



**AGENDA**  
**MANOR PLANNING AND ZONING COMMISSION**  
**105 E. EGGLESTON ST.**  
**MANOR, TEXAS 78653**  
**JUNE 10, 2015, 6:30 P.M.**

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MARY ANN PARKER – CHAIR  
BRIAN WINKLER – COMMISSIONER  
JEFFERY LEWIS - COMMISSIONER  
WILLIAM MYERS – COMMISSIONER

DENISE LOSCHIAVO – VICE CHAIR  
ZINDIA PIERSON – COMMISSIONER  
SIMON GOODSON – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

APPOINT NEW VICE CHAIR TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

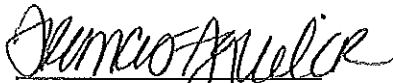
MAY 13, 2015

2.

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 5, NINETY TWO (92) SINGLE FAMILY LOTS ON 17 ACRES MORE OR LESS, LOCATED ON FM 973 AND BOIS D'ARC ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 7, FORTY THREE (43) SINGLE FAMILY LOTS ON 7 ACRES MORE OR LESS, LOCATED ON FM 973 AND BOIS D'ARC ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

3. ADJOURN

ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, JUNE 5, 2015, BEFORE 5 P.M.

  
FRANCES AGUILAR  
CITY SECRETARY

*This Facility is 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 Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.*

**1**



**MINUTES  
MANOR PLANNING AND ZONING COMMISSION  
105 E. EGGLESTON ST.  
MANOR, TEXAS 78653  
MAY 13, 2015, 6:30 P.M.**

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MARY ANN PARKER – CHAIR (P)  
BRIAN WINKLER – COMMISSIONER (P)  
JEFFERY LEWIS – COMMISSIONER (P)  
WILLIAM MYERS – COMMISSIONER (P)

DENISE LOSCHIAVO – VICE CHAIR (A)  
ZINDIA PIERSON – COMMISSIONER (P)  
SIMON GOODSON – COMMISSIONER (P)

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

**CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:30 PM**

**SWEARING IN BRIAN WINKLER TO PLANNING AND ZONING COMMISSION**

**CHAIRPERSON PARKER SWORE BRIAN WINKLER IN TO THE PLANNING AND ZONING COMMISSION**

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

APRIL 8, 2015

**MOTION TO APPROVE THE MINUTES BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON.  
6 – 0 TO APPROVE.**

**2. A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR MANOR COMMONS SW, 4  
COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT:  
BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP**

**CONSENT AGENDA ITEM A WAS MOVED TO THE REGULAR AGENDA BY CHAIRPERSON PARKER. MOTION  
TO APPROVE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO APPROVE.**

**B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP**

**CONSENT AGENDA ITEM B WAS MOVED TO THE REGULAR AGENDA BY CHAIRPERSON PARKER. MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON. 6 – 0 TO APPROVE.**

**C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 19B, FIFTY (50) SINGLE FAMILY LOTS ON 9 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

**CONSENT AGENDA ITEM C WAS MOVED TO THE REGULAR AGENDA BY CHAIRPERSON PARKER. MOTION TO APPROVE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO APPROVE.**

**D. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

**E. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 4, EIGHTY SIX (86) SINGLE FAMILY LOTS ON 13 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**

**CONSENT AGENDA ITEM E WAS MOVED TO THE REGULAR AGENDA BY CHAIRPERSON PARKER. MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 6 – 0 TO APPROVE**

**MOTION TO POSTPONE CONSENT AGENDA ITEM D TO JUNE 10<sup>TH</sup> PLANNING AND ZONING MEETING BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER LEWIS. 6 – 0 TO POSTPONE.**

**REGULAR AGENDA:**

- 3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 2, ONE HUNDRED AND SEVENTEEN (117) SINGLE FAMILY LOTS ON 36 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**

**MOTION TO APPROVE BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO APPROVE.**

- 4. ADJOURN**

**MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO ADJOURN.**

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**MARY ANN PARKER**  
CHAIRPERSON

**2**

A

JAY ENGINEERING COMPANY, INC.  
P.O. Box 1320  
Leander, TX 78646 (512) 259-3882  
Fax 259-8010  
Texas Registered Engineering Firm F-4760

February 11, 2015

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

Re: First Construction Plan and Final Plat Review for  
Shadowglen Phase 2, Section 20 Subdivision  
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

#### CONSTRUCTION PLANS

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

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

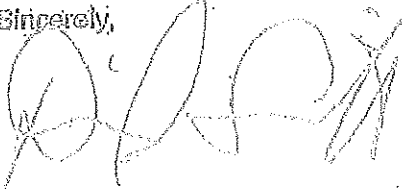
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal,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



Mr. Tom Bolt  
February 11, 2015  
Page 2 of 2

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

Sincerely,

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

David T. Smith, P.E.

