor Road should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.

Response: The surveyor information is now provided on the concept plan.

5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).

Response: Noted. The date is now displayed on the concept plan.

Kimley»»Horn

December 17, 2015

City of Manor
Attn: Tom Bolt
105 E Eggleston St
Manor, Texas 78653

Re: *Lagos Master Planned Community – Trip Generation*
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653

Dear Mr. Bolt,

The purpose of this letter is to comply with Section 21(c)(8)(ii) of City code, which requires the development to show traffic volumes generated by all non-single family development as part of the concept plan.

The proposed concept plan contains approximately 146 acres of land located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The proposed development intends to provide single family lots, retail lots, restaurant, residential condominium/townhomes, and public parks.

Traffic generated by proposed land-uses was estimated through 'Trip Generation Rates'. The acknowledged source of trip generation rates is the 9th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land-uses. The trips indicated are actually one-way trips or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip). The table below summarizes the resulting weekday daily, AM and PM peak hour trip generation.

Table 1: Proposed Land-Use – Trip Generation

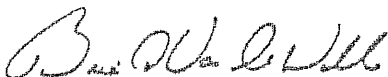
Land-Use	ITE Code	Density	AM PEAK PERIOD			PM PEAK PERIOD			DAILY TRIPS
			Total	In	Out	Total	In	Out	
Retail	820	16,715 SF**	16	10	6	62	30	32	714
Fast Food Restaurant (NO Drive Thru)	933a	1,848 SF**	81	49	32	48	24	24	1324
Residential Condominium/Townhouse	230	141 Units	62	11	51	73	49	24	820
Total			159	70	89	183	103	80	2858

** - Assuming Floor to area ratio of 0.25

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brian D. Van De Walle, P.E., PTOE
Senior Project Manager

Kimley»Horn

February 16, 2016
Jay Engineering Company, Inc.
Attention: Pauline M. Gray, P.E.
P.O.Box 1220
Leander, Texas 78646

RE: Second Concept Plan Review for Lagos Master Planned Community City of Manor, Texas

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on December 24, 2015. The original comments have also been included below for reference.

1. The Concept Plan CANNOT be approved until an approved zoning plan (PUD) is in place.

Response: Noted. The PUD Preliminary Site Plan has been submitted concurrently and is under review.

2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.

Response: Aerial imagery is now displayed on the concept plan to highlight all significant existing buildings, roadways, etc. on the concept plan. The approximate location of significant drainage structures have been labeled on the plan as well.

3. Proposed arterial and collector streets should be shown on the Concept Plan.

Response: The proposed street layout is now displayed on the concept plan.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

March 8, 2016

Robert J. Smith, P.E.
Kimely-Horn and Associates, Inc.
10814 Jollyville Road, Avallan IV, Suite 300
Austin, Texas 78759

Re: Fourth Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

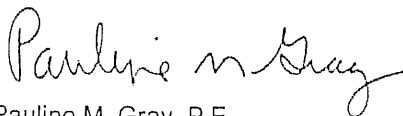
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received electronically by our office on March 2, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~
- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 21(e)(9) of Subdivision Ordinance 263B.~~
4. A note should be added stating duplexes **WILL NOT BE** allowed in any portion of the Lagos Planned Unit Development.
- ~~5. Village Clusters should be classified as R-3 not commercial.~~
6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.
7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.
8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

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

Sincerely,



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

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.

Response: Per discussions with Tom Bolt and the attached letter, we understand that we have City support of the alignment. In addition, please find the potential connection to the Future TxDOT preferred alignment. We have reviewed TxDOT's requirements to determine the connections. Please note that the roadway section as shown for Wildhorse Connector/Future FM 973 is schematic and for illustrative purposes only.

8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

Response: The notes from the PUD plan have been added to the concept plan to include any variances and requirements.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

Kimley»Horn

May 5, 2016
Jay Engineering Company, Inc.
Attention: Pauline M. Gray, P.E.
P.O.Box 1220
Leander, Texas 78646

RE: Concept Plan Review for Lagos Master Planned Community City of Manor, Texas

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on April 29, 2016. The original comments have also been included below for reference.

1. As mentioned in previous reviews, the Concept Plan cannot be approved until an approved zoning plan (PUD) is in place.

Response: Noted. The PUD Preliminary Site Plan has been submitted concurrently and is under review.

