



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, APRIL 12, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

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 a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | |
|---|--------------------------------------|
| 1. Consideration, discussion, and possible action on a Concept Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Preliminary Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Concept Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering | Scott Dunlop
Planning Coordinator |
| 4. Consideration, discussion, and possible action on a Preliminary Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering | Scott Dunlop
Planning Coordinator |

- | | |
|---|--------------------------------------|
| 5. Consideration, discussion, and possible action on Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred eighteen (418) single family lots on 112 acres more or less, located at the intersection of Bois D’Arc Road and Tower Road, Manor, TX. Agent: Kimley-Horn | Scott Dunlop
Planning Coordinator |
| 6. Consideration, discussion, and possible action on a Final Plat for Stonewater Resubdivision Lot 132, Block H, Phase 2, ten (10) single family lots on 1.17 acres more or less, located at Stoneridge Gap Lane and Almodine Road, Manor, TX. Agent: Doucet and Associates | Scott Dunlop
Planning Coordinator |

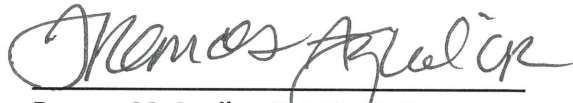
REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 7. Consideration, discussion, and possible action on the March 8 th Planning Commission Minutes. | Scott Dunlop
Planning Coordinator |
| 8. Consideration, discussion and possible action on a rezoning request for Lot 1, Block 42 Town of Manor, locally known as 101 East Boyce Street from R-1 Single Family to NB Neighborhood Business. | Scott Dunlop
Planning Coordinator |
| 9. Consideration, discussion and possible action on a rezoning application for 17 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of Gregg Manor Rd and Hill Ln, from R-2 Single Family to C-1 Light Commercial. | Scott Dunlop
Planning Coordinator |
| 10. Consideration, discussion and possible action on a rezoning application for 11 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of W. Parsons St. and N. Bastrop St, from R-1 Single Family to C-1 Light Commercial. | Scott Dunlop
Planning Coordinator |
| 11. Consideration, discussion and possible action on a rezoning request for 1.6 acres out of the Greenbury Gates Survey Number 63, Abstract 315 and Calvin Barker Survey 38, Abstract 58, Travis County, located at 12920 Old Hwy 20 from Interim Agricultural (A) to Light Commercial (C-1). | Scott Dunlop
Planning Coordinator |
| 12. Consideration, discussion and possible action on a Preliminary Plan for Lagos master planned community Phase 1, one hundred eighteen (118) Single Family lots and two (2) Multi-Family lots on 49 acres more or less at FM 973 and Murchison St. | Scott Dunlop
Planning Coordinator |
| 13. Consideration, discussion and possible action on a Conditional Use Permit for the North 80ft of Lots 11-15, Block 30 Town of Manor, locally known as 109 North Burnet Street to allow for a Game Room. | Scott Dunlop
Planning Coordinator |
| 14. Consideration, discussion and possible action on a Concept Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road. | Scott Dunlop
Planning Coordinator |
| 15. Consideration, discussion and possible action on a Preliminary Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Regular Meeting Agenda was posted on this 7th day of April, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.



Frances M. Aguilar, TRMC, CMC,
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: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering

BACKGROUND/SUMMARY:

This is the concept plan for the recently approved Manor Commons PUD that encompasses the commercial, multifamily, and open space lots. It has not been approved by our engineers yet.

PRESENTATION: ☐ YES ☒ NO

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

Concept Plan

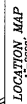
Engineer Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Manor Commons East Concept Plan be denied as submitted.

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

CONCEPT PLAN - NOT FOR RECORDATION



ESTIMATED PHASE DATES

GENERAL NOTES:

- [illegible]

[illegible]

EXISTING CONTOURS
PROPOSED CONTOURS
EX. 100 YR FLOOD PLAIN
100 YR FLOOD PLAIN
PROPERTY LINE
CITY LIMITS
EXISTING WATER MAIN
EXISTING WASTEWATER MAIN
PROPOSED C.O.M. WATER
PROPOSED C.O.M. WASTEWATER

NUMBER	GRID DIRECTION	RAJ	ARC LENGTH	CORR. LENGTH
C1	N-45°E-51°W	23.58		21.21
C2	N-45°E-51°W	15.00		16.33
C3	N-45°E-51°W	16.33		16.33
C4	N-25°E-70°W	50.00		18.65
C5	N-25°E-70°W	25.00		14.51
C6	N-25°E-70°W	25.00		14.51
C7	S-22°E-66°E	23.00	20.45	25.49
C8	S-22°E-66°E	23.00	20.45	25.49
C9	S-22°E-66°E	23.00	20.45	25.49
C10	S-22°E-66°E	23.00	20.45	25.49
C11	S-22°E-66°E	23.00	20.45	25.49
C12	S-22°E-66°E	23.00	20.45	25.49
C13	S-22°E-66°E	23.00	20.45	25.49
C14	S-22°E-66°E	23.00	20.45	25.49
C15	S-22°E-66°E	23.00	20.45	25.49
C16	S-22°E-66°E	23.00	20.45	25.49
C17	S-22°E-66°E	23.00	20.45	25.49
C18	S-22°E-66°E	23.00	20.45	25.49
C19	S-22°E-66°E	23.00	20.45	25.49
C20	S-22°E-66°E	23.00	20.45	25.49
C21	S-22°E-66°E	23.00	20.45	25.49
C22	S-22°E-66°E	23.00	20.45	25.49
C23	S-22°E-66°E	23.00	20.45	25.49
C24	S-22°E-66°E	23.00	20.45	25.49
C25	S-22°E-66°E	23.00	20.45	25.49
C26	S-22°E-66°E	23.00	20.45	25.49
C27	S-22°E-66°E	23.00	20.45	25.49
C28	S-22°E-66°E	23.00	20.45	25.49
C29	S-22°E-66°E	23.00	20.45	25.49
C30	S-22°E-66°E	23.00	20.45	25.49
C31	S-22°E-66°E	23.00	20.45	25.49
C32	S-22°E-66°E	23.00	20.45	25.49
C33	S-22°E-66°E	23.00	20.45	25.49
C34	S-22°E-66°E	23.00	20.45	25.49
C35	S-22°E-66°E	23.00	20.45	25.49
C36	S-22°E-66°E	23.00	20.45	25.49
C37	S-22°E-66°E	23.00	20.45	25.49
C38	S-22°E-66°E	23.00	20.45	25.49
C39	S-22°E-66°E	23.00	20.45	25.49
C40	S-22°E-66°E	23.00	20.45	25.49
C41	S-22°E-66°E	23.00	20.45	25.49
C42	S-22°E-66°E	23.00	20.45	25.49
C43	S-22°E-66°E	23.00	20.45	25.49
C44	S-22°E-66°E	23.00	20.45	25.49
C45	S-22°E-66°E	23.00	20.45	25.49
C46	S-22°E-66°E	23.00	20.45	25.49
C47	S-22°E-66°E	23.00	20.45	25.49
C48	S-22°E-66°E	23.00	20.45	25.49
C49	S-22°E-66°E	23.00	20.45	25.49
C50	S-22°E-66°E	23.00	20.45	25.49

ATM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capitol of TX Hwy, Ste. 150
Austin, Texas, 78746
(512)431-9600 * clinton@atmglobal.net
F-3585

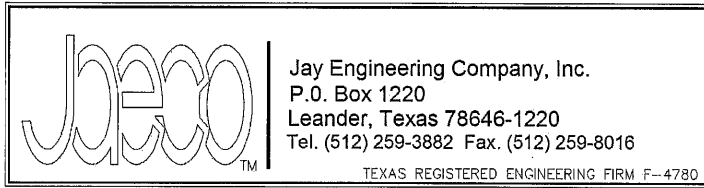


7-71-7812

CONCEPT PLAN
MANOR SE COMMERCIAL
FM 973
MANOR, TX

MANOR SE COMMERCIAL
CONCEPT PLAN
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC.



Date: Monday, March 27, 2017

Matthew Mitchell
ALM Engineering, Inc.
1704 S Capital of TX Hwy
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1036
Job Address: , Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons SE Commercial Concept (*Concept Plan*) submitted by ALM Engineering, Inc. and received on March 06, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

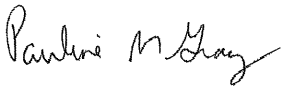
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. Section 21(c)(2) of Subdivision Ordinance 263B requires that the date the Concept Plan was prepared should be shown on the Concept Plan.
2. Signature blocks for Planning and Zoning and City Council should be added to the plan.
3. It is hard to distinguish between the different linetypes of the drawing. For example it is hard to tell the difference between the existing and new 100-yr. floodplain lines.
4. There are some lines that are not labeled.
5. Section 21(c)(12) of Subdivision Ordinance 263B requires that significant features on or within 200 feet of the property be clearly shown on the plans.
6. Section 21(c)(8)(i) and 21(c)(ii) of Subdivision Ordinance 263B require that the number of LUEs required for each category of lot be shown and the traffic volume to be generated by all proposed development other than single family be shown on the concept plan.
7. The summary letter submitted is for the proposed Preliminary Plan for the project, not the Concept Plan.

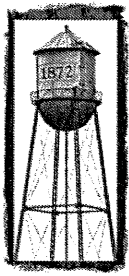
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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

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

Thank you,

A handwritten signature in cursive script, reading "Pauline M. Gray".

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



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering

BACKGROUND/SUMMARY:

This is the preliminary plan for the recently approved Manor Commons PUD that encompasses the commercial, multifamily, and open space lots. It has not been approved by our engineers yet.

PRESENTATION: ☐ YES ☒ NO

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

Preliminary Plan

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Manor Commons East Preliminary Plan be denied as submitted.

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



ALM Engineering, Inc. F-3565

February 28, 2017

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

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SE Commercial
Preliminary Plan

The Preliminary Plan for Manor Commons SE Commercial Subdivision includes 73.248 acres of land consisting of 22 lots broken into two blocks. There are 20 commercial lots and two parkland lots along with approximately 1,650 lf of Ring Road.

A CLOMR has been approved for this site to modify the flood plain in such a manner that the FEMA Zone "AE" will be contained within the park area upon completion of all phases. A majority of these modification will be made with Phase 1 construction for the site. The results of the Drainage Study provided with this application indicate that detention will not be necessary with the proposed site development.

Water will be provided by the City of Manor with the extension of a 12" water main under FM 973 at the intersection of Ring Road and a connection to the existing 12" water main running along US Hwy 290.

Wastewater will be provided by the City of Manor with lots 5-11, block "A" being served by the 15" wastewater line running along US Hwy 290 and the remaining lots being served by an 8" gravity main that will be extend through the site from the existing Manor Lift Station located on Old Hwy 20.