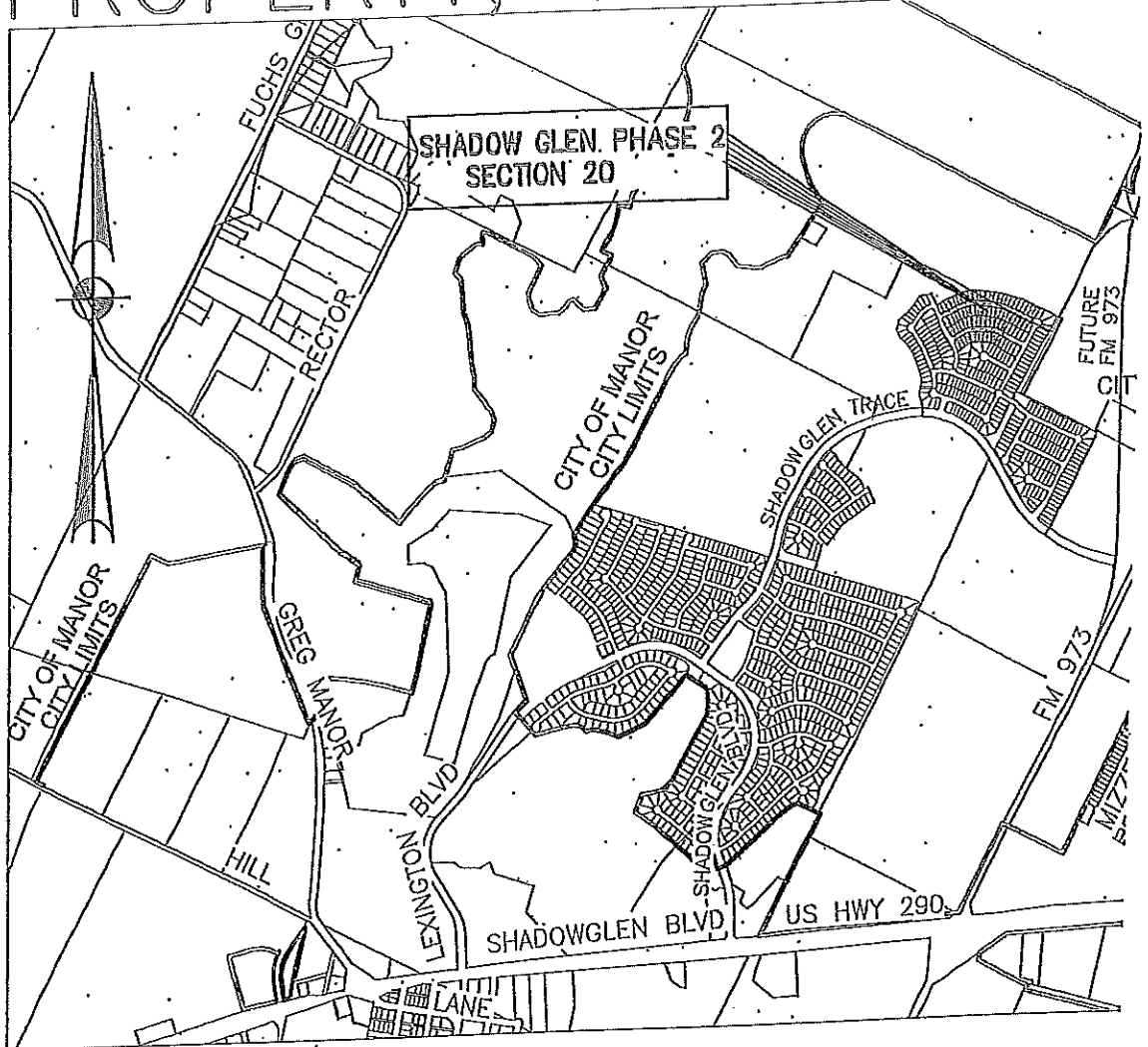
DTS/s

Copy: Jamie Burke, AECOM

PN: 100-978-10

OR EXTENT OF DEVELOPMENT  
NEARBY LAND USES THAT ARE  
NEIGH

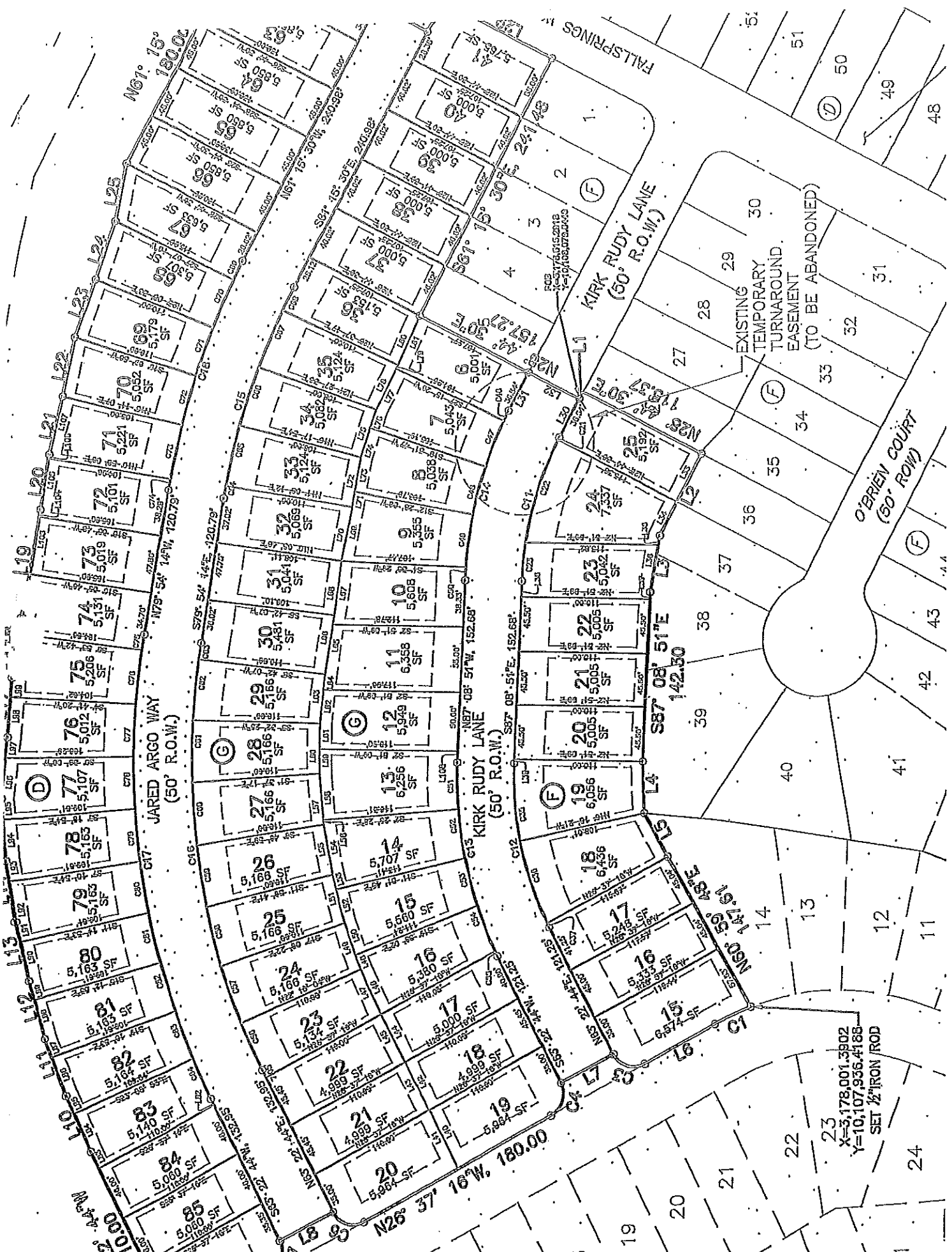
THIS CAN AFFECT THE  
COUNTY REQUIRES THIS NOTICE  
IT IS NOT A STATEMENT OR  
THE PROPERTY, THE SUBDIV



**COM**

SERVICES, INC.  
REET, SUITE 600  
XAS, 78701  
COM.COM  
NO. F-3580

VICINITY MAP  
SCALE: 1" = 2000'



X=5,178,001.3902  
 Y=10,107,936.4188  
 SET 1/2" IRON ROD

EXISTING  
 TEMPORARY  
 TURNAROUND  
 EASEMENT  
 (TO BE ABANDONED)

JARED ARGO WAY  
 (50' R.O.W.)

KIRK RUDY LANE  
 (50' R.O.W.)

KIRK RUDY LANE  
 (50' R.O.W.)

O'BRIEN COURT  
 (50' R.O.W.)

N61° 15' 180.0''

N26° 37' 16"W. 180.00'

S87° 08' 51'E  
 142.30'

1000' A.W.

FALLSPRINGS W.

**B**

May 21, 2015

Mr. Tom Bolt  
City Manager  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Stonewater Subdivision Phase 5  
First Final Plat Application Submittal  
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 5 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

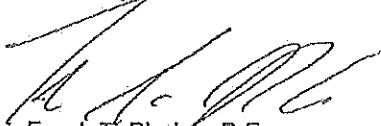
1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248058 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.
6. The open space lot along FM973 is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. Subdivision construction plans must be approved prior to final plat approval.

