



William D. Mann, Place 1  
Chase Mitchell, Place 2  
Aaron Moreno, Chairperson, Place 3  
James D. Sulcer, Place 4  
Karen S. Mazerac, Place 5  
Vacant, Alternate Place 1  
Vacant, Alternate Place 2

**BOARD OF ADJUSTMENTS  
REGULAR MEETING  
AGENDA**

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Wednesday, January 22, 2020

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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

**PUBLIC COMMENTS**

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

**PUBLIC HEARINGS**

1. Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) for Shadowglen Phase 2, Section 27A/B, and being located on the proposed Blossom Court, Manor, TX, to reduce the cul-de-sac diameter from 100 feet to 80 feet.  
**Applicant:** Kimley-Horn & Associates. **Owner:** SG Land Holdings
- Scott Dunlop,  
Asst. Dev. Services  
Director

**REGULAR AGENDA**

2. Consideration, discussion, and possible action on the October 23, 2019 Board of Adjustments Minutes
  3. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) for Shadowglen Phase 2, Section 27A/B, and being located on the proposed Blossom
- Scott Dunlop,  
Asst. Dev. Services  
Director
- Scott Dunlop,  
Asst. Dev. Services

Court, Manor, TX, to reduce the cul-de-sac diameter from 100 feet to 80 feet. Director  
**Applicant:** Kimley-Horn & Associates. **Owner:** SG Land Holdings

## ADJOURNMENT

In addition to any executive session already listed above, the Board of Adjustments reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

## POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, January 17, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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City Secretary for the City of Manor, Texas

## NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



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

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 22, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) for Shadowglen Phase 2, Section 27A/B, and being located on the proposed Blossom Court, Manor, TX, to reduce the cul-de-sac diameter from 100 feet to 80 feet. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings

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### BACKGROUND/SUMMARY:

Backup under item 3

PRESENTATION: ☐ YES ☐ NO

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

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments conduct a public hearing.

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



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

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 22, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the October 23, 2019 Board of Adjustments Minutes

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BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☐NO

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

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STAFF RECOMMENDATION:

It is City staff's recommendation that the Board of Adjustments approve the October 23, 2019 Board of Adjustments Minutes.

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



William D. Mann, Place 1  
Chase Mitchell, Place 2  
Aaron Moreno, Place 3  
James D. Sulcer, Place 4  
Vacant, Place 5  
Vacant, Alternate 1  
Vacant, Alternate 2

## **BOARD OF ADJUSTMENTS REGULAR MEETING MINUTES**

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**Wednesday, October 23, 2019**

**6:30 p.m.**

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

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### **BOARD MEMEBERS**

#### **PRESENT:**

Place 1: William D. Mann  
Place 2: Chase Mitchell  
Place 3: Aaron Moreno  
Place 4: James D. Sulcer

#### **ABSENT:**

#### **CITY STAFF PRESENT:**

Tom Bolt, City Manager  
Scott Dunlop, Assistant Development Services Director

#### **REGULAR SESSION – 6:32 P.M.**

With a quorum of the Board of Adjustments (BOA) present, the regular session of the Manor Board of Adjustments was called to order by Board Member Sulcer at 6:30 p.m. on Wednesday, October 23, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

#### **PUBLIC COMMENTS**

Tom Bolt, City Manager, provided the procedures, rules, and expectations for the new Board Members to follow while they execute their duties on the Board of Adjustments.

At the request of staff Regular Agenda Item 3 was moved to be before Public Hearing Items 1 and 2.

**3. Consideration, discussion, and possible action on the election of a Board of Adjustments Chairperson to serve a one-year term.**

Assistant Development Director Dunlop discussed the role of Chairperson and directed Board Members that they could appoint a Chairperson during the current meeting or postpone to the next meeting when a potential 5<sup>th</sup> Board Member was appointed, and full body could be considered.

**MOTION:** Upon a motion made by Board Member Sulcer and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to appoint Aaron Moreno as Chairperson to serve a one-year term expiring January 2021. The motion carried unanimously.

**PUBLIC HEARINGS**

1. **Public Hearing:** Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

Chairperson Moreno opened the public hearing.