Some of the trees located on the site will be damaged or removed due to road installation, utility construction and grading. We are asking for Commission approval to remove one tree over 18 inches. Tree #9745 is a 25 inch willow tree that will have to be removed to allow for the extension of the four 7'x8' box culverts running under US Hwy. 290. Due to the location on the main channel there is not a way to preserve this tree. We are allocating the tree replacement for the project based on the acreage of each lot. Using a rate of 13.86 caliper inches/acre, for the trees being removed, each lot will be responsible for including the tree replacement in their site development plans

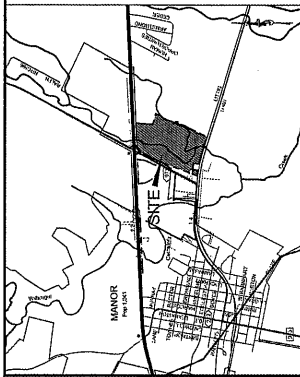
If you have any questions please contact me at (512) 431-9600.

Sincerely,


Matt Mitchell, P.E.



MANOR SE COMMERCIAL
PRELIMINARY PLAN - NOT FOR RECORDATION



Owner: 3,077 Acres Greenview Development LP, L.P. Document No. 2007175092
2,510 Acres Greenview Development LP, L.P. Document No. 2007175093
2,510 Acres Greenview Development LP, L.P. Document No. 2007175094
Approximately 28,809 out of the 10,631 Acres Greenview Development LP, L.P.
Document No. 200722715
301 VALE STREET
MANOR, TEXAS 77948
(512) 431-9571 (P.O.)
ADJ Engineering, Inc.
10000 West Loop South, Suite 150
Houston, Texas 77048
Borrower: ADJ Engineering, Inc.
10000 West Loop South, Suite 150
Houston, Texas 77048
HOL T. CARSON, INC.
10000 West Loop South, Suite 150
Houston, Texas 77048
(512) 442-0980
Total Number of Lots: 22
Total Acreage: 73,649 AC
Zone: "NC", as defined in the map revision to FPM Permit No. 44422CAMELA,
Travis County, Texas, dated April 11, 2015.
A LCM will be submitted following completion of the Final Plat and before the plat is recorded.
LINEAR FEET OF NEW STREETS:
RNG ROAD - 1650 LF
ZONING: Manor Common P.D.D.
Electrical Supply: BLUEBONNET ELECTRIC COOP
3198 East Austin St.
Giddings, TX 78942
Gas Supply: Atmos Energy
823 Congress Ave., 2000
Austin, TX 78701
1-800-255-6700

ESTIMATED PHASE DATES
PHASE 1 - NOVEMBER 2017
PHASE 2 - NOVEMBER 2017
PHASE 3 - NOVEMBER 2018
PHASE 4 - NOVEMBER 2018
PHASE 5 - NOVEMBER 2019
PHASE 6 - NOVEMBER 2019
PHASE 7 - NOVEMBER 2021
PHASE 8 - NOVEMBER 2021

GENERAL NOTES

- Water and wastewater systems served by the subdivision shall be designed and installed in accordance with the City of Manor Engineering Department standards and Specifications and shall be submitted to the City of Manor.
- All water and wastewater systems shall be installed in accordance with the City of Manor Engineering Department standards and Specifications and shall be submitted to the City of Manor.
- No lot in this subdivision shall be occupied until connected to the City of Manor.
- Prior to construction, a site development permit must be obtained from the City of Manor.
- Prior to construction, a site development permit must be obtained from the City of Manor.
- The priority owners for design shall include all drainage easements on private property, and shall be submitted to the City of Manor Engineering Department for review and approval.
- All building setbacks shall be in accordance with the City of Manor current zoning Ordinance.
- This subdivision is to be submitted to the City of Manor Engineering Department for review and approval.

REVISIONS/CORRECTIONS			
Number	Description	Date	By



SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN SHEET 1
3	PRELIMINARY PLAN SHEET 2
4	PRELIMINARY PLAN SHEET 3
5	PRELIMINARY PLAN SHEET 4
6	PRELIMINARY PLAN SHEET 5
7	PRELIMINARY PLAN SHEET 6
8	PRELIMINARY PLAN SHEET 7
9	PRELIMINARY PLAN SHEET 8
10	PRELIMINARY PLAN SHEET 9
11	PRELIMINARY PLAN SHEET 10

NUMBER	DATE	DESCRIPTION	REVISION	BY	DATE
C1	10/1/2017	100 YR FLOOD PLAIN			
C2	10/1/2017	100 YR FLOOD PLAIN			
C3	10/1/2017	100 YR FLOOD PLAIN			
C4	10/1/2017	100 YR FLOOD PLAIN			
C5	10/1/2017	100 YR FLOOD PLAIN			
C6	10/1/2017	100 YR FLOOD PLAIN			
C7	10/1/2017	100 YR FLOOD PLAIN			
C8	10/1/2017	100 YR FLOOD PLAIN			
C9	10/1/2017	100 YR FLOOD PLAIN			
C10	10/1/2017	100 YR FLOOD PLAIN			
C11	10/1/2017	100 YR FLOOD PLAIN			
C12	10/1/2017	100 YR FLOOD PLAIN			
C13	10/1/2017	100 YR FLOOD PLAIN			
C14	10/1/2017	100 YR FLOOD PLAIN			
C15	10/1/2017	100 YR FLOOD PLAIN			
C16	10/1/2017	100 YR FLOOD PLAIN			
C17	10/1/2017	100 YR FLOOD PLAIN			
C18	10/1/2017	100 YR FLOOD PLAIN			
C19	10/1/2017	100 YR FLOOD PLAIN			
C20	10/1/2017	100 YR FLOOD PLAIN			
C21	10/1/2017	100 YR FLOOD PLAIN			
C22	10/1/2017	100 YR FLOOD PLAIN			
C23	10/1/2017	100 YR FLOOD PLAIN			
C24	10/1/2017	100 YR FLOOD PLAIN			
C25	10/1/2017	100 YR FLOOD PLAIN			
C26	10/1/2017	100 YR FLOOD PLAIN			
C27	10/1/2017	100 YR FLOOD PLAIN			
C28	10/1/2017	100 YR FLOOD PLAIN			
C29	10/1/2017	100 YR FLOOD PLAIN			
C30	10/1/2017	100 YR FLOOD PLAIN			
C31	10/1/2017	100 YR FLOOD PLAIN			
C32	10/1/2017	100 YR FLOOD PLAIN			
C33	10/1/2017	100 YR FLOOD PLAIN			
C34	10/1/2017	100 YR FLOOD PLAIN			
C35	10/1/2017	100 YR FLOOD PLAIN			
C36	10/1/2017	100 YR FLOOD PLAIN			
C37	10/1/2017	100 YR FLOOD PLAIN			
C38	10/1/2017	100 YR FLOOD PLAIN			
C39	10/1/2017	100 YR FLOOD PLAIN			
C40	10/1/2017	100 YR FLOOD PLAIN			
C41	10/1/2017	100 YR FLOOD PLAIN			
C42	10/1/2017	100 YR FLOOD PLAIN			
C43	10/1/2017	100 YR FLOOD PLAIN			
C44	10/1/2017	100 YR FLOOD PLAIN			
C45	10/1/2017	100 YR FLOOD PLAIN			
C46	10/1/2017	100 YR FLOOD PLAIN			
C47	10/1/2017	100 YR FLOOD PLAIN			
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C61	10/1/2017	100 YR FLOOD PLAIN			
C62	10/1/2017	100 YR FLOOD PLAIN			
C63	10/1/2017	100 YR FLOOD PLAIN			
C64	10/1/2017	100 YR FLOOD PLAIN			
C65	10/1/2017	100 YR FLOOD PLAIN			
C66	10/1/2017	100 YR FLOOD PLAIN			
C67	10/1/2017	100 YR FLOOD PLAIN			
C68	10/1/2017	100 YR FLOOD PLAIN			
C69	10/1/2017	100 YR FLOOD PLAIN			
C70	10/1/2017	100 YR FLOOD PLAIN			
C71	10/1/2017	100 YR FLOOD PLAIN			
C72	10/1/2017	100 YR FLOOD PLAIN			
C73	10/1/2017	100 YR FLOOD PLAIN			
C74	10/1/2017	100 YR FLOOD PLAIN			
C75	10/1/2017	100 YR FLOOD PLAIN			
C76	10/1/2017	100 YR FLOOD PLAIN			
C77	10/1/2017	100 YR FLOOD PLAIN			
C78	10/1/2017	100 YR FLOOD PLAIN			
C79	10/1/2017	100 YR FLOOD PLAIN			
C80	10/1/2017	100 YR FLOOD PLAIN			
C81	10/1/2017	100 YR FLOOD PLAIN			
C82	10/1/2017	100 YR FLOOD PLAIN			
C83	10/1/2017	100 YR FLOOD PLAIN			
C84	10/1/2017	100 YR FLOOD PLAIN			
C85	10/1/2017	100 YR FLOOD PLAIN			
C86	10/1/2017	100 YR FLOOD PLAIN			
C87	10/1/2017	100 YR FLOOD PLAIN			
C88	10/1/2017	100 YR FLOOD PLAIN			
C89	10/1/2017	100 YR FLOOD PLAIN			
C90	10/1/2017	100 YR FLOOD PLAIN			
C91	10/1/2017	100 YR FLOOD PLAIN			
C92	10/1/2017	100 YR FLOOD PLAIN			
C93	10/1/2017	100 YR FLOOD PLAIN			
C94	10/1/2017	100 YR FLOOD PLAIN			
C95	10/1/2017	100 YR FLOOD PLAIN			
C96	10/1/2017	100 YR FLOOD PLAIN			
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AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering

BACKGROUND/SUMMARY:

This is the concept plan for the recently approved Manor Commons PUD that encompasses the single family residential area.

PRESENTATION: ☐ YES ☒ NO

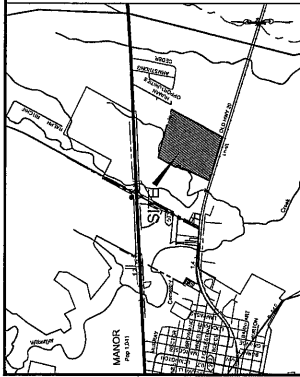
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Concept Plan

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Villages at Manor Commons Concept Plan be denied as submitted.

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



LOCATION MAP
1"=400'

Owner: Approximately 78.881 ac of the 104.61 Acres Greenbelt Development Community, LP,
Document No. 2005227218
301 VALLE STREET
AUSTIN, TEXAS

Engineer: 672475-8614 (PAO)
672475-8577 (FAC)
ALM Engineering, Inc.
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas 78746
almeng@almeinc.com
almeng@almeinc.com

Surveyor: Steve Stiller, RPLS
116 SYLVAN ROAD,
CITY OF AUSTIN, TEXAS 78704
602.831.0700, TX 78768
stiller@almeinc.com

Total Number of Blocks: 11
Total Number of Lots: 349 SINGLE FAMILY
1100 SINGLE FAMILY
3 ACCESS LOTS
3 ACCESS LOTS

Total: 375 LOTS
Total Average: 34.09 AC

A portion of this property is located in "Zone AE" as defined in the map revision to FERM Permit No. 48-030048L,
All Zone "AE" flood plain areas will be contained within drainage lots, easements and R.O.W.