Mr. Tom Bolt  
May 21, 2015  
Page 2 of 2

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

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



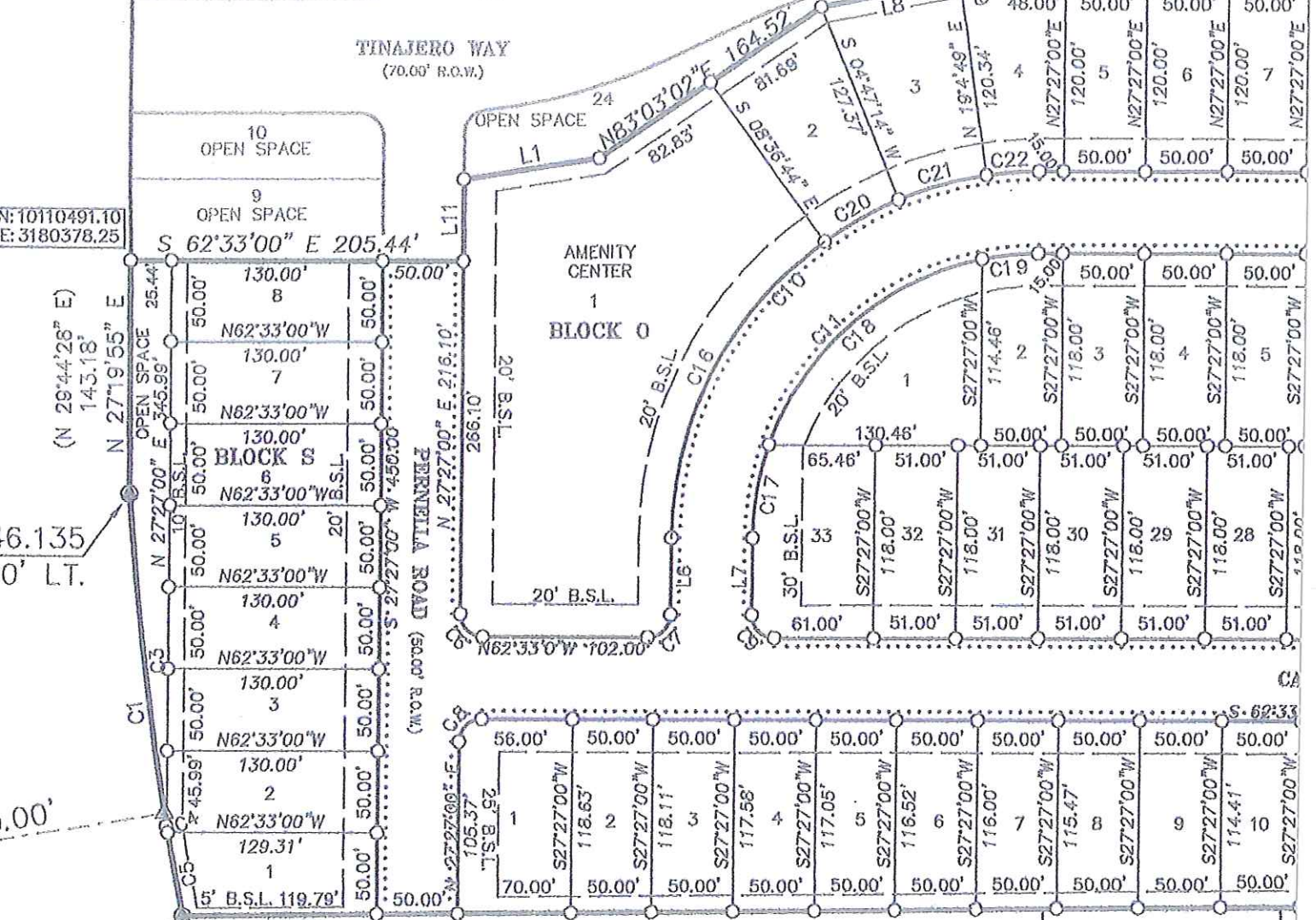
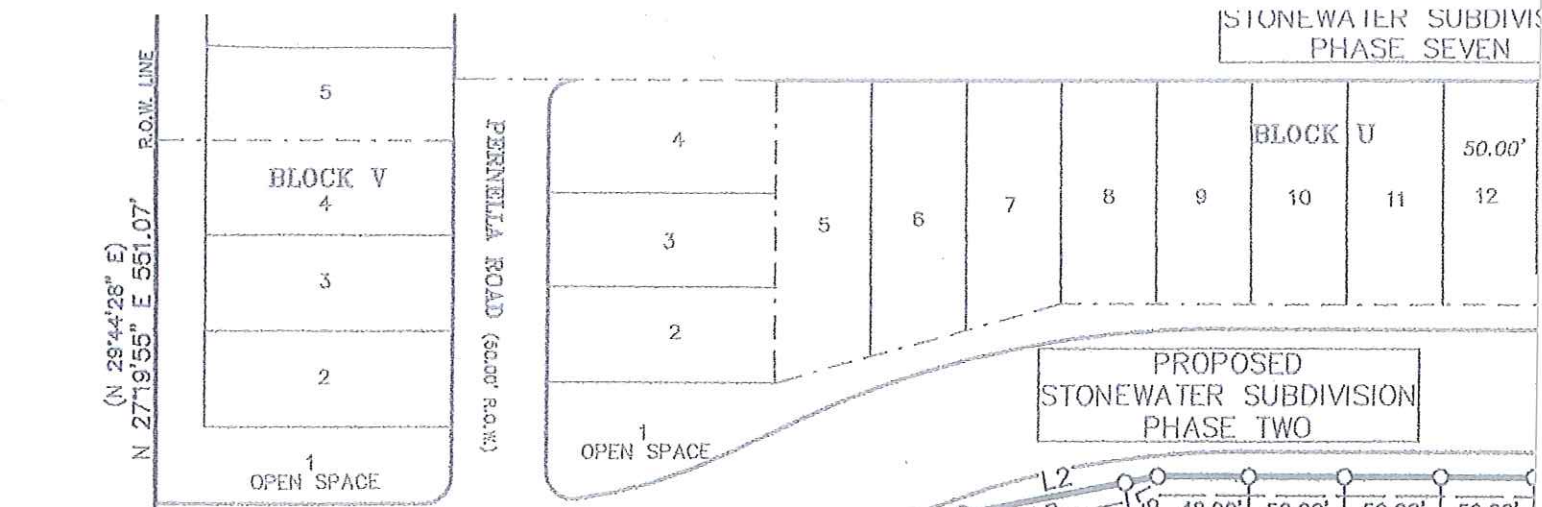
Frank T. Phelan, P.E.