No one appeared to speak.

**MOTION:** Upon a motion made by Chairperson Moreno and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

2. **Public Hearing:** Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.

Chairperson Moreno opened the public hearing.

No one appeared to speak.

**MOTION:** Upon a motion made by Chairperson Moreno and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously

## **REGULAR AGENDA**

- 4. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Assistant Development Director Dunlop discussed that this request had already been granted on another development by the City Council prior to the Board forming and that Staff was amending the City Code to reflect the Council approval.

**MOTION:** Upon a motion made by Board Member Mann and seconded by Board Member Sulcer the Board of Adjustments voted four (4) For and none (0) Against to a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. The motion carried unanimously.

- 5. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Assistant Development Director Dunlop discussed that this request had already been granted on another development by the City Council prior to the Board forming and that Staff was amending the City Code to reflect the Council approval.

**MOTION:** Upon a motion made by Board Member Mann and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to approve a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates

Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. The motion carried unanimously.

## **ADJOURNMENT**

With no business remaining, Chairperson Moreno adjourned the Regularly Scheduled Board of Adjustments meeting at 6:50 PM.

These minutes approved by the Manor Board of Adjustments on \_\_\_\_\_.

## **APPROVED:**

\_\_\_\_\_  
Aaron Moreno  
Chairperson

## **ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, TRMC  
City Secretary





AGENDA ITEM NO. 3

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 22, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) for Shadowglen Phase 2, Section 27A/B, and being located on the proposed Blossom Court, Manor, TX, to reduce the cul-de-sac diameter from 100 feet to 80 feet. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings

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### BACKGROUND/SUMMARY:

This cul-de-sac is in a new section of Shadowglen. Our code requires all cul-de-sacs to have a 100 foot diameter. Fire code allows for lesser diameters if the street length (throat length) is under 150 feet. The fire department can reverse their trucks up to 150 feet, anything longer and they require a 100 foot turnaround. The throat length of Blossom Court is approximately 12 feet. This variance request has been approved by the fire department (ESD 12) and Travis County, who will own/maintain this road.

PRESENTATION: ☐ YES ☐ NO

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

City Code  
Variance Request  
Application answers  
Notice letter  
Mailing Labels

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### STAFF RECOMMENDATION:

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

## Section 42. - Transportation Improvements.

- (a) *Purpose.* The planning for a thoroughfare system is essential for the continued efficient movement of people and goods, and the Master Plan shall serve as a guide for the location and scale of future collector and arterial streets. The precise alignment of thoroughfares included in the Plan may be varied to allow adjustments that increase the compatibility of the right-of-way with natural or man-made features such as steep slopes, waterways, wildlife habitats, neighborhoods, historic structures or existing roadways.
- (b) *Policy.*
  - (1) All transportation improvements including streets, driveways, sidewalks, bikeways, traffic control, and parking areas within the City's jurisdiction shall be designed in accordance with the City of Austin's Transportation Criteria Manual, as currently amended, save and except the following:
    - (i) All references to the Austin Metropolitan Area Transportation Plan shall be construed to mean the City of Manor's Master Plan;
    - (ii) Paragraph 1.3.1.G;
    - (iii) Compact parking spaces will not be allowed;
    - (iv) All references to Austin zoning districts as they pertain to street classifications, trip generation, recommended pavement design, off-street parking requirements;
    - (v) Appendix F; and all references to the City of Austin, including its departments, boards or divisions shall be the same departments, boards or divisions within the City of Manor. Where such departments, boards or divisions do not exist within the City, such references shall be construed to mean the Commission, the City Engineer or other representative authorized by the City Council to perform such functions on the City's behalf.
  - (2) *Street layout.* Adequate streets shall be provided by the subdivider and the arrangement, character, extent, width, grade, and location of each shall conform to the comprehensive plan of the City and professional urban planning and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood.
  - (3) *Relation to adjoining street system.* Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued, and shall be at least as wide as such existing streets and in alignment therewith.
  - (4) *Projection of streets.* Where adjoining areas are not subdivided the arrangements of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.
  - (5) *Street jogs.* Whenever possible, street jogs with centerline offsets of less than 125 feet shall be avoided.
  - (6) *Street intersection.* Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain and topography.
  - (7) *Dead-end Streets.* Dead-end streets shall be prohibited except as short stubs to permit future expansion.
  - (8) *Cul-de-sacs.* In general, cul-de-sacs shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter in residential areas, and not less than 100 feet in diameter in commercial and industrial areas.
  - (9) *Marginal access streets.* Where a subdivision has frontage on an arterial street, there shall be provided a marginal access street on both sides or on the subdivision side of the arterial street, if the arterial street borders the subdivision, unless the adjacent lots back up to the arterial street, or unless the Commission determines that such marginal access streets are not desirable under the facts of a particular case for adequate protection of the lots and separation of through and local traffic.
  - (10) *Streets on comprehensive plan.* Where a subdivision embraces a street as shown on a comprehensive plan of the City, such street shall be platted in the location and of the width indicated by the comprehensive plan.