2. Note #23 states that proposed visitor parking for the village cluster tracts can be met by offsite parking located on tract A-11 and by on street parking within the proposed single family ROW. The description of Tract A-11 does not describe any village cluster parking or any parking as being proposed for the site. The proposed parking at Tract A-11 and within the single family ROW is blocks away from the cluster sites. There is a concern about having enough space to provide offsite parking within the proposed single family ROW. Streets will already be filled with cars from homes around them which would limit how much offsite condo parking there would be. With the current proposal there will be nowhere for visitors to legally park onsite at the condos. A more feasible plan should be considered in order to provide more adequate parking for cluster site condo visitors.

Response: We propose 10% on-site visitor parking on the Village Cluster Lots. See note 23. This is based off of a number of projects in the Austin area designed by Lee and Associates. See email sent to the review team on 5.5.16.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

May 11, 2016

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

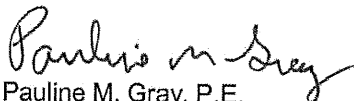
Re: Seventh Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

Dear Mr. Bolt:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on May 6, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. The Concept Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented provided that the zoning plan for the PUD is approved.

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

Sincerely,



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

Cc: Robert J. Smith, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 15, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to accept the petition request for the annexation of property being approximately 6.12 acres of land, located at 12211 and 12219 US Hwy. 290 and accept an annexation schedule.

BACKGROUND/SUMMARY:

Barth Timmermann is seeking to add 6.12 acres to the future Manor Commons SE / Bell Farms area at the SE corner of 290 and 973

PRESENTATION: ☐ YES ☒ NO

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

Annexation petition

Property metes and bounds description

Maps of property to be annexed

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the petition and schedule as presented.

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

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

REQUEST & PETITION TO THE CITY COUNCIL OF THE CITY OF MANOR
FOR ANNEXATION OF PROPERTY

WHEREAS, the undersigns are the owners of a certain tract of property located within Travis County, Texas, such property more particularly described hereinafter by true and correct legal description in Section One below (referred to herein as the "Subject Property");

WHEREAS, the undersigns have sought the annexation of the Subject Property by the City of Manor, Texas, (hereinafter sometimes referred to as "City"), in order to obtain the benefits of City services to the Subject Property by the City;

WHEREAS, the Subject Property is contiguous and adjacent to the corporate limits of the City;

WHEREAS, the City, pursuant to *Chapter 43, Tex. Loc. Gov't. Code* and the request of the property owner, is authorized to annex the Subject Property; and,

WHEREAS, the undersigns agree and consent to the annexation of the Subject Property by the City and further agree to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted;

NOW THEREFORE, the undersigned by this Petition and Request:

SECTION ONE: Request the City Council of the City to commence annexation proceedings and to annex all portions of the Subject Property not already within the corporate limits of the City of Manor, Texas, including the abutting streets, roadways, and rights-of-way thereto, described as follows:

Property Description in Exhibit A

SECTION TWO: Request that after annexation, the City provide such services as are legally permissible and provided by the City, including sanitation, wastewater and general governmental services as set forth in the municipal services plan.

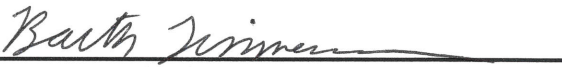
SECTION THREE: Acknowledge and represent having received, read and understood the attached "draft" Service Plan (proposed to be applicable to and adopted for the Subject Property) and that such "draft" Service Plan is wholly adequate and acceptable to the undersign who hereby request the City Council to proceed with the annexation and preparation of a final Municipal Service Plan and publish notice and hold the requisite public hearings thereon, in accordance with the applicable laws of the State of Texas.

SECTION FOUR: Acknowledge that the undersigns understand and agree that all City services to the Subject Property will be provided by the City on the same terms and conditions as provided to other similarly situated areas of the City and as provided in the Municipal Service Plan.

SECTION FIVE: Agree that a copy of this Petition and Request may be filed of record in the offices of the City of Manor and in the real property records of Travis County, Texas, and shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Subject Property.

FILED, this ___ day of _____, 20___, with the City Secretary of the City of Manor, Travis County, Texas.

Petitioners: Property Owner(s)


Name: Barth Timmermann
Title: President, Greenview Development
Corp., General Partner of Greenview
Development 973 L.P.