LINEAR FEET OF NEW STREETS:
1800 LF
Submittal Date: 11/16/2017

ZONING: Manor Commons P-LD.

Water and Wastewater Provider :
Electricity Supply
Gas Supply

BLUESONNET ELECTRIC COOP
10000 N. Mopac Expressway, Suite 100
F.O. Box 440
Georgetown, TX 78626
Phone: 512.277.5555
Fax: 512.277.5555

City of Manor
1800 LF
Submittal Date: 11/16/2017

ESTIMATED PHASE DATES
PHASE 1 - MAY 2017
PHASE 2 - NOVEMBER 2017
PHASE 3 - NOVEMBER 2018
PHASE 4 - NOVEMBER 2018
PHASE 5 - MAY 2019

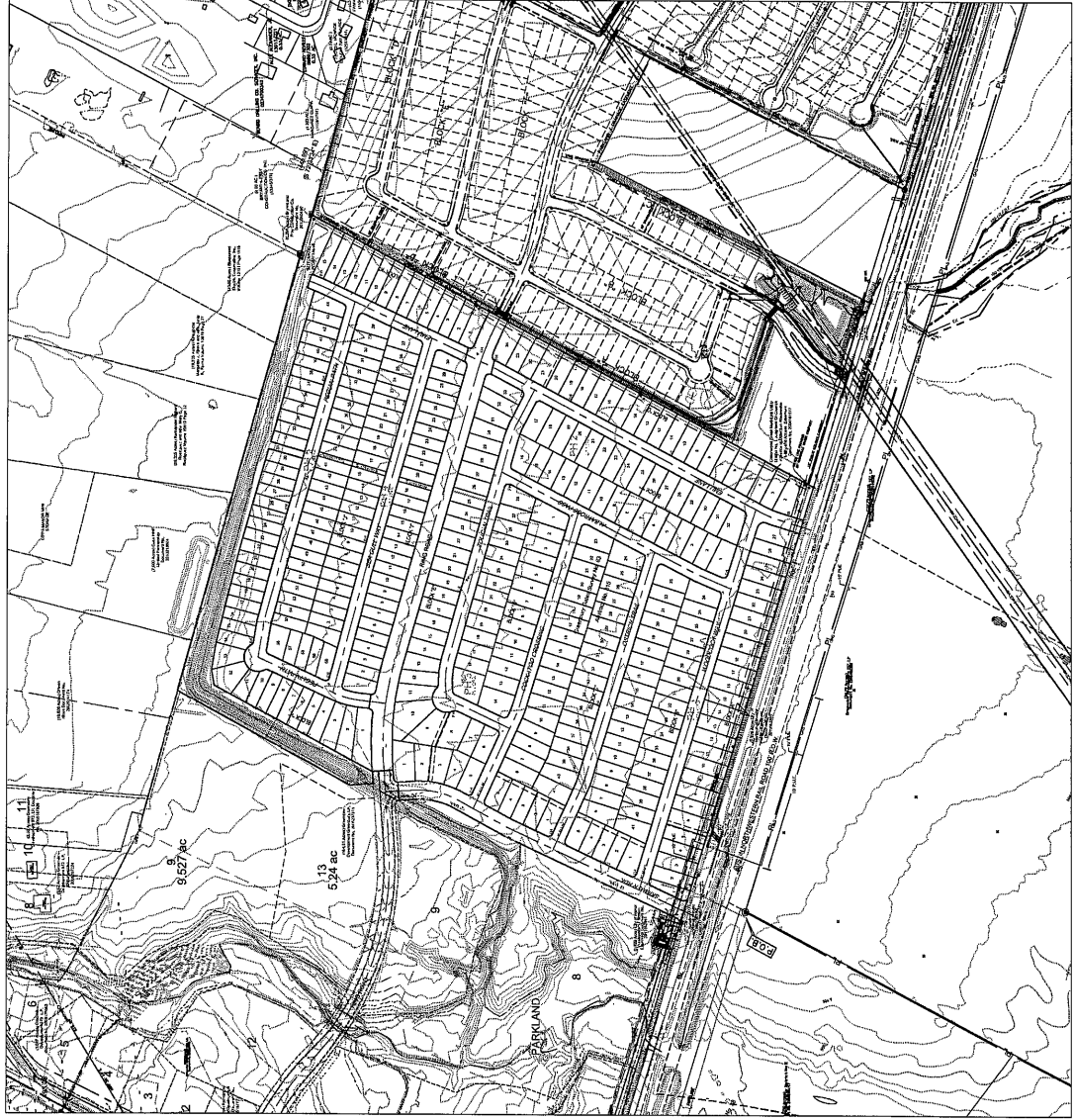
GENERAL NOTE:
1) Water and wastewater systems in this subdivision shall be designed and installed in accordance with
the City of Manor Water and Wastewater Department for review.
2) All water and wastewater systems shall be installed in accordance with the City of Manor Water and Wastewater Department standards and specifications.
3) All water and wastewater systems shall be installed in accordance with the City of Manor Water and Wastewater Department standards and specifications.
4) No lot in this subdivision shall be occupied until connected to the City of Manor water and sewer system.
5) Prior to construction, a Final Plat and Subdivision Construction Plans must be reviewed and approved
by the City of Manor.
6) The City of Manor reserves the right to require additional information and/or studies at any time during the
review process.
7) The property owner shall provide for access to drainage easements as may be necessary and shall not
prohibit access by governmental authorities.
8) This subdivision is located within the City of Manor Zoning Ordinance.
9. This subdivision is located within the City of Manor Zoning Ordinance.
10. This subdivision is located within the City of Manor Zoning Ordinance.

REVISIONS/CORRECTIONS

Revised: Description: Date: By: For: Notes:

THE VILLAGE AT MANOR COMMONS

CONCEPT PLAN - NOT FOR RECORDATION



LEGEND
EXISTING CONTOURS
LOT LINES
100' WIDE ROAD PLANS
CITY LIMITS

0 100 200 300 400
1"=200'
ALM

THE VILLAGE
AT
MANOR COMMONS
CONCEPT PLAN
NOT FOR RECORDATION

ALM ENGINEERING, INC. F-2585
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas 78746



3-6-2017

CONCEPT PLAN
THE VILLAGE AT
MANOR COMMONS
MANOR, TX

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S. Capital of TX Hwy, Ste. 150
Austin, Texas, 78746
(512) 431-8600 • almeng@almeinc.com

CHECKED BY: MM
DRAWN BY: MM
JOB: SITE
DATE: 3/16/2017
SCALE: 1"=200'
REVISION
DATE



AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering

BACKGROUND/SUMMARY:

This is the preliminary plan for the recently approved Manor Commons PUD that encompasses the single family residential area.

PRESENTATION: ☐ YES ☒ NO

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

Preliminary Plan
Engineer Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Villages at Manor Commons Preliminary Plan be denied as submitted.

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



ALM Engineering, Inc. P-3565

March 15, 2017

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

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
The Village at Manor Commons
Preliminary Plan

The Preliminary Plan for The Village at Manor Commons includes 75.981 acres of land consisting of 375 lots in eleven blocks. There are 369 single family lots and 1 drainage, 2 landscape and 3 access lots.

A LOMR was approved for this area to define the flood plain and the FEMA Zone "AE" will be contained within lot 31, block "A". The results of the Drainage Study provided with this application indicate that detention will not be necessary with the proposed site development.

Water will be provided by the Manville W.S.C. with the extension of a 12" water main from a cut in tee on the line located northwest of the intersection of Bella Parkway and Old Hwy. 20.

Wastewater will be provided by the City of Manor with all of the lots being served by a 12" main that will be extended to the existing Manor Lift Station located just southwest of the property.


Only one tree will be removed with the construction of this subdivision.

If you have any questions please contact me at (512) 431-9600.

Sincerely,


Matt Mitchell, P.E.




3-15-2017



Date: Monday, April 03, 2017

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of TX Hwy
Austin TX 78746
almeng@sbcglobal.net

Permit Number 2017-P-1037
Job Address: , Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Manor Commons SE Commercial Preliminary (*Preliminary Plan*) submitted by ALM Engineering, Inc. and received on March 08, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

- i. Section 22(c)(1)(vi) requires certification and signature blocks be shown.
- ii. Documentation of approval of the CLOMR should be provided.
- iii. Documentation of the approval by the Planning and Zoning Commission for the removal of tree #9745 (25" tree) should be provided.
- iv. Section 22(c)(1)(iii) of Subdivision Ordinance 263B requires the date be shown on the preliminary plat.
- v. On Sheets 2 and 4 the right of way width for the existing portions of Ring Road should be shown.
- vi. On Sheet 4 it is unclear which are the existing and which are proposed wastewater and waterlines.
- vii. On Sheet 4 there is a line labeled 100-year floodplain located between Lots 4 and 5. It should be clarified if this part of the floodplain
- viii. Additional contour elevations should be shown on Sheets 4 and 5.
- ix. On sheet 6 all proposed water service lines or service line stubouts should be clearly shown on the plans.
- x. On Sheet 6 Lot 9 appears to not have water service.
- xi. On Sheet 7 Lot 9 appears to not have sewer service.
- xii. On Sheet 7 there are several proposed wastewater line stubouts that tie directly to the wastewater line, manholes should be added to these stubouts.
- xiii. On Sheets 6 and 7 only list the LUEs for what is proposed for the project.
- xiv. Section 22(c)(3)(i) of Subdivision Ordinance 263B requires that the location, size and description of an proposed drainage appurtenances including, storm sewers, detention ponds and other proposed drainage structures to be constructed be shown on the preliminary plat.
- xv. Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, easements and rights-of-way be shown on the preliminary plat.
- xvi. Section 22(c)(3)(vi) of Subdivision Ordinance 263B requires that the lengths of each property line of all lots be shown. There are several lot lines where the lengths are not labeled.
- xvii. On Sheet 10 it is difficult to determine where the boundaries of the drainage areas are located.
- xviii. The Preliminary Plat cannot be approved until a Concept Plan for the proposed development has been approved.

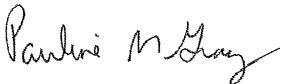
Tree Replacement note:

Per the plans, approximately 975 caliper inches of trees will be required to make up for the removed trees and that works out to about 13.86 caliper inches per acre. Per the City of Manor, the 13 caliper inches per acre would be in addition to the required trees for site development of the lot such as the trees to shade parking areas or the 2 trees per 600 square foot of landscaped area. If each lot was required to have an additional 13 caliper inches per acre, then the developer of those the lots might not have enough room to accommodate the six to seven 2" trees in addition to the required trees and ask for tree waivers or fees-in-lieu. The City suggests increasing the number of trees on parkland lots and Ring Road or paying a fee-in-lieu in order to reduce or eliminate the replacement caliper inches on properties as it's unlikely the City will grant any future tree waivers for those property owners.