- (11) *Minor Street.* Minor streets shall be laid out so as to discourage their use by through traffic.
- (12) *Pavement widths and rights-of-way.* Pavement widths, which shall be curb back to curb back, and rights-of-way shall be as follows:



December 5, 2019

City of Manor  
Attn: Scott Dunlop  
105 E. Eggleston Street  
Manor TX 78653

**RE: Shadowglen Phase 2, Sections 27A & 27B  
Blossom Court Cul-De-Sac Diameter Variance Request  
Manor, Texas**

To Whom it May Concern:

Kimley-Horn has prepared the following letter to support the request of a variance for the diameter of the Blossom Court cul-de-sac, as a part of the construction plans for the above reference project. In lieu of a 100-ft diameter cul-de-sac (Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 42(b)(8)) a cul-de-sac diameter of 80-ft is requested.

Blossom Court intersects with Bryce Lane, a ~900-ft long street connecting Caldera Way to Owl Tree Road. Blossom Court is proposed on the southern side of Bryce Lane, between Bryce Lane and Kira Lane. Kira Lane significantly curves to connect to an existing roundabout, meet sight distance requirements, and provide room for drainage infrastructure. The straight layout of Bryce Lane running parallel to the unique curvature of Kira Lane creates atypical, long single-family lots between Bryce Lane and Kira Lane. **Exhibit A** of this letter shows the proposed overall layout of Shadowglen Sections 27A & 27B.

If Blossom Court were to have a 100-ft diameter, the single-family lots on this cul-de-sac do not meet lot depth requirements so the layout becomes unviable; however, an 80-ft diameter cul-de-sac provides adequate lot depth. Therefore, the two options are either for Blossom Court to have an 80-ft diameter, or for Blossom Court to be removed, resulting in very long residential lot shapes. **Exhibit B** and **Exhibit C** of this letter illustrate the layout alternatives, with and without Blossom Court. Note that **Exhibit C** without Blossom Court is compliant with the local design ordinance and provides an additional lot to the developer. Even still, the developer wishes to forego the additional lot and pursue this variance to install the 80' diameter cul-de-sac shown in **Exhibit B** in order to provide a superior lot layout and better end product to the home buyer.

Regarding emergency access compliance, see attached correspondence provided as **Exhibit D**. Travis County ESD #12 confirmed that an 80-ft diameter cul-de-sac is acceptable for emergency access and compliant with the fire code. Although Fire Code doesn't not require turnarounds for streets of less than 150 feet in depth, Fire Code defaults to the most restrictive of the competing codes. In this case, Blossom Court is fire accessible and acceptable based on this variance approval.