STATE OF TEXAS

§

§

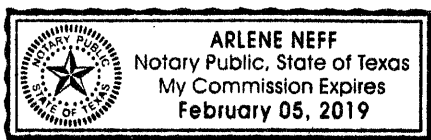
COUNTY OF TRAVIS

§

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Barth Timmermann, President of Greenview Development Corp, General Partner of Greenview Development 973 L.P., owner of Subject Property and Petitioner herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had authority to bind the entity and that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22 day of December, 2015

(SEAL)



Arlene Neff
Notary Public-State of Texas

EXHIBIT “A”

Survey or Legal Lot Description

Exhibit "A"

County: Travis
Project: Son Tan Ma
Project No. 050806

FIELD NOTES

ALL OF THAT CERTAIN 2.50 ACRE TRACT OR PARCEL OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.50 ACRE TRACT OF LAND RECORDED IN THE NAME OF SON TAN MA IN VOLUME 99845, PAGE 595 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the northwesterly corner of said 2.50 acre tract, said iron rod being the northeasterly corner of a called 3.62 acre tract of land recorded in the name of Bille J. and Barbara K. Lynas in Volume 6153, Page 2376 of the T.C.D.R., also being on the southerly Right-of-Way (R.O.W.) line of U.S. Highway 290, from which a concrete monument found bears South 89 degrees 30 minutes 16 seconds West, a distance of 161.20 feet;

Thence, with the northerly line of said 2.50 acre tract and the southerly R.O.W. line of said U.S. 290, North 89 degrees 20 minutes 00 seconds East, a distance of 204.47 feet to a 1/2-inch iron rod found for the northeasterly corner of said 2.50 acre tract, said iron rod being the northwesterly corner of a called 10.00 acre tract of land recorded in the name of Odeen Hibbs in Document Number 2002010174 of the Official Public Records of Travis County (O.P.R.T.C.);

Thence, with the easterly line of said 2.50 acre tract and the westerly line of said 10.00 acre tract, South 06 degrees 27 minutes 38 seconds West, a distance of 597.13 feet to a 1/2-inch iron rod found for the southeasterly corner of said 2.50 acre tract and the southwesterly corner of said 10.00 acre tract, said iron rod being on the northerly line of a called 105.50 acre tract of land recorded in the name of George Bell in Volume 869, Page 550 of the T.C.D.R.;

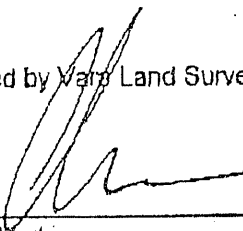
Thence, with the southerly line of said 2.50 acre tract and the northerly line of said 105.50 acre tract, North 72 degrees 36 minutes 24 seconds West, a distance of 68.10 feet to a 1/2-inch iron rod found for the most southerly southwest corner of said 2.50 acre tract, said iron rod also being the most easterly southeast corner of the aforesaid 3.62 acre tract;

Thence, with the common line of said 2.50 acre tract and said 3.62 acre tract the following three (3) courses and distances;

1. North 15 degrees 05 minutes 04 seconds East, a distance of 39.98 feet to a 1/2-inch iron rod found for a corner point;
2. North 71 degrees 38 minutes 30 seconds West, a distance of 145.67 feet to a 5/8-inch iron rod found for a corner point;

3. North 06 degrees 31 minutes 16 seconds East, a distance of 489.28 feet to the POINT OF BEGINNING and containing 2.50 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.



Alan J. Horton

Registered Professional Land Surveyor No. 5768

Date: September 9, 2005



Bearing Basis: The bearings described herein are based on the northerly line of said 2.50 acre tract, being North 89 degrees 20 minutes 00 seconds East.

VARA LAND SURVEYING, INC.

Ph: (512) 838-2622

September 9, 2005

050806.doc

Exhibit "B"

Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in Volume 9845, Page 595 of the Real Property Records of Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Easement executed by N. A. Hightower, Jr., to Manville Water Supply Corporation, dated December 7, 1971, recorded in/under 4822/1609 of the Real Property Records of TRAVIS County, Texas.

Easement and Right-of-Way executed by Margarito Rivera, Jr. and wife, Janie Rivera, to Manville Water Supply Corporation, dated December 13, 1979, recorded in/under 7494/502 of the Real Property Records of TRAVIS County, Texas.

Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease between R. J. Greinert and wife,, to Gus Werchen, dated September 29, 1925, filed January 14, 1925, recorded in/under 383/180 of the Real Property Records of TRAVIS County, Texas.