FTP/JCP

PN 100-726-10

JBE&CO

STONEWATER SUBDIVISION  
PHASE SEVEN



N: 10110491.10  
E: 3180378.25

6.135  
0' LT.

+529.145  
0.00' LT.

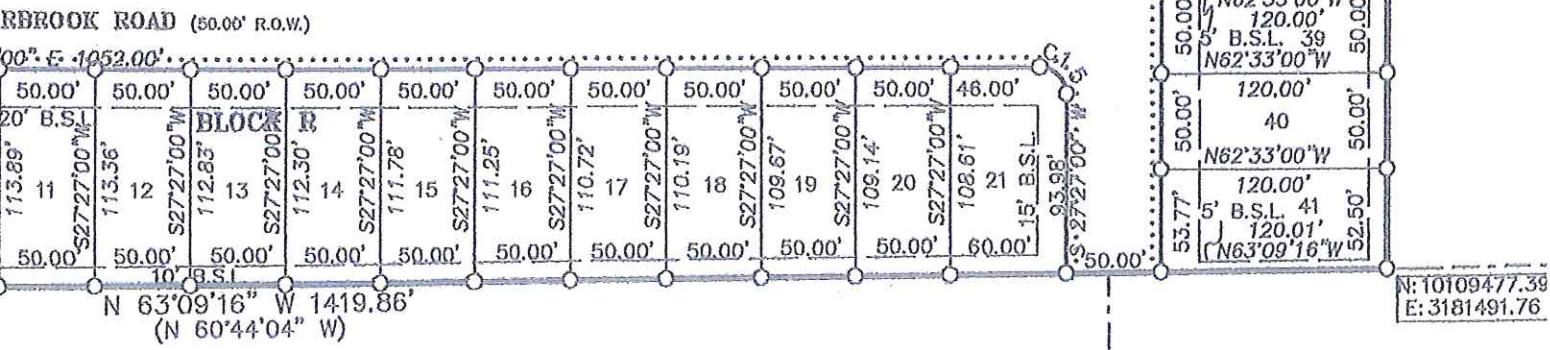
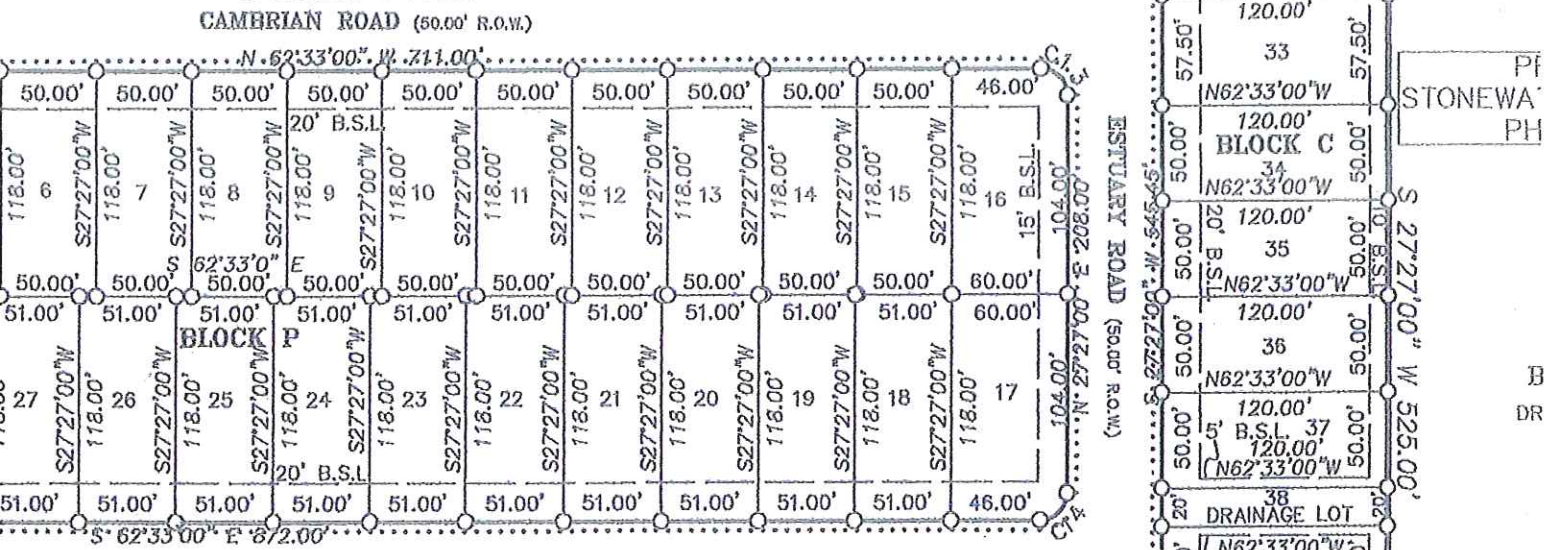
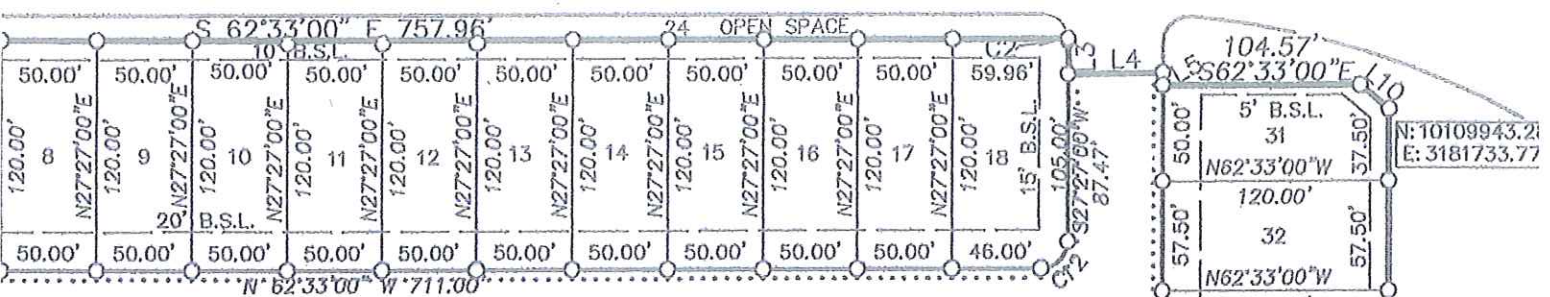
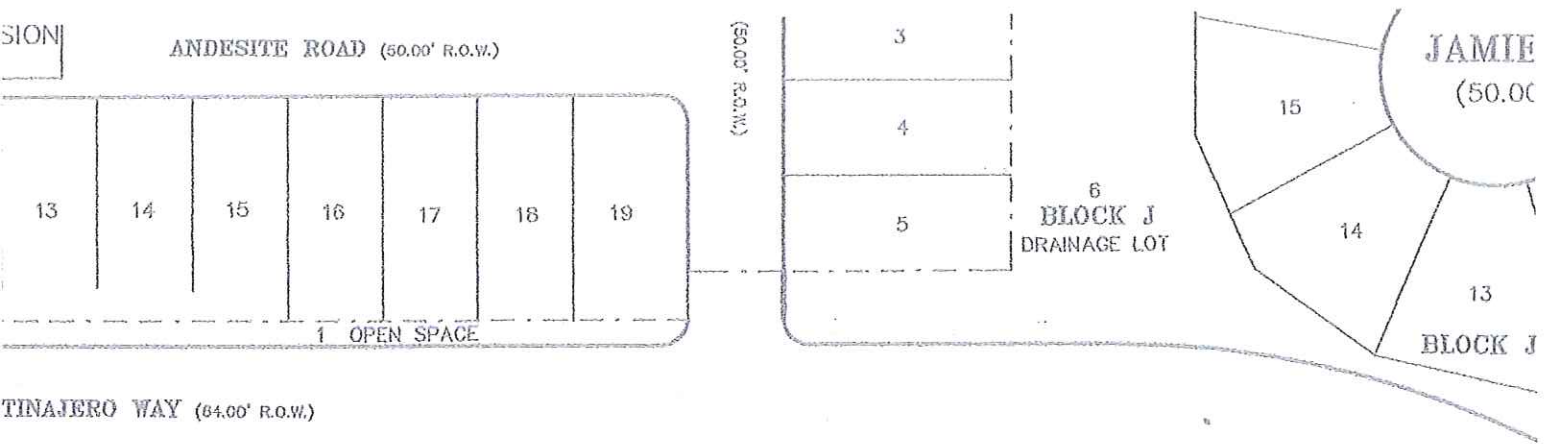
N: 10110118.58  
E: 3180224.92