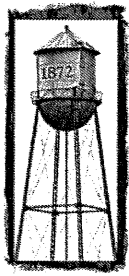
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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

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

Thank you,



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



CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred eighteen (418) single family lots on 112 acres more or less, located at the intersection of Bois D'Arc Road and Tower Road, Manor, TX. Agent: Kimley-Horn

BACKGROUND/SUMMARY:

This is the preliminary plan for the remaining phases of Presidential Heights.

PRESENTATION: ☐ YES ☒ NO

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

Preliminary Plan

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Presidential Heights Phases 3 - 6 Preliminary Plan be denied as submitted.

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

Kimley»»Horn

March 15, 2017

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

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

**Re: *Summary Letter – Presidential Heights Phases 3 Thru 6
Preliminary Plan Application
Northeast Corner of Bois D’Arc Road and Tower Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Presidential Heights is a proposed residential subdivision located north of Highway 290 at the northwest intersection of Bois D’Arc Road and Tower Road in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phases 3, 4, 5, and 6 within the Presidential Heights subdivision. The existing property is approximately 169 acres of mostly undeveloped land. Phases 3 thru 6 encompass approximately 112 acres of this property.

The proposed improvements include 410 residential lots, 3 detention ponds, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

No portion of this site is in the Federal Emergency Management Agency’s 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014. One jurisdictional waterway runs adjacent to the subject property, for this we have approximated the extents of the non-regulated flood plain. Although small portions of Phases 4, 5 and 6 are located within the non-regulated flood plain area, finished lot elevations for these phases will result in a revised flood plain that does conflict with the lots.

Three detention facilities along the existing waterway will be constructed with Phases 3, 4 and 5.

If you have any questions or comments regarding this request, please contact me at 512-350-5703.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



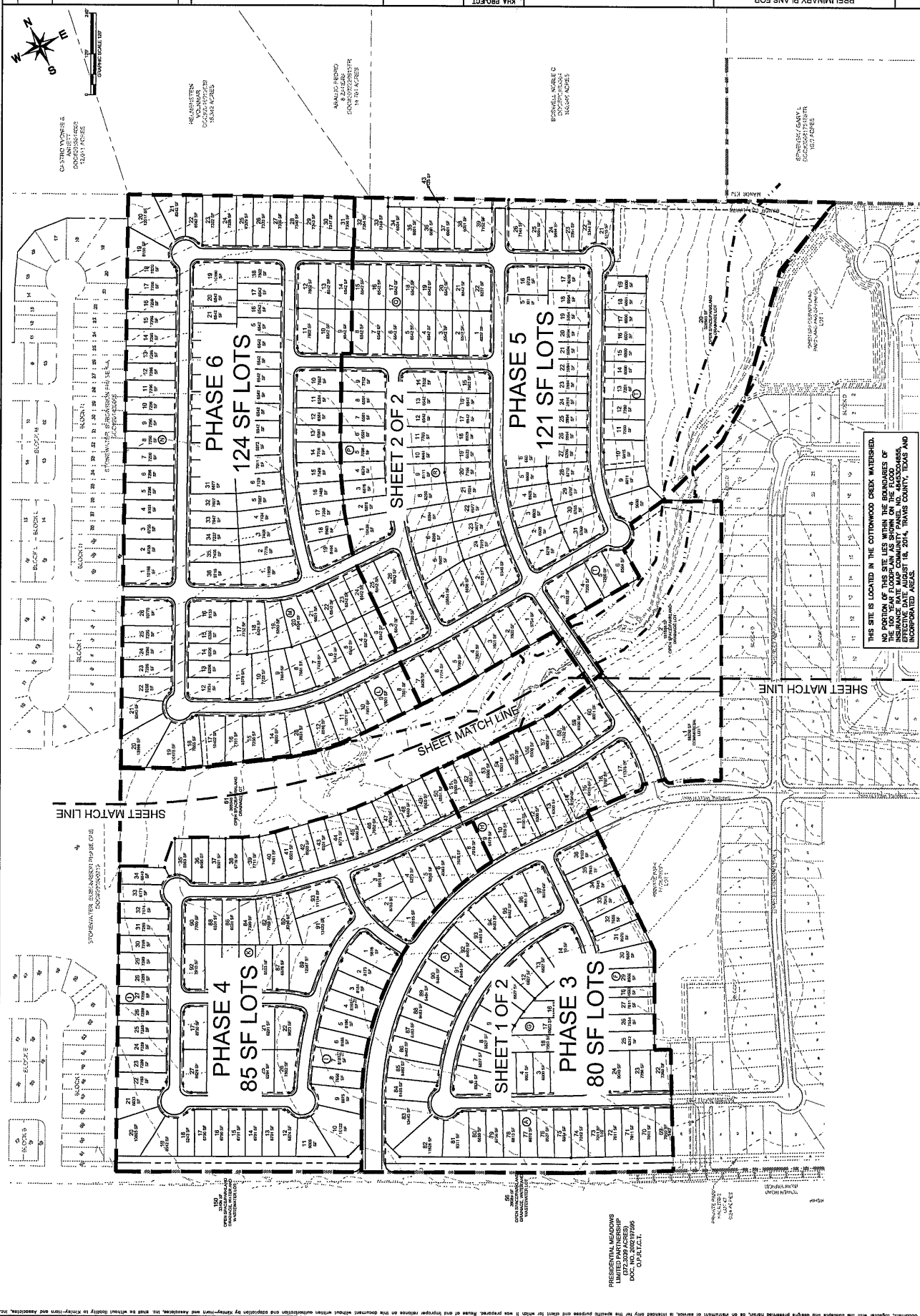
Robert J. Smith, P.E.

OVERALL PLAN

DATE	069241701
MARCH 2017	
SCALE AS SHOWN	
DESIGNED BY: BJB	
DRAWN BY: AEG	
CHECKED BY: RJS	



Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOYVILLE ROAD, AVALON, SUITE 300, AUSTIN, TX 78758
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

[illegible]

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED. NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484530204855. EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND UNINCORPORATED AREAS.

PRESIDENTIAL MEADOWS
LIMITED PARTNERSHIP
(372.3039 ACRES)
DOC. NO. 2002197595

This document, together with the concepts and design presented therein, are unclassified insofar as we know them at present. It is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adoption by Kirtley-Horn and Associates, Inc. shall be without liability to Kirtley-Horn and Associates, Inc.



AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Stonewater Resubdivision Lot 132, Block H, Phase 2, ten (10) single family lots on 1.17 acres more or less, located at Stoneridge Gap Lane and Almodine Road, Manor, TX. Agent: Doucet and Associates

BACKGROUND/SUMMARY:

This is a final plat for a re-subdivision of an open space lot adjacent to the Stonewater amenity center into 10 residential lots.

PRESENTATION: ☐ YES ☒ NO

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

Final Plat

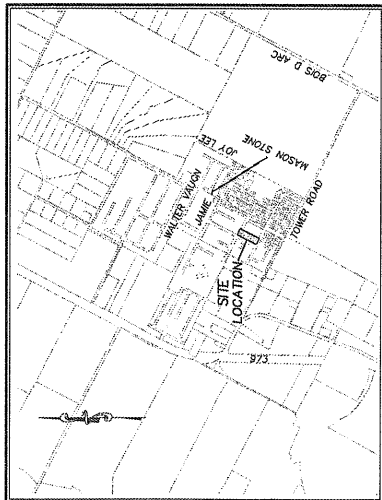
STAFF RECOMMENDATION:

It is City staff's recommendation, that the Stonewater Resubdivision of Lot 132, Block H, Phase 2 Final Plat be denied as submitted.

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

VICINITY MAP

SCALE: 1" = 2000'



RESUBDIVISION OF LOT 132, BLOCK H OF STONEWATER PHASE 2

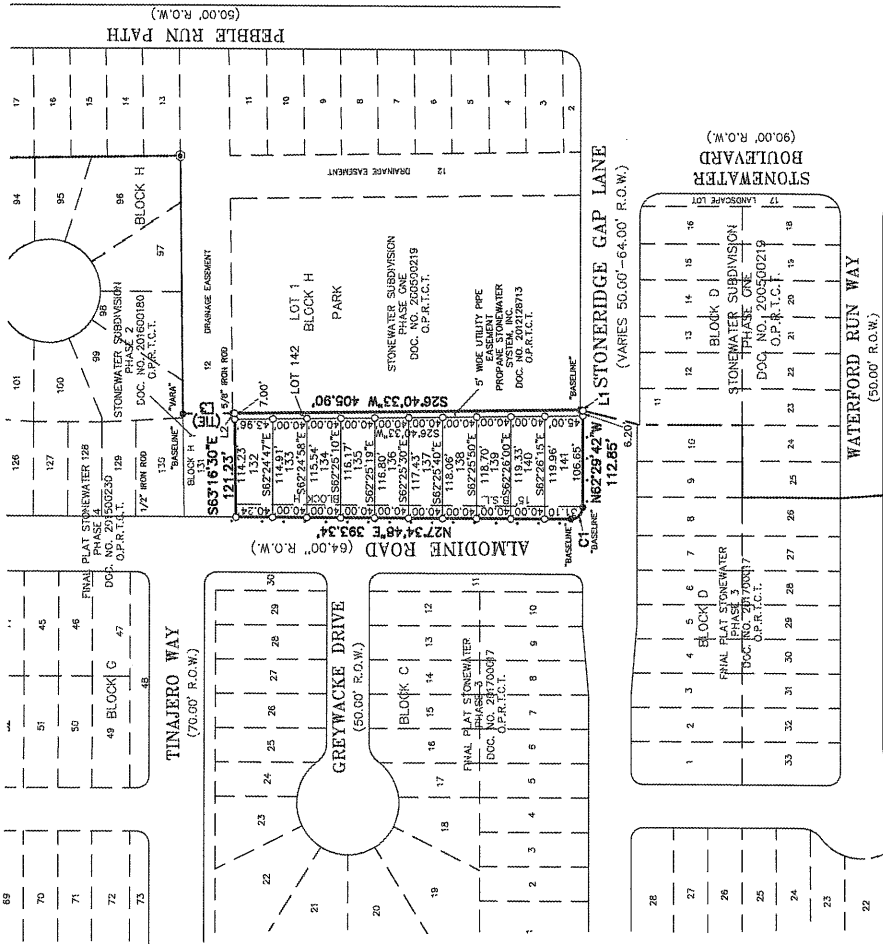
LOT AREA TABLE S.F. = SQUARE FEET

LOT	AREA
LOT 132	4,936 S.F.
LOT 133	4,608 S.F.
LOT 134	4,524 S.F.
LOT 135	4,659 S.F.
LOT 136	4,684 S.F.
LOT 137	4,709 S.F.
LOT 138	4,734 S.F.
LOT 139	4,760 S.F.
LOT 140	4,785 S.F.
LOT 141	5,378 S.F.
LOT 142	2,661 P.U.E.