Royalty interest, as described in instrument executed by N. A. Hightower, Jr. to Margarito Rivera, Jr. and Richard Rodriguez dated July 14, 1978, filed July 18, 1978, recorded in/under 6243/235 of the Real Property Records of TRAVIS County, Texas, reference to said instrument is hereby made for all purposes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

GREENVIEW DEVELOPMENT GREENBURY, L.P., a Texas limited partnership, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of GREENVIEW DEVELOPMENT GREENBURY, L.P., a Texas limited partnership and are transferred to that party without recourse on Grantor.

Exhibit "A"

County: Travis
Project: Lynas Tract
Project No. 0060808

FIELD NOTES

ALL OF THAT CERTAIN 3.62 ACRE TRACT OR PARCEL OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.62 ACRE TRACT OF LAND RECORDED IN THE NAME OF BILLIE J. AND BARBARA K. LYNA IN VOLUME 6153, PAGE 2376 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the northeasterly corner of said 3.62 acre tract, said iron rod being the northwesterly corner of a called 2.50 acre tract of land recorded in the name of Greenview Development 973, LP in Document Number 2005187926 of the Official Public Records of Travis County (O.P.R.T.C.), said iron rod also being on the southerly Right-of-Way (R.O.W.) line of U.S. Highway 290;

Thence, with the easterly line of said 3.62 acre tract and the westerly line of said 2.50 acre tract the following three (3) courses and distances;

1. South 6 degrees 48 minutes 05 seconds West, a distance of 489.28 feet to an iron rod found;
2. South 71 degrees 21 minutes 41 seconds East, a distance of 145.67 feet to an iron rod found;
3. South 15 degrees 21 minutes 53 seconds West, a distance of 39.95 feet to an iron rod found for the most easterly southeast corner of said 3.62 acre tract, said iron rod being the most southerly southwest corner of said 2.50 acre tract, also being on the northerly line of a called 104.61 acre tract of land recorded in the name of Greenview Development Greenbury, LP, in Document Number 2005237215 of the O.P.R.T.C.;

Thence, with the southerly line of said 3.62 acre tract and the northerly line of said 104.61 acre tract, North 74 degrees 24 minutes 45 seconds West, a distance of 58.17 feet to an iron rod found for an angle point in the southerly line of said 3.62 acre tract, said iron rod being the northwesterly corner of said 104.61 acre tract and the northeasterly corner of a called 39.15 acre tract of land recorded in the name of Greenview Development 973, LP, in Document Number 2005187773 of the O.P.R.T.C.;

Thence, continuing with the southerly line of said 3.62 acre tract and the northerly line of said 39.15 acre tract the following three (3) courses and distances;

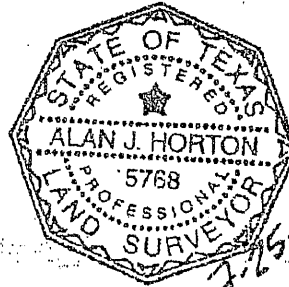
1. North 60 degrees 02 minutes 10 seconds West, a distance of 533.32 to an iron rod found;
2. North 55 degrees 43 minutes 44 seconds West, a distance of 64.69 feet to a 60-d nail found in fence post;
3. North 9 degrees 04 minutes 50 seconds East, a distance of 66.84 feet to an iron rod found for the most westerly northwest corner of said 3.62 acre tract, said iron rod being the most northerly corner of said 39.15 acre tract, also being on the southeasterly cutback line of said U.S. Highway 290 and F.M. 973;

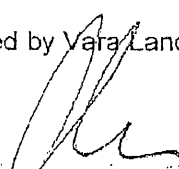
06

Thence, with the northwesterly line of said 3.62 acre tract and said southeasterly cutback line, North 60 degrees 35 minutes 26 seconds East, a distance of 379.07 feet to a concrete monument found for an angle point on the northerly line of said 3.62 acre tract, said concrete monument being the intersection of said southeasterly cutback line with the southerly R.O.W. line of said U.S. 290;

Thence, with the northerly line of said 3.62 acre tract and the southerly R.O.W. line of said U.S. 290, North 89 degrees 52 minutes 42 seconds East, a distance of 161.25 feet to the POINT OF BEGINNING and containing 3.62 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.




Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: July 25, 2006

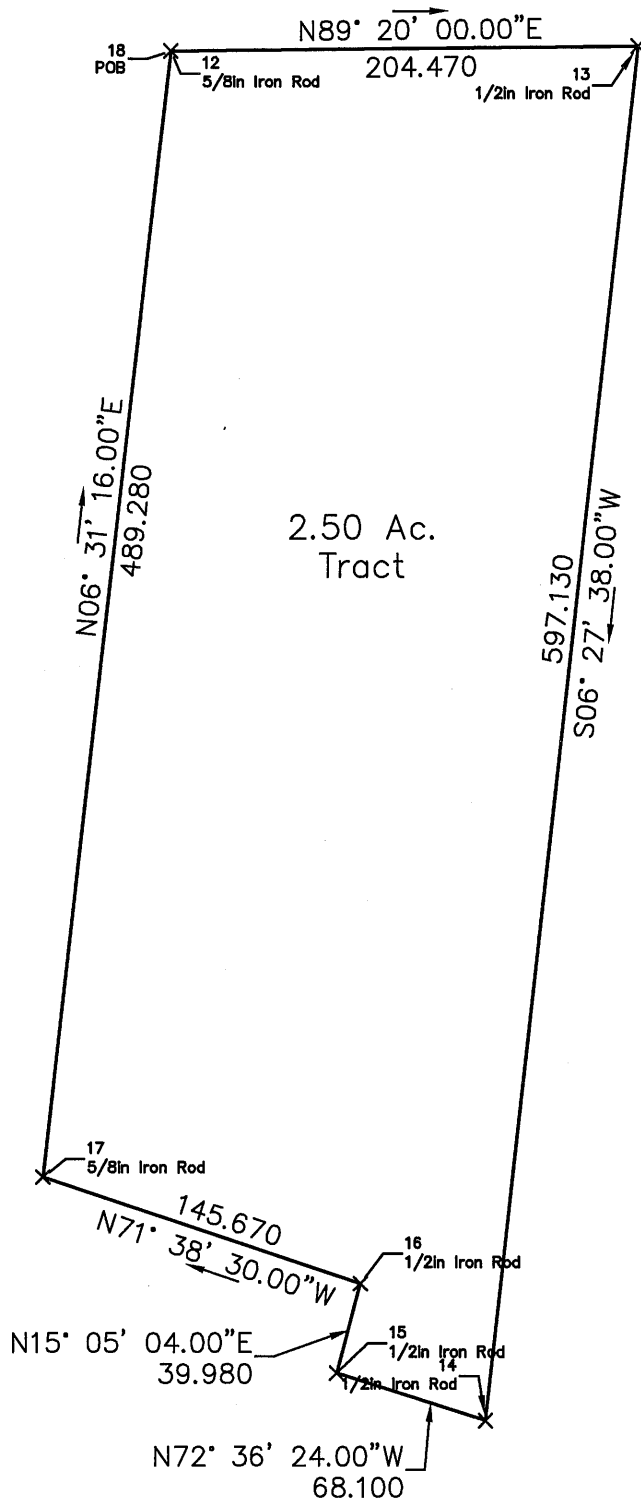
Bearing Basis: The bearings described herein are based on the northwesterly line of said 3.62 acre tract, being North 60 degrees 35 minutes 26 seconds East.

VARA LAND SURVEYING, INC.

Ph: (512) 836-2622

July 25, 2006

060808-mb.doc



Mapcheck 1: 2.50 Ac

Closure Summary

Precision, 1 part in: 267868.651'

Error distance: 0.006'

Error direction: S31° 54' 04.94"W

Area: 108897.11 Sq. Ft.

Square area: 108897.112

Perimeter: 1544.630'

Point of Beginning

Easting: 284.7054'

Northing: 1122.4688'

Side 1: Line

Direction: N89° 20' 00.00"E

Angle: [-090.6667 (d)]

Deflection angle: [089.3333 (d)]

Distance: 204.470'

Easting: 489.1615'

Northing: 1124.8478'

Side 2: Line

Direction: S06° 27' 38.00"W

Angle: [-082.8728 (d)]

Deflection angle: [097.1272 (d)]

Distance: 597.130'

Easting: 421.9730'

Northing: 531.5099'

Side 3: Line

Direction: N72° 36' 24.00"W

Angle: [-079.0672 (d)]

Deflection angle: [100.9328 (d)]

Distance: 68.100'

Easting: 356.9868'

Northing: 551.8670'

Side 4: Line

Direction: N15° 05' 04.00"E

Angle: [-092.3089 (d)]

Deflection angle: [087.6911 (d)]

Distance: 39.980'

Easting: 367.3913'

Northing: 590.4694'

Side 5: Line

Direction: N71° 38' 30.00"W

Angle: [093.2739 (d)]