With the support of the attached exhibits, Kimley-Horn would like to proceed with this variance request for an 80-ft diameter Blossom Court cul-de-sac in lieu of 100-ft. The variance is requested based on yielding a better lot configuration for the home buyer/community and its compliance with emergency access standards

Sincerely,

KIMLEY-HORN

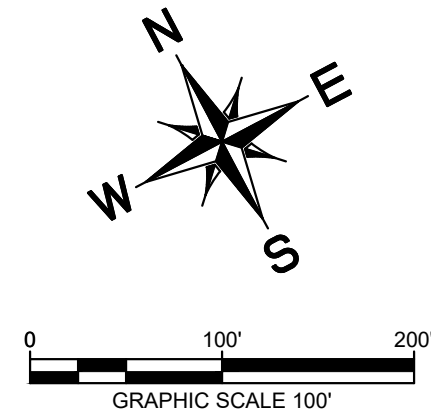
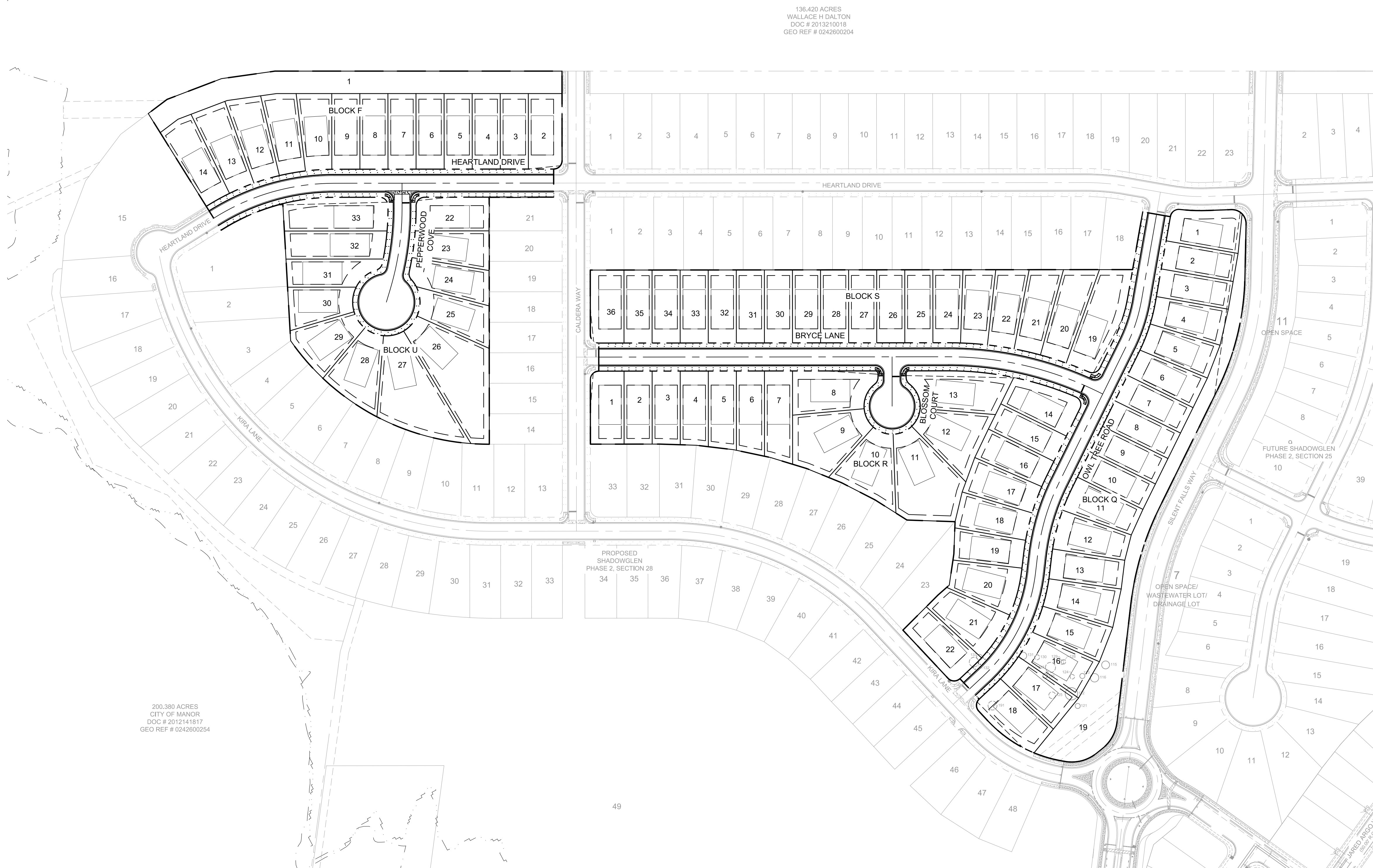
A handwritten signature in blue ink that reads "Allison Kennaugh". The signature is written in a cursive, flowing style.