GILBERTO A. ESTRADA  
MARIA D. ESTRADA  
REMAINDER OF  
LOT 1  
KROLL-LUNDGREN ACRES  
VOL. 81, PG. 243  
P.R.T.C.T.

MIGUEL LUNA  
LOT 2A  
BLOCK A  
KROLL-LUNDGREN ACRES

3.00 ACRES  
STAN VOELKER  
RALPH REINHARDT  
VOL. 8011, PG. 356  
D.R.T.C.T.





LOT 2  
 BLOCK A  
 RESUBDIVISION OF  
 KST/VOELKER TRACT  
 VOELKER WELDING  
 & CONSTRUCTION, INC.  
 DOC. NO. 2002252813  
 O.P.R.T.C.T.

22.78 ACRES  
 KENNETH TUMLINS  
 SUANNA TUMLINS  
 DOC. NO. 2001041  
 O.P.R.T.C.T.

N: 10109943.21  
 E: 3181733.77

N: 10109477.39  
 E: 3181491.76



C

**JAY ENGINEERING COMPANY, INC.**  
P.O. Box 1220 (512) 259-3882  
Leander, TX 78646 Fax 259-8016

May 21, 2015

Mr. Tom Bolt  
City Manager  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Stonewater Subdivision Phase 7  
First Final Plat Application Submittal  
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 7 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248069 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.
6. The drainage lot on Esker Road is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. The open space lot within the block is not designated and numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

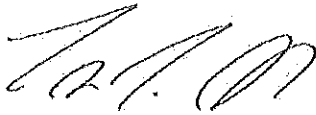
Mr. Tom Bolt  
May 21, 2015  
Page 2 of 2

8. Subdivision construction plans must be approved prior to final plat approval.

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

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



Frank T. Phelan, P.E.