TOTAL ACRES	1.165
OPEN SPACE LOTS	0
PARK LOTS	0
UTILITY & ACCESS LOTS	1
SINGLE FAMILY LOTS	10
TOTAL LOTS	11

LEGEND

PROPERTY LINE	---
EXISTING EASEMENTS	---
EXISTING R.O.W. LINES	---
1/2" BORN ROD WITH "DOUCET"	○
1/2" BORN ROD WITH CAP FOUND (UNLESS NOTED)	●
NO.	---
DOC. #	---
VOL.	---
PAGE	---
ROW	---
P.R.C.T.	---
Q.P.R.C.T.	---



LINE NO.	BEARING	LENGTH
L1	S41°02'42"W	3.24'
L2	N26°40'33"E	2.59'
L3	N26°40'33"E	58.16'

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.01'	14.00'	90°04'30"	N17°27'27"W	19.81'

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W. Suite 160
 Austin, Texas 78735 Phone: (512)-583-2600
 www.doucetandassociates.com
 TMS Firm Registration Number: 10109800
 Date: 03-29-2017
 Scale: 1"=100'
 Drawn by: DRK
 Reviewer: EAP
 Project: 1208-020
 Sheet: 1 of 2
 Field Book: 420
 Party Chief: AN
 Survey Date: 03/20/2017

OWNERS: CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
 ADDRESS: 10000 JAMIE DRIVE, SUITE 100, AUSTIN, TEXAS 78758
 SURVEY: GREENBURY GATES SURVEY NO. 63
 DATE: MARCH 22, 2017
 SURVEYOR: DOUCET AND ASSOCIATES
 ENGINEER: DOUCET AND ASSOCIATES
 ACREAGE BY LOT TYPE: RESIDENTIAL: 1.100 AC.; UTILITY LOT: 0.065 AC.
 BENCHMARK INFORMATION:
 BM#1 MAGNETIC NAIL SET IN ASPHALT AT THE INTERSECTION OF MASON STONE LANE AND JAMIE DRIVE. ELEVATION: 571.90'
 BM#2 MAGNETIC NAIL SET IN ASPHALT AT THE WESTERN TERMINUS OF JAMIE DRIVE. ELEVATION: 573.48'
 AN ON-SITE PERMANENT BENCHMARK WILL BE ESTABLISHED DURING THE CONSTRUCTION PHASE



**MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
MARCH 8, 2017 · 6:30 P.M.**

COMMISSIONERS

PRESENT:

PLACE 1: JULIE LEONARD

PLACE 2: DEJA HILL

PLACE 6: KEITH MILLER

PLACE 7: BILL MYERS

ABSENT:

PLACE 3: RAUL HERNANDEZ

PLACE 4: CHARLES RUSSELL, JR.

PLACE 5: LIAN STUTSMAN

CITY STAFF PRESENT:

SCOTT DUNLOP, PLANNING COORDINATOR

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Myers announced a quorum and called the meeting to order at 6:35 PM

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 Commission. To address the Commission, 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 COMMISSION DURING PUBLIC COMMENTS.***

PRESENTATION

CONSENT AGENDA

1. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A PRELIMINARY PLAN FOR ARNHAMN SUBDIVISION, EIGHT (8) LOTS ON 20 ACRES MORE OR LESS, LOCATED AT FM 973 N AND ARNHAMN ROAD. AGENT: SOUTHWEST ENGINEERS. OWNER: L4S, LLC.

Consent agenda item 1 moved to regular agenda by Commissioner Leonard. Commissioner Leonard asked where the property was located and the proposed uses. Staff described the location North of the City Limits and in the ETJ and being in the ETJ the City does not regulate land uses but the plat has indicated the use to be single family housing. Motion to deny as submitted by Commissioner Leonard, Seconded by Commissioner Miller. 4 – 0 to deny as submitted.

2. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 7, ONE HUNDRED AND SIXTY SEVEN (167) SINGLE FAMILY LOTS ON 39.76 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE, MANOR, TX. AGENT: PAPE DAWSON. OWNER: LGI HOMES, TEXAS LLC

Motion to approve the denial as submitted agenda item 2 by Commissioner Hill, Seconded by Commissioner Leonard. 4 – 0 to approve denial as submitted.

REGULAR AGENDA

3. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON THE MINUTES FOR THE FEBRUARY 8, 2017 PLANNING & ZONING COMMISSION MEETING.

Motion to approve the February 8th minutes by Commissioner Miller, Seconded by Commissioner Leonard. 4 – 0 to approve.

4. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON FINAL PLAT FOR STONEWATER SECTION 8 REVISED, SEVENTY-THREE (73) SINGLE-FAMILY LOTS ON 13.14 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD, MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS.

Motion to approve by Commissioner Hill, Seconded by Commissioner Miller. 4 – 0 to approve.

5. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A FINAL PLAT FOR SHADOWVIEW COMMERCIAL SECTION 3, THREE (3) COMMERCIAL/PUD LOTS ON 16 ACRES MORE OR LESS, LOCATED AT GREGG MANOR ROAD AND HILL LANE, MANOR, TX. AGENT: KIMLEY-HORN. OWNER: COTTONWOOD HOLDING LTD.

Motion to deny as submitted until right-of-way abandonment contract is signed, construction plans are approved, and fiscal surety is posted by Commissioner Leonard, Seconded by Commissioner Miller. 4 – 0 to deny as submitted.

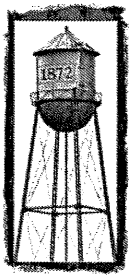
6. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION ON A REZONING APPLICATION FOR 1.6 ACRES OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315 AND CALVIN BARKER SURVEY 38, ABSTRACT 58, TRAVIS COUNTY, LOCATED AT 12920 OLD HWY 20 FROM INTERIM AGRICULTURAL (A) TO LIGHT COMMERCIAL (C-1).

Staff recommended the property be zoned Neighborhood Business as C-1 could be too intense of a commercial use for a residential area. Commissioner Hill asked what different uses are allowed under Neighborhood Business than Light Commercial C-1. Staff explained NB uses are generally smaller format and more require a Condition Use Permit than compared to C-1. Motion to recommend approval by Commissioner Miller, Seconded by Chairperson Myers. 2 – 2 to recommend approval with Commissioner Hill and Commissioner Leonard objecting. Agenda item 6 failed to reach consensus, so no recommendation is forwarded to City Council.

ADJOURNMENT

Motion to adjourn by Commissioner Leonard, Seconded by Commissioner Miller. 4 – 0 to adjourn at 6:52 PM.

Bill Myers, Chairperson



CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a rezoning request for Lot 1, Block 42 Town of Manor, locally known as 101 East Boyce Street from R-1 Single Family to NB Neighborhood Business.

BACKGROUND/SUMMARY:

This house is on the corner of Boyce and Lexington and is across the street from the retail center on Boyce (Metro PCS, Discoteca). A daycare has proposed locating there, which would require a conditional use permit under NB zoning.

PRESENTATION: ☐ YES ☒ NO

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

Request Letter

Zoning map

Notified property owners

NB zoning uses

STAFF RECOMMENDATION:

It is City staff's recommendation, that Lot 1, Block 42, Town of Manor, 101 East Boyce St, be zoned Neighborhood Business.

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

ATX Design Group

1301 S. IH 35, Suite 315
Austin, Texas 78741

Tel. 512 584 0211
Email: rduranjr.atx@gmail.com

February 17, 2017

City of Manor – City Hall
105 E. Eggleston St.
Manor, TX 78653

Re: ***Rezoning Change***
 101 E. Boyce Street
 Manor, Texas 78653

To whom it may concern:

We would like to request a zoning change for the above address. The site is currently zoned residential. The property owner, Mr. Salvador Casiano, would like to change his zoning to NB – neighborhood business. There are commercial zoning businesses across the street. Contact me if you have any questions.














Sincerely,

Ramon Duran Jr.
ATX Design Group



Zoning Case Area:
101 East Boyce St

Zone

- | | |
|---|---|
|  A - Agricultural |  M-1 - Manufactured Housing |
|  C-1 - Light Commercial |  M-2 - Manufactured Housing Park |
|  C-2 - Medium 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 |

Proposed Zoning: **Neighborhood Business (NB)**

Current Zoning: R-1 Single Family



TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN
TX
78750

GAULT WILLIAM C
PO BOX 32
MANOR
TX
78653

YOUNG CLAUDIE G & SAMMIE M
PO BOX 145
MANOR
TX
78653

CASTILLO JOSE SABAS &
PO BOX 1097
MANOR
TX
78653

GAULT WILLIAM C
PO BOX 32
MANOR
TX
78653

UHR PAM
2504 KINNEY RD
AUSTIN
TX
78704

ACOSTA MOSES
106 EGGLESTON ST
MANOR
TX
78653

ALVARADO MIGUEL ANGEL & GLORIA
PO BOX 294
MANOR
TX
78653

CASTILLO FIDENSIO & REBECCA
16508 FM 973 N
MANOR
TX
78653

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN
TX
78750

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN
TX
78750

CARDENAS THOMAS & VIRGINIA Z
PO BOX 243
MANOR
TX
78653

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR
TX
78653

SHERROD TIMOTHY MACK &
2705 TAFT BLVD
WICHITA FALLS
TX
76308

ROOFE DORIS L
103 W EGGLESTON ST
MANOR
TX
78653

RODRIGUEZ RICHARD
12511 US HIGHWAY 290 E
MANOR
TX
78653

VASQUEZ JUAN JR & DIANA E GERL
PO BOX 499
MANOR
TX
78653

MENDEZ JUAN OJEDA
104 E EGGLESTON ST
MANOR
TX
78653

DE LUNA GILBERTO & ELSA
PO BOX 621
MANOR
TX
78653

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN
TX
78750

REYES ALEX
PO BOX 432
MANOR
TX
78653

GOSEY BOBBY & SHELDON D
7005 WILLIAM WALLACE WAY
AUSTIN
TX
78754

RIVERON ORLANDO G SR &
202 E BOYCE ST
MANOR
TX
78653

HASSAN-MOEIN M
PO BOX 140853
AUSTIN
TX
78714

ANDERSONS COFFEE CO INC
1601 W 38TH ST STE 2
AUSTIN
TX
78731

LUTZ JAMES T & ALEXANDRA
14812 FM 973 N
MANOR
TX
78653

PAIZ RAMON E JR
PO BOX 280
MANOR
TX
78653

BRISENO CONSUELO & SANDRA
PO BOX 205
MANOR
TX
78653

GAULT WILLIAM C
PO BOX 32
MANOR
TX
78653

GOSEY BOBBY & SHELDON D
7005 WILLIAM WALLACE WAY
AUSTIN
TX
78754



ANDERSON JAMES T
1213 W 12TH ST
AUSTIN
TX
78703

ANDERSON JAMES T
1213 W 12TH ST
AUSTIN
TX
78703

TRAVIS COUNTY
PO BOX 1748
AUSTIN
TX
78767

GAULT WILLIAM C
PO BOX 32
MANOR
TX
78653

HERNANDEZ GLORIA B & ANDREW
PO BOX 287
MANOR
TX
78653

MORENO JORGE & MARIA
PO BOX 103
MANOR
TX
78653

CITY OF MANOR

MANOR
TX
78653

MIXED USE DISTRICTS

NB

Neighborhood Business

Neighborhood Business allows a mix of commercial uses excluding single-family residential and manufactured home residential. The district allows the sale of goods and products to which value has been added on-site in addition to other neighborhood support services located at or near single-family and multifamily residential development. Multifamily is only allowed in a mixed-use building where retail and/or services are located on the ground floor.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Maximum FAR	0.5
Maximum Building Coverage	45%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	20 ft
with Accessory Buildings	55%	Street Side Yard	10 ft
Landscape Requirement	15%	Side Yard	20 ft*
		Rear Yard	10 ft