Allison Kennaugh, P.E.  
(512) 782-0614  
allison.kennaugh@kimley-horn.com

## APPENDIX A

### SECTIONS 27A & 27B OVERALL





## BENCHMARKS

10M1 TELEV. 526.18 - BRASS DISC STAMPED "SG BMT" FOUND IN THE WEST SIDE OF THE LORA TRANSMISSION LINE STEEL POLE STRUCTURE NO. 65, LOCATED IN THE CENTERLINE OF AN EXISTING LORA 100-FOOT WIDE BRASS DISC, APPROXIMATELY 227 FEET WEST OF THE CENTERLINE OF SHADOWGLEN TRACE LORA. THE ELEVATION IS BASED ON A PROJECT DATUM PREVIOUSLY ESTABLISHED. (ELEVATION ON NAVD 83 DATUM = 526.55)

10M 104 PK WITH SHINER STAMPED "BURY CONTROL" WASHER FOUND NEAR THE WEST SIDE OF THE SIDEWALK, WEST SIDE OF SHADOWGLEN TRACE, +1:52.61 FEET NORTHEAST OF THE CENTERLINE OF ARBOR HILL COVE. ELEVATION = 532.62 (AS SHOWN)

NOTE: THE DIFFERENCE IN THE PROJECT DATUM AND NAVD 83 IS -0.41 FEET.



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

> WARNING: CONTRACTOR IS  
> VERIFY PRESENCE AND EX  
> LOCATION OF ALL UTILIT  
> PRIOR TO CONSTRUCTION.

**Kimley»»Horn**

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
TEXAS REGISTERED ENGINEERING FIRM F-928

12/03/2019

KHA PROJECT 069254501
DATE DECEMBER 2019
SCALE: AS SHOWN
DESIGNED BY: ACS
DRAWN BY: RRJ
CHECKED BY: ACK

## SECTIONS 27A & 27B OVERALL LAYOUT

SHADOWGLEN PHASE 2  
SECTION 27A AND 27B  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

No.	REVISIONS	DATE	BY
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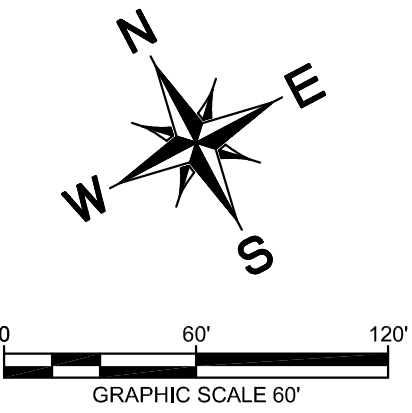
## APPENDIX B