FTP/JCP

PN 100-725-10



STA: 42+232.420  
105.99' LT.

N: 10110980.65  
E: 3180631.27

32.420  
00' RT.

205.99'

R.O.W. LINE

# FM 973 (R.O.W. VARIES)

(N 29°44'28" E) 200.43'  
(S 29°44'28" W) 493.82'  
R.O.W. LINE

N: 10110802.59  
E: 3180539.24

PERNETIA ROAD (50.00' R.O.W.)

25' B.S.L. 103.21'

70.00' 50.00' 50.00' 50.00' 50.00' 50.00'

S27°27'00"W 117.23' 2 117.24' 3 117.25' 4 117.26' 5 117.27' 6 117.28'

56.00' 50.00' 50.00' 50.00' 50.00' 50.00'

130.00' 5' B.S.L. 8  
N62°33'00"W  
130.00' 7  
N62°33'00"W  
130.00' 6  
N62°33'00"W  
130.00' 5  
N62°33'00"W

PERNETIA ROAD (50.00' R.O.W.)

N62°33'00"W 156.16'

BLOCK V

4  
3  
2  
1  
OPEN SPACE

PERNETIA ROAD (50.00' R.O.W.)

N62°33'00"W 170.00'

N27°27'00"E 160.00'

51.92' 51.92' 51.92'

N78°11'32" W 155.77'

4 5 6 7 8

50.00' 50.00' 50.00' 50.00'

S27°27'00"W 146.00' 5  
S27°27'00"W 132.00' 7  
S27°27'00"W 118.00' 8

1  
OPEN SPACE

STONE

TINAJERO WAY  
(70.00' R.O.W.)

PERNETIA ROAD (50.00' R.O.W.)

10  
OPEN SPACE

9  
8  
7

BLOCK S

6  
5  
4  
3  
2  
1

PERNETIA ROAD (50.00' R.O.W.)

24  
OPEN SPACE

1 2 3 4 5 6 7 8

1  
BLOCK 0

2 3 33 32 3

PERNETIA ROAD (50.00' R.O.W.)

1 2 3 4 5 6

STA: 42+446.135  
100.00' LT.

4.427  
0' RT.

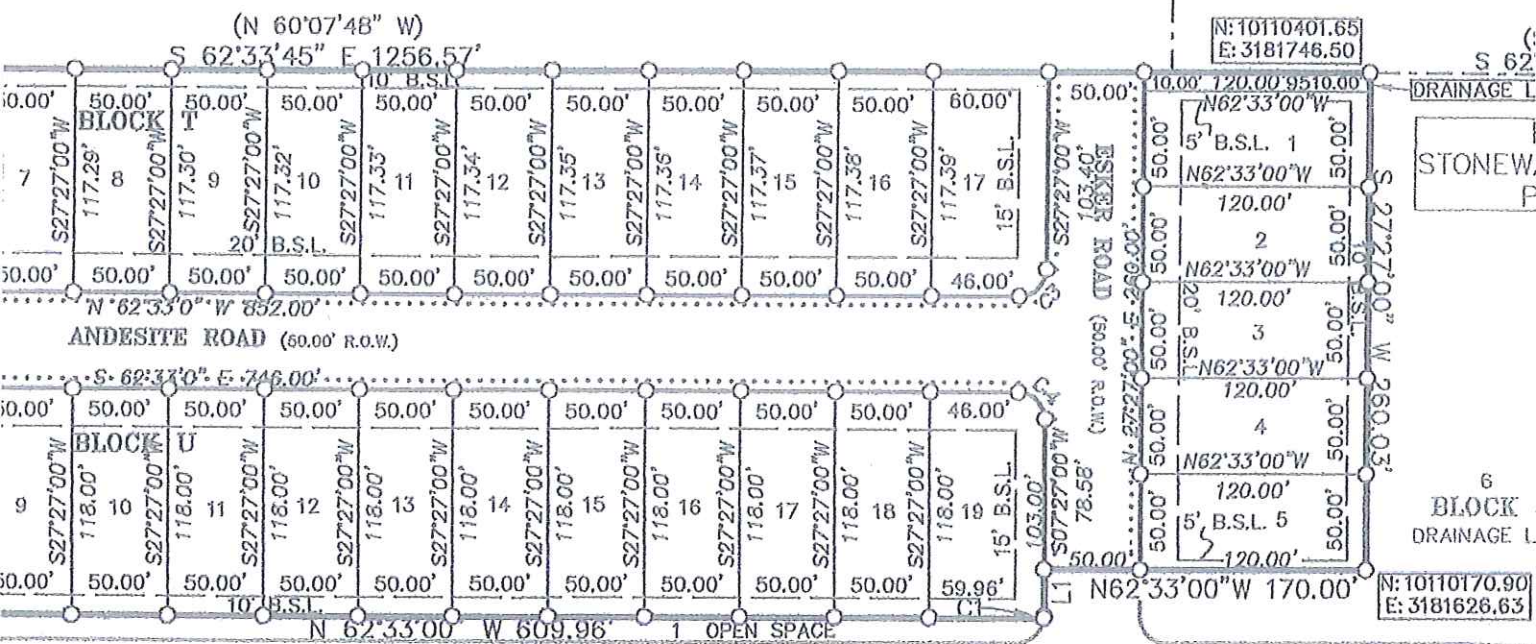
508.698  
00' RT.