* 0 or 10 ft side yard to all C, I, IN

Permitted and Conditional Uses

Residential

Condominium Residential	Transitional Housing (c)
Multifamily Residential	

Civic

Community Events (c)	Public Primary and Secondary Education
Community Recreation (c)	Facilities (c)
Private Primary and Secondary	Postal Facilities
Education Facilities (c)	Religious Assembly
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
Administrative Services (c)	General Retail Sales
Art Gallery	Laundry Services
Art Workshop	Liquor Sales

NB

Neighborhood Business

Commercial

Bed and Breakfast (c)	Medical Offices less than 5000 SF
Cocktail Lounge (c)	Personal Improvement Services
Consumer Convenience Stores	Personal Services
Consumer Repair Services	Pet Services
Counseling Services	Professional Office
Day Care Services (c)	Restaurant - No Drive Through
Financial Services	Service Station (c)
Florist - No Greenhouse	Veterinary Services (c)
Food Preparation Less than 5000 SF	



AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a rezoning application for 17 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of Gregg Manor Rd and Hill Ln, from R-2 Single Family to C-1 Light Commercial.

BACKGROUND/SUMMARY:

As part of the discussions to establish a PID (Public Improvement District) the ratio of residential to commercial was suggested to change to increase the amount of future sales tax. This rezoning changes from R-2 Single Family to C-1 Light Commercial.

PRESENTATION: ☐ YES ☒ NO

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

Request Letter
Notified property owners
Survey
Zoning Map
C-1 Uses

STAFF RECOMMENDATION:

It is City staff's recommendation, that 17 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County be rezoned to C-1 Light Commercial.

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

February 22, 2017

City of Manor
Attn: Scott Dunlop
105 E. Eggleston St.
Manor, Texas 78653

Re: *Las Entradas Rezoning*
Rezoning – Letter of Intent
NW corner of W Parsons St and N Bastrop St & South of Hill Lane
Manor, Texas 78653

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Las Entradas development is located at the northwest corner of W Parson St and N Bastrop St in Manor, Texas, Travis County. The existing property is approximately 208 acres, 106 acres being located north of HWY 290, and 102 acres south of HWY 290. The proposed rezoning is for approximately 17-acres located within the northern property section, and the second area being approximately 14-acres located within the southern property section.

The proposed development intends to provide a mixed used of single family housing, commercial development, as well as parkland. Per City of Manor staff recommendation, the two tracts that are currently zoned R-1, and R-2 would be better suited with a C-1 classification, the proposed rezoning does not impart the purpose of the zoning district, as the current surrounding zoning matches the proposed C-1 zoning classification requested.

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

SAMUDIO FAUSTINO
PO BOX 28
MANOR , TX 78653-0028

ARELLANO ALFONSO
2402 TRAFALGAR DR
AUSTIN , TX 78723-4004

WILSON JOETTA
411 W PARSONS ST
MANOR , TX 78653-4719

SALAZAR JOSE CIPRIANO & UGANDA
GONZALEZ
PO BOX 164
MANOR , TX 78653

MONDRAGON ABEL
2132 DRY TORTUGAS TRL
AUSTIN, TX 78747

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR , TX 78653

DE LEON CARMEN P
PO BOX 81
MANOR , TX 78653-0081

HERNANDEZ JORGE
11605 ERIC CT
AUSTIN, TX 78748

MILLIGAN FINISH
409 W PARSONS ST
MANOR , TX 78653-4719

REYES MARY A & ROBERT H
PO BOX 344
MANOR , TX 78653-0344

MANOR I S D
P O DRAWER L
PO BOX 359
MANOR , TX 78653-0359

TRAVIS COUNTY EMERGENCY SERVICES,
DISTRICT NO 12
PO BOX 846
MANOR , TX 78653-0846

CITY OF MANOR
PO BOX J
MANOR , TX 78653

ROUNTREE RAMONA A
6920 THISTLE HILL WAY
AUSTIN , TX 78754-5803

CRUMLEY GILBERT & ESSIE
PO BOX 170309
AUSTIN , TX 78717-0019

RIOJAS ORALIA GARZA
PO BOX 89
MANOR, TX 78653

CARBAJOL FELIPE H & ISABEL ORTUNO
PO BOX 214
MANOR , TX 78653-0214

RIOJAS SANTIAGO & IRASEMA
PO BOX 885
MANOR , TX 78653-0885

BURNS ELBERT R ETAL
PO BOX 413
MANOR , TX 78653-0413

REYES AMANDO & ROSA M MARURI,
RENE MARURI AVILEZ
11602 MARSHALL ST
MANOR, TX 78653

BALDERRAMA RICK & MARIA ELENA
UNIT C
9200 LOCKWOOD SPRINGS RD
MANOR, TX 78653-5340

SMITH AUDREY B
10304 IVY JADE
SCHERTZ , TX 78154

LIONS CLUB OF MANOR INC
8819 LONE TREE DR
MANOR , TX 78653

HERRERA JUAN CARLOS & MARIA D
PO BOX 912
MANOR , TX 78653-0912

OKORO CHIAMO
PO BOX 964
DEL VALLE, TX 78617

BARRS GREAL & DAISY, LEROY &
IMOGENE YOUNG
421 W PARSONS ST
MANOR, TX 78653

DAVIS HATTIE MAE
PO BOX 229
MANOR , TX 78653-0229

OKORO CHIOMA
PO BOX 964
DEL VALLE, TX 78617

TRUE VINE CHURCH
413 W PARSONS ST
MANOR , TX 78653

MIMS MICHAEL L & BEVERLY R
PO BOX 447
MANOR , TX 78653-0447

BOWEN BRADLEY G & PAULA B
18109 WHITEWATER CV
ROUND ROCK , TX 78681-3594

WHEELER STREET PARTNERSHIP
PO BOX 170309
AUSTIN , TX 78717

GUERRERO JULIO & CYNTHIA
PO BOX 142265
AUSTIN , TX 78714-2265

GARCIA EPIFANIO DELGADO, MARIBEL
DELGADO HUERTA
5503 HIBISCUS
AUSTIN, TX 78724

BUSH KAITANYA L
PO BOX 218
MANOR , TX 78653-0218

NEWSOME FLORENCE ET AL
PO BOX 133
MANOR , TX 78653-0133

EASLEY LENORA
PO BOX 734
MANOR , TX 78653-0734

DEMPSEY BUCHANAN LP
PO BOX 17547
AUSTIN , TX 78760-7547

SAMARIPA MATILDY & SUSIE
PO BOX 196
MANOR , TX 78653-0196

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN , TX 78766-9190

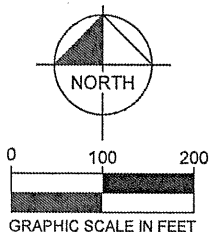
TAYLOR FLOYD ROY ETAL
PO BOX 50
MANOR, TX 78653

ROUTT IRA JR ETAL
PO BOX 184
MANOR , TX 78653-0184

AAA FIRE & SAFETY EQUIPMENT CO INC
6700 GUADALUPE ST
AUSTIN , TX 78752-3536

SEPECO
PO BOX 170309
AUSTIN , TX 78717-0019

LOGGINS RAYDELL
PO BOX 47
MANOR , TX 78653-0047



275.66 AC.
(TRACT 3)
BUTLER FAMILY PARTNERSHIP, LTD.
VOL. 12271, PG. 872
DESCRIBED IN
VOL. 4282 PG. 1082

REMAINDER OF 104.823 ACRES
LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485

N27°26'43"E 923.64'

S62°14'46"E 529.66'

S27°40'04"W
26.21'

$\Delta=42^{\circ}36'02''$
 $R=1242.29'$
 $L=923.66'$
 $CB=S6^{\circ}30'19''W$
 $C=902.54'$

REMAINDER OF 104.823 ACRES
LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485

17.016 ACRES

741,221 SQ. FT.

REMAINDER OF 104.823 ACRES
LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485

P.O.B.

N27°26'43"E
1212.88'

REMAINDER OF 104.823 ACRES
LAS ENTRADAS DEVELOPMENTS
DOC.# 2007002485

N17°53'11"W 546.38'

S74°12'52"W 636.19'

P.O.C.
CONCRETE
MONUMENT

U.S. 290 EAST
(VARIABLE ROW)

LEGEND

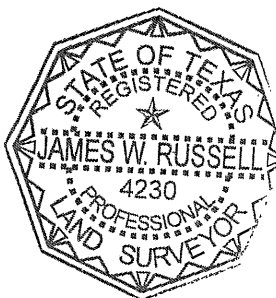
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

NOTES:

1. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and 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.
2. Bearing system based on the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983.

James W. Russell
2/2/17

JAMES W. RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4230
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
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jim.russell@kimley-horn.com



Kimley»Horn

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

FIRM # 10193973

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

Scale

1" = 200'