### BLOSSOM COURT REMOVAL



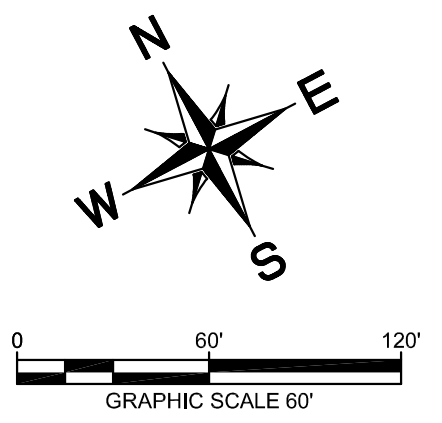
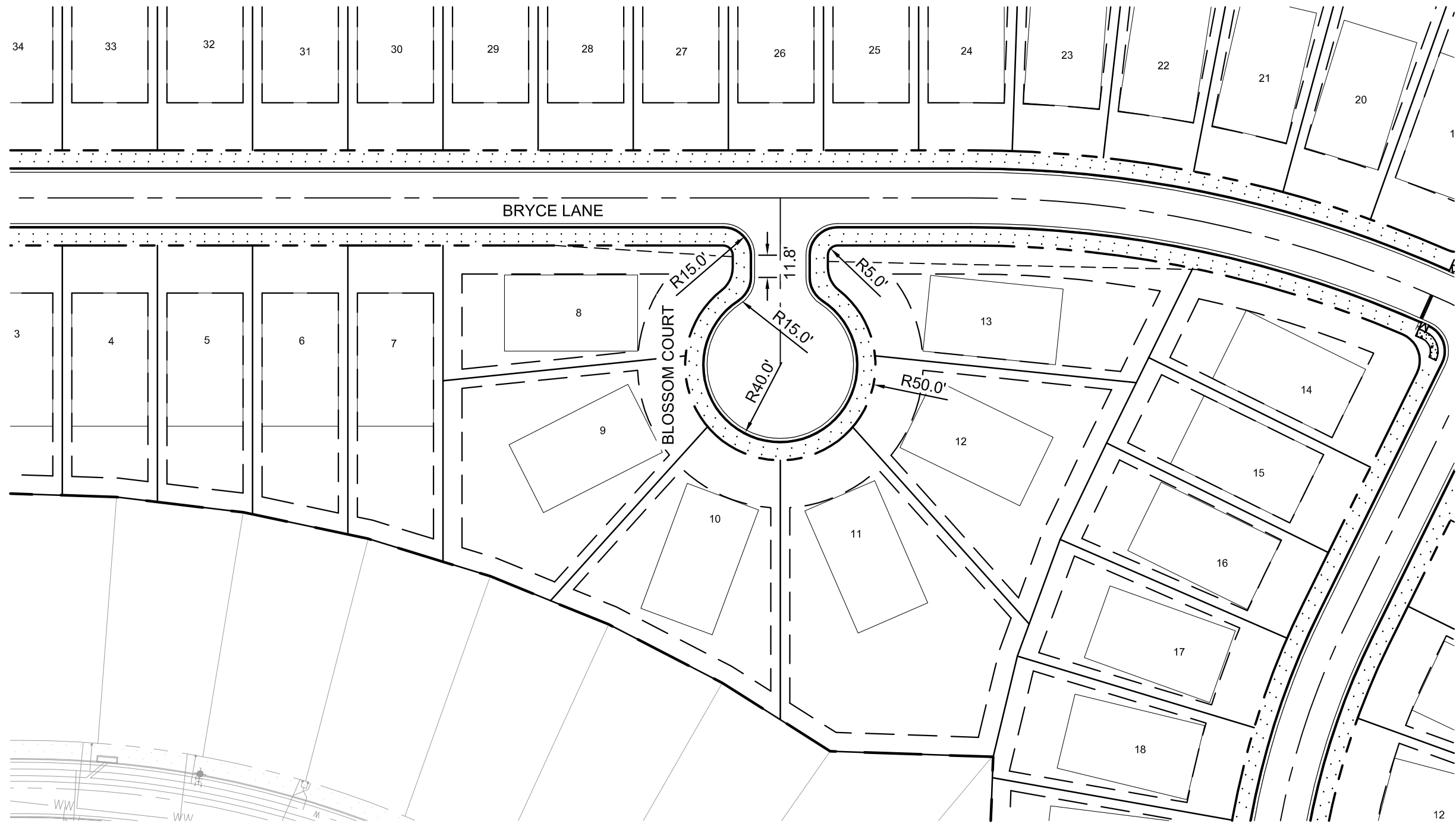


BLOSSOM COURT REMOVAL - 1 LOT GAINED  
Shadowglen Phase 2,  
Section 27A & 27B  
Manor, Texas  
7/2/2019



## APPENDIX C

### BLOSSOM COURT REDESIGN



BLOSSOM COURT REDESIGN  
 Shadowglen Phase 2,  
 Section 27A & 27B  
 Manor, Texas  
 7/2/2019

**Kimley»Horn**  
 10814 Jollyville Road  
 Campus IV, Suite 300  
 Austin, Texas 78759  
 512-900-4151  
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