200.00'



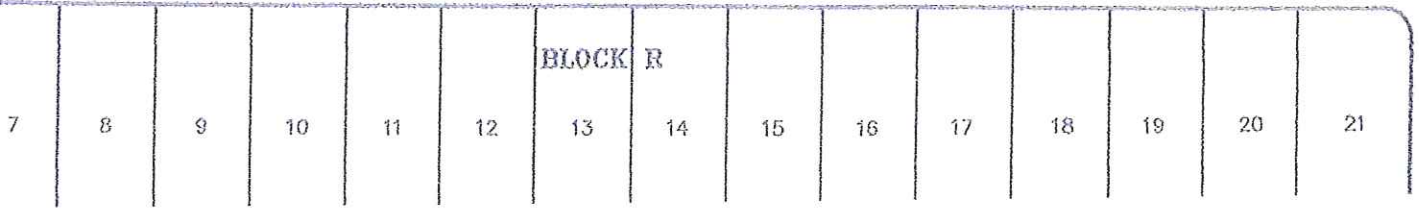
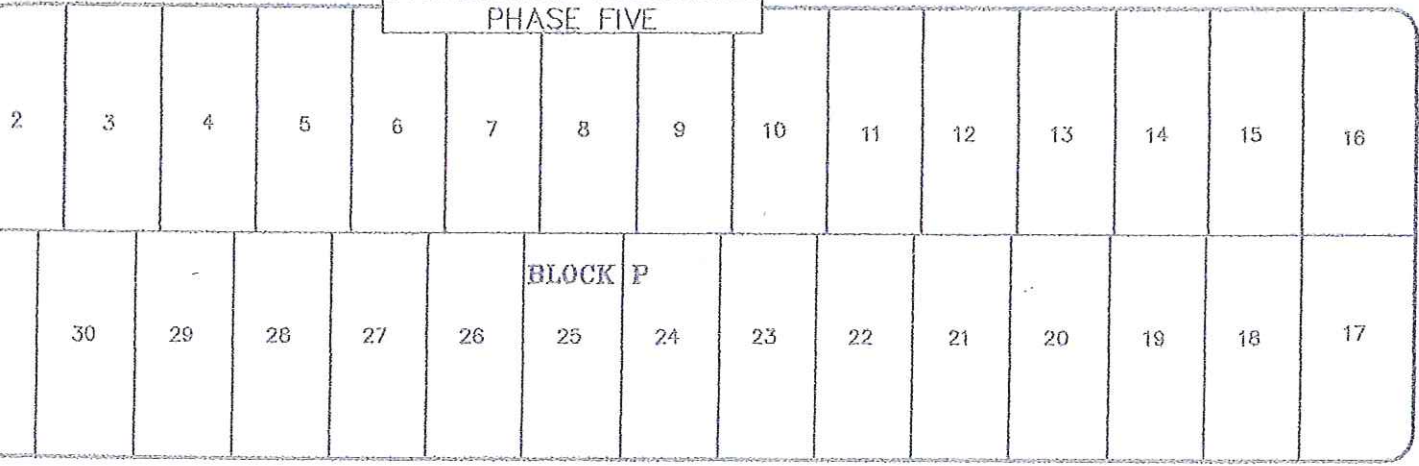
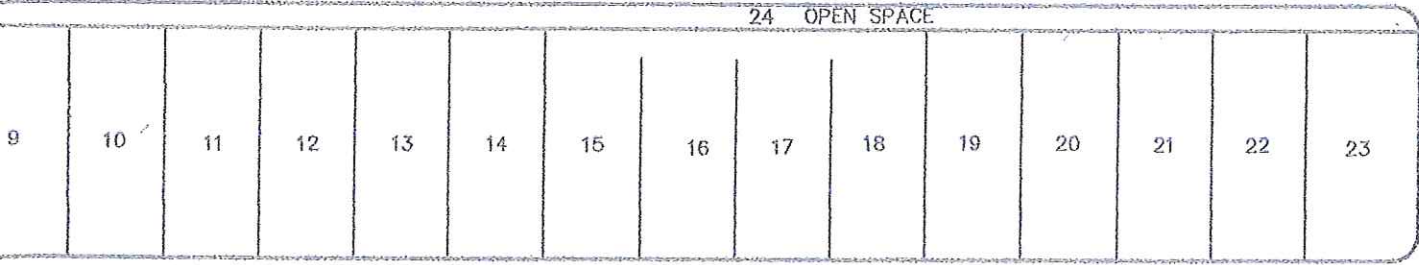
0.010 ACRES  
 OT HOLDING, LLC  
 IO. 2007085755  
 O.P.R.T.C.T.

20.996 ACRE  
 AUSTIMPACTORS,  
 DOC. NO. 200809  
 O.P.R.T.C.T.



PROPOSED  
 WATER SUBDIVISION  
 PHASE TWO

PROPOSED  
 STONEWATER SUBDIVISION  
 PHASE FIVE



ESTUARY ROAD (50.00' R.O.W.)