Drawn by

RAA

Checked by

JWR

Date

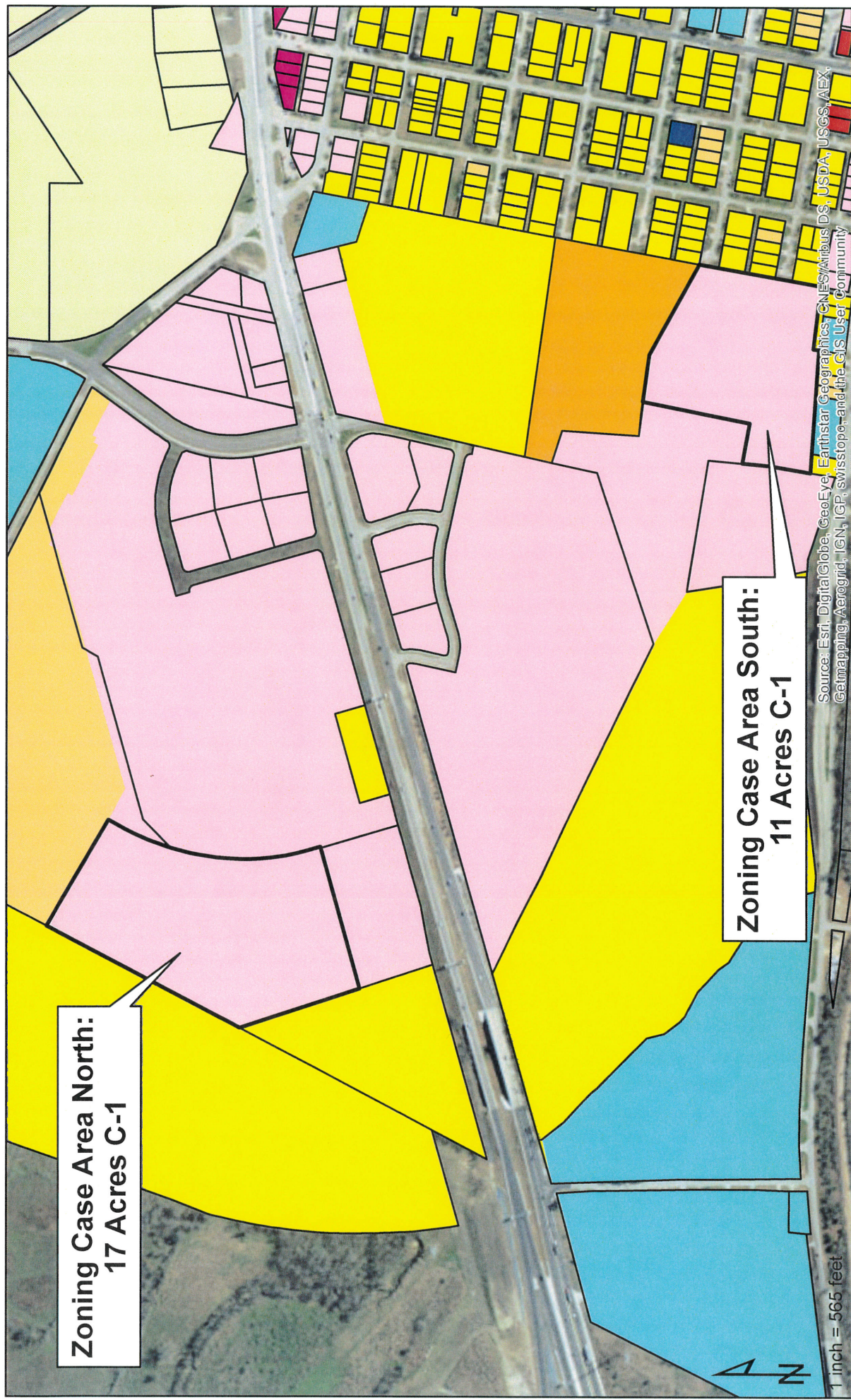
2/1/2017

Project No.

069241704

Sheet No.

1 OF 1



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

Zone

- | | |
|--|---|
| ■ A - Agricultural | ■ M-1 - Manufactured Housing |
| ■ C-1 - Light Commercial | ■ M-2 - Manufactured Housing Park |
| ■ C-2 - Medium 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-3 - Multi Family |
| | ■ R-4 - Multi Family Special |

Proposed Zoning:
Light Commercial (C-1)
Current Zoning: R-1 Single Family (South)
R-2 Single Family (North)

COMMERCIAL DISTRICTS

C-1

Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	70%	Street Side Yard	15 ft
Landscape Requirement	15%	Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Congregate Living	Retirement Housing
Convalescent Services	Transitional Housing
Group Residential	

Civic

College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary	Transportation Terminal
Education Facilities	All Other Civic Uses
Public Primary and Secondary	
Education Facilities	

C-1

Light Commercial

Commercial

Administrative Offices	Funeral
Administrative Services	Game Rooms (c)
Art Gallery	General Retail Sales
Art Workshop	Hotel and Motel
Bed and Breakfast	Indoor Entertainment
Business and Trade Schools	Indoor Sports and Recreation
Club or Lodge	Laundry Services
Cocktail Lounge	Liquor Sales
Commercial Off-Street Parking	Medical Offices
Communication Services	Monument Retail Sales
Consumer Convenience Stores	Off-Site Accessory Parking
Consumer Repair Services	Personal Improvement Services
Counseling Services	Personal Services
Day Care Services	Pet Services
Financial Services	Printing and Publishing
Florist - no greenhouse	Professional Office
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station
	Theater



AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

10. Consideration, discussion and possible action on a rezoning application for 11 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of W. Parsons St. and N. Bastrop St, from R-1 Single Family to C-1 Light Commercial.

BACKGROUND/SUMMARY:

As part of the discussions to establish a PID (Public Improvement District) the ratio of residential to commercial was suggested to change to increase the amount of future sales tax. This rezoning changes from R-1 Single Family to C-1 Light Commercial.

PRESENTATION: ☐ YES ☒ NO

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

Request Letter
Notified property owners
Survey
Zoning Map
C-1 Uses

STAFF RECOMMENDATION:

It is City staff's recommendation, that 11 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County be rezoned to C-1 Light Commercial.

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

February 22, 2017

City of Manor
Attn: Scott Dunlop
105 E. Eggleston St.
Manor, Texas 78653

**Re: *Las Entradas Rezoning
Rezoning – Letter of Intent
NW corner of W Parsons St and N Bastrop St & South of Hill Lane
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Las Entradas development is located at the northwest corner of W Parson St and N Bastrop St in Manor, Texas, Travis County. The existing property is approximately 208 acres, 106 acres being located north of HWY 290, and 102 acres south of HWY 290. The proposed rezoning is for approximately 17-acres located within the northern property section, and the second area being approximately 14-acres located within the southern property section.

The proposed development intends to provide a mixed used of single family housing, commercial development, as well as parkland. Per City of Manor staff recommendation, the two tracts that are currently zoned R-1, and R-2 would be better suited with a C-1 classification, the proposed rezoning does not impart the purpose of the zoning district, as the current surrounding zoning matches the proposed C-1 zoning classification requested.

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

SAMUDIO FAUSTINO
PO BOX 28
MANOR , TX 78653-0028

ARELLANO ALFONSO
2402 TRAFALGAR DR
AUSTIN , TX 78723-4004

WILSON JOETTA
411 W PARSONS ST
MANOR , TX 78653-4719

SALAZAR JOSE CIPRIANO & UGANDA
GONZALEZ
PO BOX 164
MANOR , TX 78653

MONDRAGON ABEL
2132 DRY TORTUGAS TRL
AUSTIN, TX 78747

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR , TX 78653

DE LEON CARMEN P
PO BOX 81
MANOR , TX 78653-0081

HERNANDEZ JORGE
11605 ERIC CT
AUSTIN, TX 78748

MILLIGAN FINISH
409 W PARSONS ST
MANOR , TX 78653-4719

REYES MARY A & ROBERT H
PO BOX 344
MANOR , TX 78653-0344

MANOR I S D
P O DRAWER L
PO BOX 359
MANOR , TX 78653-0359

TRAVIS COUNTY EMERGENCY SERVICES,
DISTRICT NO 12
PO BOX 846
MANOR , TX 78653-0846

CITY OF MANOR
PO BOX J
MANOR , TX 78653

ROUNTREE RAMONA A
6920 THISTLE HILL WAY
AUSTIN , TX 78754-5803

CRUMLEY GILBERT & ESSIE
PO BOX 170309
AUSTIN , TX 78717-0019

RIOJAS ORALIA GARZA
PO BOX 89
MANOR, TX 78653

CARBAJOL FELIPE H & ISABEL ORTUNO
PO BOX 214
MANOR , TX 78653-0214

RIOJAS SANTIAGO & IRASEMA
PO BOX 885
MANOR , TX 78653-0885

BURNS ELBERT R ETAL
PO BOX 413
MANOR , TX 78653-0413

REYES AMANDO & ROSA M MARURI,
RENE MARURI AVILEZ
11602 MARSHALL ST
MANOR, TX 78653

BALDERRAMA RICK & MARIA ELENA
UNIT C
9200 LOCKWOOD SPRINGS RD
MANOR, TX 78653-5340

SMITH AUDREY B
10304 IVY JADE
SCHERTZ , TX 78154

LIONS CLUB OF MANOR INC
8819 LONE TREE DR
MANOR , TX 78653

HERRERA JUAN CARLOS & MARIA D
PO BOX 912
MANOR , TX 78653-0912

OKORO CHIAMO
PO BOX 964
DEL VALLE, TX 78617

BARRS GREAL & DAISY, LEROY &
IMOGENE YOUNG
421 W PARSONS ST
MANOR, TX 78653

DAVIS HATTIE MAE
PO BOX 229
MANOR , TX 78653-0229

OKORO CHIOMA
PO BOX 964
DEL VALLE, TX 78617

TRUE VINE CHURCH
413 W PARSONS ST
MANOR , TX 78653

MIMS MICHAEL L & BEVERLY R
PO BOX 447
MANOR , TX 78653-0447

BOWEN BRADLEY G & PAULA B
18109 WHITEWATER CV
ROUND ROCK , TX 78681-3594

WHEELER STREET PARTNERSHIP
PO BOX 170309
AUSTIN , TX 78717

GUERRERO JULIO & CYNTHIA
PO BOX 142265
AUSTIN , TX 78714-2265

GARCIA EPIFANIO DELGADO, MARIBEL
DELGADO HUERTA
5503 HIBISCUS
AUSTIN, TX 78724

BUSH KAITANYA L
PO BOX 218
MANOR , TX 78653-0218

NEWSOME FLORENCE ET AL
PO BOX 133
MANOR , TX 78653-0133

EASLEY LENORA
PO BOX 734
MANOR , TX 78653-0734

DEMPSEY BUCHANAN LP
PO BOX 17547
AUSTIN , TX 78760-7547

SAMARIPA MATILDY & SUSIE
PO BOX 196
MANOR , TX 78653-0196

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN , TX 78766-9190

TAYLOR FLOYD ROY ETAL
PO BOX 50
MANOR, TX 78653

ROUTT IRA JR ETAL
PO BOX 184
MANOR , TX 78653-0184

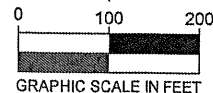
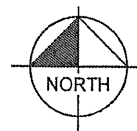
AAA FIRE & SAFETY EQUIPMENT CO INC
6700 GUADALUPE ST
AUSTIN , TX 78752-3536