## APPENDIX D

### TRAVIS COUNTY ESD #12 CORRESPONDENCE

## Steadman, AC

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**From:** Bill Carlson <bcarlson@tcesd12.com>  
**Sent:** Wednesday, July 31, 2019 9:24 AM  
**To:** Kennaugh, Allison  
**Cc:** Bill Carlson; Steadman, AC; Burke, Brett  
**Subject:** Re: FW: Shadowglen 27 Comments

**Categories:** External

Allison,

First the fire code says that if there are competing codes then the more restrictive shall apply, so if Manor Ordinances require a 100 foot minimum on all cul-d-sacs then the City of Manor code will be the more restrictive and will apply in this case.

The local fire code does not require a turn around for streets of less that 150 feet in depth.

### 2015 IFC

[A] **102.11 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

Thank you,

**Bill Carlson**

Deputy Fire Marshal

**Travis County ESD No.12**

11200 Gregg Ln. / PO Box 846

Manor, Texas 78653

O: (512) 272-4502 - C: (512) 375-1941

[www.TCESD12.com](http://www.TCESD12.com)

On Tue, Jul 30, 2019 at 3:42 PM Kennaugh, Allison <[Allison.Kennaugh@kimley-horn.com](mailto:Allison.Kennaugh@kimley-horn.com)> wrote:

Bill,

Writing you about Shadowglen Section 27.

You have reviewed these plans previously in February this year – approval letter attached for easy finding.

The City is wanting us to get in writing from you that the 80' diameter cul-de-sac for Blossom Court (Attached) is to fire code. The throat length to the turnaround is less than 150', so it appears it is. If you would, a reply here that you take no exception to the 80' diameter would go a long way to getting that comment cleared.

Let us know if you see something we don't. Thanks very much, sir.

**Allison Kennaugh, P.E.**

Direct: 512-782-0614 | Mobile: 469-338-9203

**Part Time Schedule: Mon-Thurs. 800-400, Off Fridays**

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**From:** Steadman, AC

**Sent:** Monday, July 29, 2019 3:42 PM

**To:** Kennaugh, Allison <[Allison.Kennaugh@kimley-horn.com](mailto:Allison.Kennaugh@kimley-horn.com)>; Reece, Jason <[Jason.Reece@kimley-horn.com](mailto:Jason.Reece@kimley-horn.com)>

**Cc:** Burke, Brett <[Brett.Burke@kimley-horn.com](mailto:Brett.Burke@kimley-horn.com)>

**Subject:** RE: Shadowglen 27 Comments

Alli,

Attached are the plan sheets for the overall layout and the Paving Plan for Blossom Court – The cul-de-sac in below Manor comment #3. Could you reach out to Bill at ESD #12 about 80' diameter cul-de-sacs being okay?

Thanks,

**AC Steadman, EIT**

**Kimley-Horn** | 10814 Jollyville Road, Avallan IV, Suite 300 | Austin, TX 78759

Direct: 512.418.4508 Main: 512.418.1771

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**From:** Steadman, AC

**Sent:** Friday, July 26, 2019 10:54 AM

**To:** Kennaugh, Allison <[Allison.Kennaugh@kimley-horn.com](mailto:Allison.Kennaugh@kimley-horn.com)>; Reece, Jason <[Jason.Reece@kimley-horn.com](mailto:Jason.Reece@kimley-horn.com)>