Deflection angle: [-086.7261 (d)]

Distance: 145.670'

Easting: 229.1351'

Northing: 636.3495'

Side 6: Line

Direction: N06° 31' 16.00"E

Angle: [-101.8372 (d)]

Deflection angle: [078.1628 (d)]

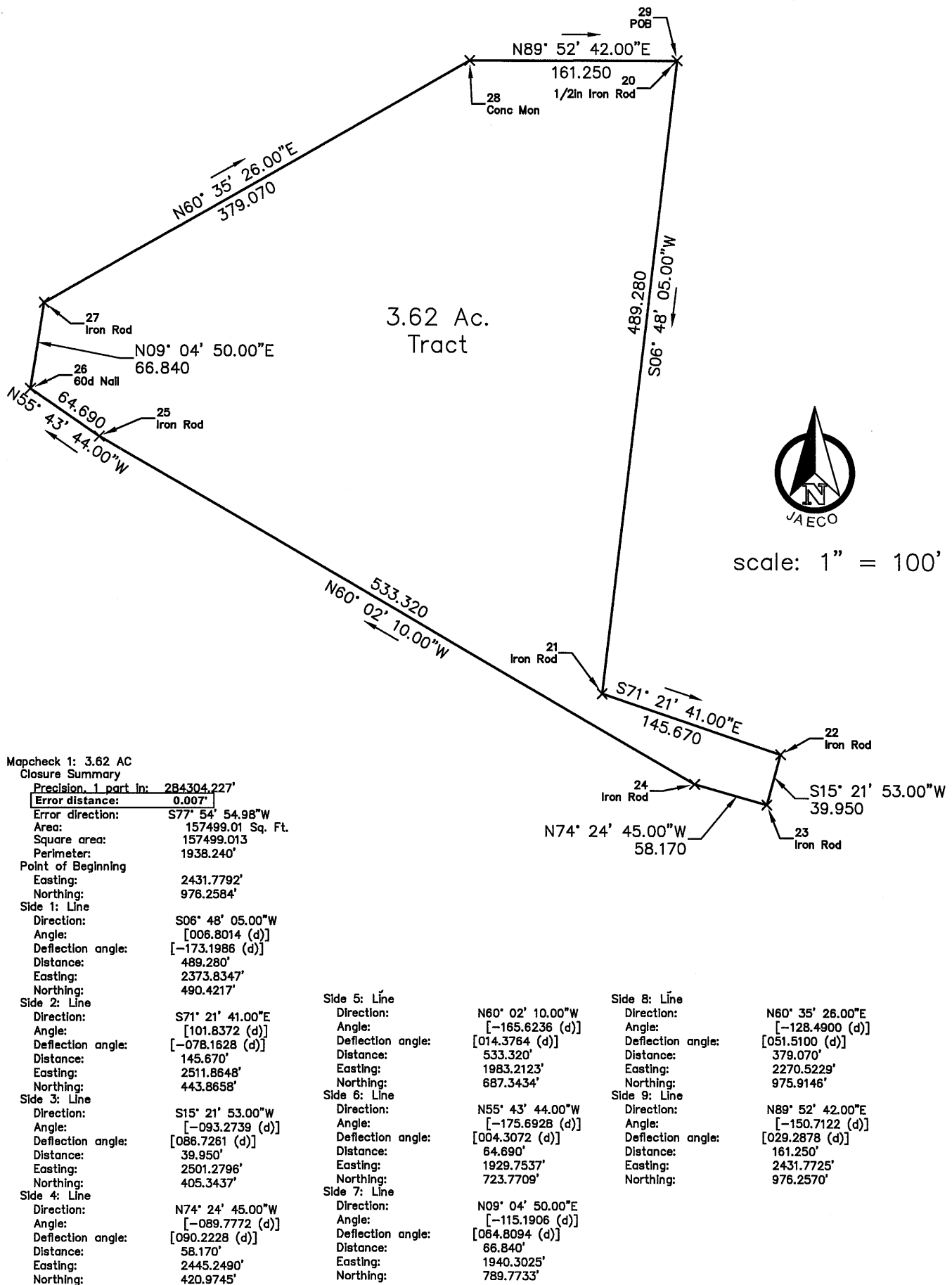
Distance: 489.280'

Easting: 284.7023'

Northing: 1122.4639'



scale: 1" = 80'





U.S. HWY 290

City Limits

FM 973

City Limits