**Cc:** Burke, Brett <[Brett.Burke@kimley-horn.com](mailto:Brett.Burke@kimley-horn.com)>

**Subject:** Shadowglen 27 Comments



12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> How will granting the variance not unreasonably detrimentally affect the use or market value of abutting properties? Granting a variance would benefit the overall value of the single-family lots within this section. Lots within this section of Shadowglen are proposed with similar layouts and block density. There is a higher cost for the developer to design and construct this cul-de-sac; however, it is beneficial for the overall Shadowglen community.	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> How will granting a variance not produce an undesirable change in the character of the neighborhood? Granting a variance will create a desired and necessary change in the neighborhood through responsible layout/design of streets and single-family lots.	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> Describe how granting the variance will not unreasonably adversely affect the natural environment. Adequate drainage and water quality infrastructure is already proposed for this area of Shadowglen Section 27A & 27B. Water Quality Pond 2 and Detention Pond 2 are both appropriately designed.	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> Describe how no other feasible alternative to a variance is available to the applicant/owner. The alternative would result in a less desirable home product. The lots in question along the southern side of Bryce Lane would have an atypical size - creating an area of the Shadowglen development that would not meet the "standard" of the community.	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> Describe how the practical difficulty is not the result of action(s) taken by the applicant/owner or a prior owner. The street alignments of Section 27A & 27B are a result of the existing Silent Falls Way Roundabout, the existing floodplain area, and the necessary proposed infrastructure for the entire Phase 2 of Shadowglen. The increasing distance between parallel road Bryce Lane and Kira Lane results in either extremely long, deep lots or a necessary cul-de-sac on Bryce Lane	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> How is the need for a variance due to the unique circumstances of the property and not the general condition of the neighborhood? The request for an 80-ft diameter cul-de-sac is unique to Blossom Court, not Pepperwood Cove. As highlighted in the overall exhibit included with the Section 27A & 27B Variance Request Letter, Section 27 is dependent upon to infrastructure proposed with Section 28. Spacing and layout of the subdivision created the possibility of abnormal, deep lots along Bryce Lane if no cul-de-sac is proposed. The request to reduce the Blossom Court cul-de-sac from a 100-ft to an 80-ft diameter cul-de-sac is necessary for a cul-de-sac to spatially work along Bryce Lane.	
12/09/2019 09:21 AM	Scott Dunlop
<b>Customer Portal Application Note:</b> Project Description This Variance Application is for the Section 27A & 27B Construction Plans (2019-P-1176-CO). The variance requests for Blossom Court to provide an 80-ft diameter cul-de-sac in lieu of a 100-ft diameter (Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 42(b)(8)).	



January 8, 2020

RE: Shadowglen Phase 2, Section 27A/B Cul-de-Sac Variance

Dear Property Owner:

The City of Manor Board of Adjustments will be conducting a public hearing to consider a variance request for Shadowglen Phase 2, Section 27A/B to reduce the cul-de-sac diameter of Blossom Court from 100 feet to 80 feet. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) for Shadowglen Phase 2, Section 27A/B, and being located on the proposed Blossom Court, Manor, TX, to reduce the cul-de-sac diameter from 100 feet to 80 feet.**

The Board of Adjustments will convene at 6:30PM on January 22, 2020 at 105 E. Eggleston St. in the City Council Chambers.

Ordinance Requirements:

**Manor Code of Ordinances, Chapter 10, Section 10.02 Exhibit A, Section 42(b)(8) – 100 foot diameter cul-de-sac**

Requested Variance:

80 foot diameter cul-de-sac

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to the Board members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

Scott Dunlop  
Assistant Development Director  
512-272-5555 ext. 5



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PATTERSON  
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MANOR, TX 78653

EDGAR RODRIGUEZ  
11700 PINE MIST CT  
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KATHLEEN PAGE  
13500 GREEN LODGE CT  
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14221 FALLSPRING WAY  
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ANGELA TRUMBARTURI  
14233 FALLSPRINGS WAY  
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CHAOTONG & CHANGLI CHEN  
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11609 JACKSON FALLS WAY  
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11608 JACKSON FALLS WAY  
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GUY FISHER  
11612 JACKSON FALLS WAY  
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LUCAS PIERCE & KIMBERLY  
SKINNER  
11704 PINE MIST COURT  
MANOR, TX 78653

BART & CYNTHIA GOSNELL  
11701 PINE MIST COURT  
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RENE SANDOVAL & JUANITA  
MEDINA  
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POTHAI & FATIMA ABUSALI  
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MANOR, TX 78653

SOUTHBAY GROUP LLC  
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14116 KIRA LANE  
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JACQUELINE TATE  
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ELIZONDO  
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MANGUS & CAROL STRANGE  
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AMBER & STEVEN CHAVARRIA  
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MANOR, TX 78653