SEPECO
PO BOX 170309
AUSTIN , TX 78717-0019

LOGGINS RAYDELL
PO BOX 47
MANOR , TX 78653-0047

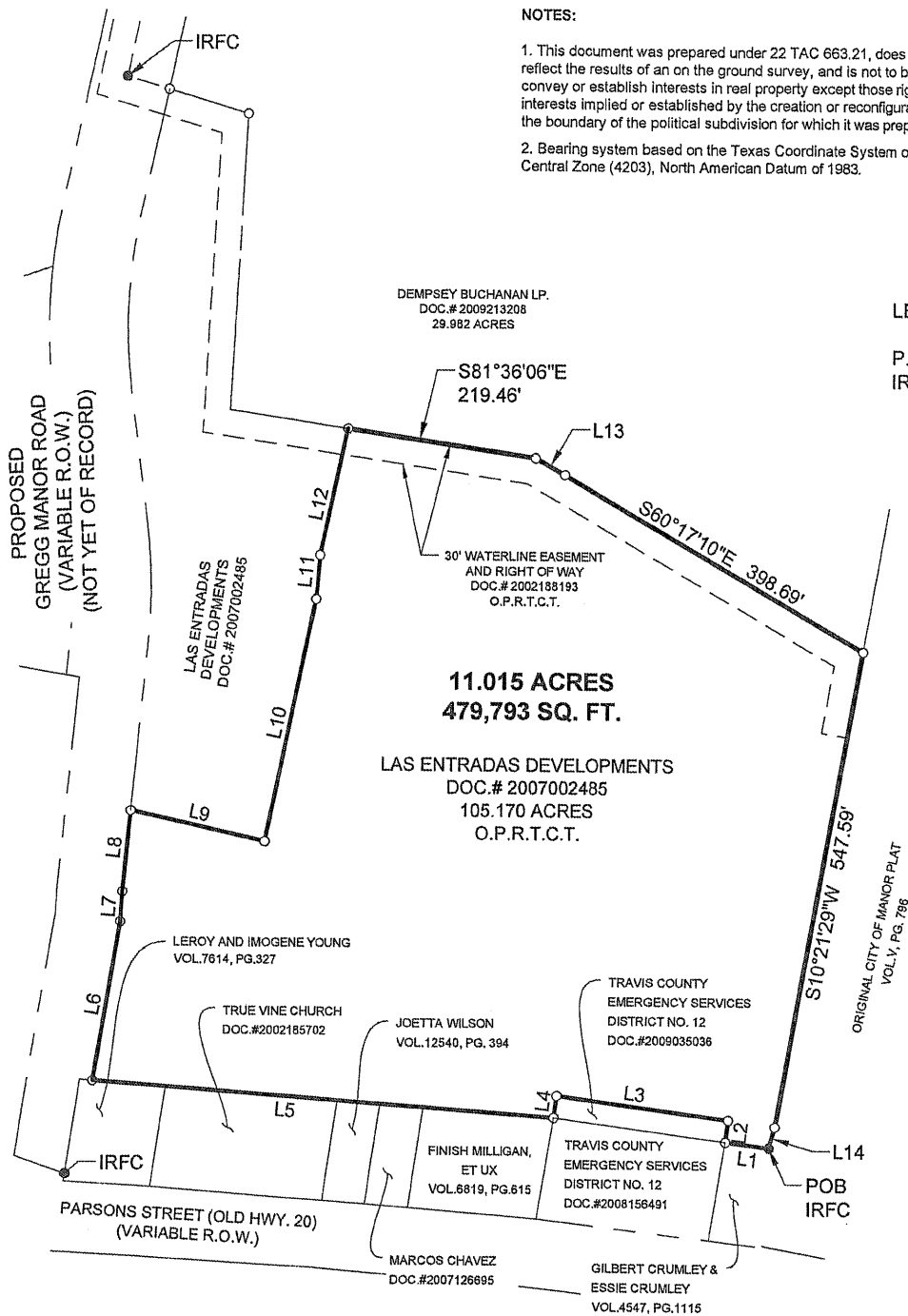
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2. Bearing system based on the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983.



LEGEND

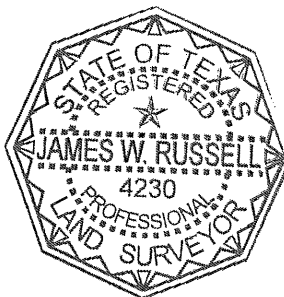
P.O.B. = POINT OF BEGINNING
IRFC = 1/2" IRON ROD W/CAP FOUND



LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°57'15"W	50.78'
L2	N07°25'44"E	25.00'
L3	N82°34'16"W	199.56'
L4	S07°25'44"W	25.00'
L5	N85°52'15"W	534.51'
L6	N09°37'11"E	182.73'
L7	N03°33'06"E	34.02'
L8	N05°30'59"E	92.26'
L9	S77°39'57"E	158.59'
L10	N11°50'46"E	280.96'
L11	N04°44'47"E	50.17'
L12	N12°18'06"E	146.45'
L13	S61°11'08"E	38.59'
L14	S15°58'28"W	24.67'

James W. Russell
4/4/17

JAMES W. RUSSELL
REGISTERED PROFESSIONAL
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Scale
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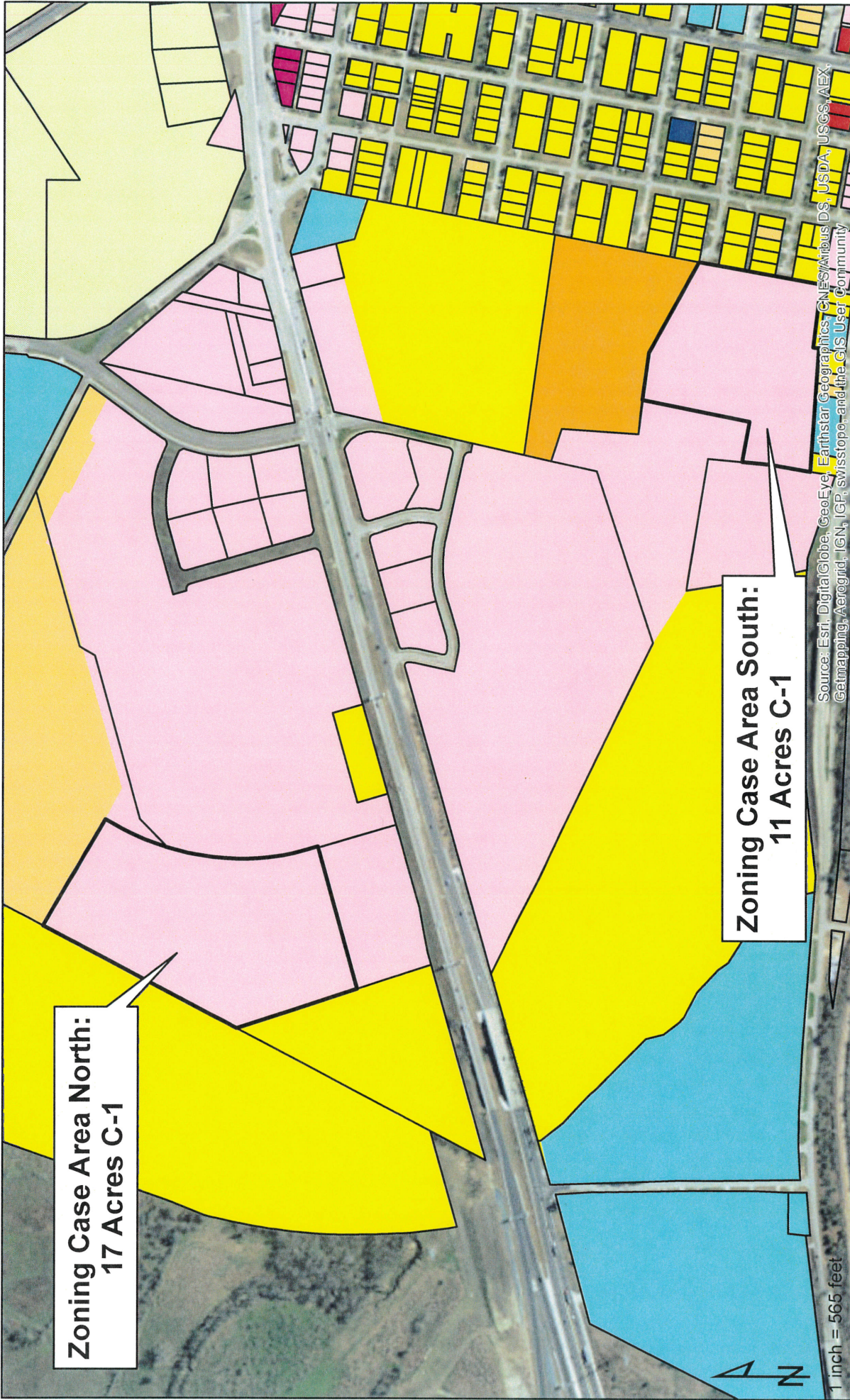
Drawn by
RAA

Checked by
JWR

Date
2/1/2017

Project No.
069241704

Sheet No.
1 OF 1



Zone

■	A - Agricultural	■	M-1 - Manufactured Housing
■	C-1 - Light Commercial	■	M-2 - Manufactured Housing Park
■	C-2 - Medium 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-3 - Multi Family
		■	R-4 - Multi Family Special

Proposed Zoning:
Light Commercial (C-1)

*Current Zoning: R-1 Single Family (South)
R-2 Single Family (North)*

COMMERCIAL DISTRICTS

C-1

Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	70%	Street Side Yard	15 ft
Landscape Requirement	15%	Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Congregate Living	Retirement Housing
Convalescent Services	Transitional Housing
Group Residential	

Civic

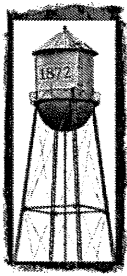
College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary	Transportation Terminal
Education Facilities	All Other Civic Uses
Public Primary and Secondary	
Education Facilities	

C-1

Light Commercial

Commercial

Administrative Offices	Funeral
Administrative Services	Game Rooms (c)
Art Gallery	General Retail Sales
Art Workshop	Hotel and Motel
Bed and Breakfast	Indoor Entertainment
Business and Trade Schools	Indoor Sports and Recreation
Club or Lodge	Laundry Services
Cocktail Lounge	Liquor Sales
Commercial Off-Street Parking	Medical Offices
Communication Services	Monument Retail Sales
Consumer Convenience Stores	Off-Site Accessory Parking
Consumer Repair Services	Personal Improvement Services
Counseling Services	Personal Services
Day Care Services	Pet Services
Financial Services	Printing and Publishing
Florist - no greenhouse	Professional Office
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station
	Theater



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 11

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a rezoning request for 1.6 acres out of the Greenbury Gates Survey Number 63, Abstract 315 and Calvin Barker Survey 38, Abstract 58, Travis County, located at 12920 Old Hwy 20 from Interim Agricultural (A) to Light Commercial (C-1).

BACKGROUND/SUMMARY:

At the last P&Z meeting, this item received a 2-2 vote so no recommendation was forwarded to City Council on March 15th. At that City Council meeting, they voted to send the item back to the Planning Commission for a revote so a recommendation can be forwarded to them at their April 19th and May 3rd meetings.

The applicant has request C-1 zoning. C-1 may be too intense a use for this area. Staff recommends Neighborhood Business. There is a lot nearby in Carriage Hills zoned Neighborhood Business and the uses are more suited to a residential area.

PRESENTATION: ☐ YES ☒ NO

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

Zoning justification letter

Zoning map

Notified owners

C-1 Uses

NB Uses

STAFF RECOMMENDATION:

It is City staff's recommendation, that 1.6 acres out of the Greenbury Gates Survey Number 63, Abstract 315 and Calvin Barker Survey 38, Abstract 58, Travis County, located at 12920 Old Hwy 20, be rezoned Neighborhood Business.

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



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:

Currently unzoned because in the EJTB of Manor and would like to develop this property as commercial sites

HARDSHIP:

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

The site currently at default zoning from the annexation into the City of Manor and will require the appropriate zoning for the proposed use.

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

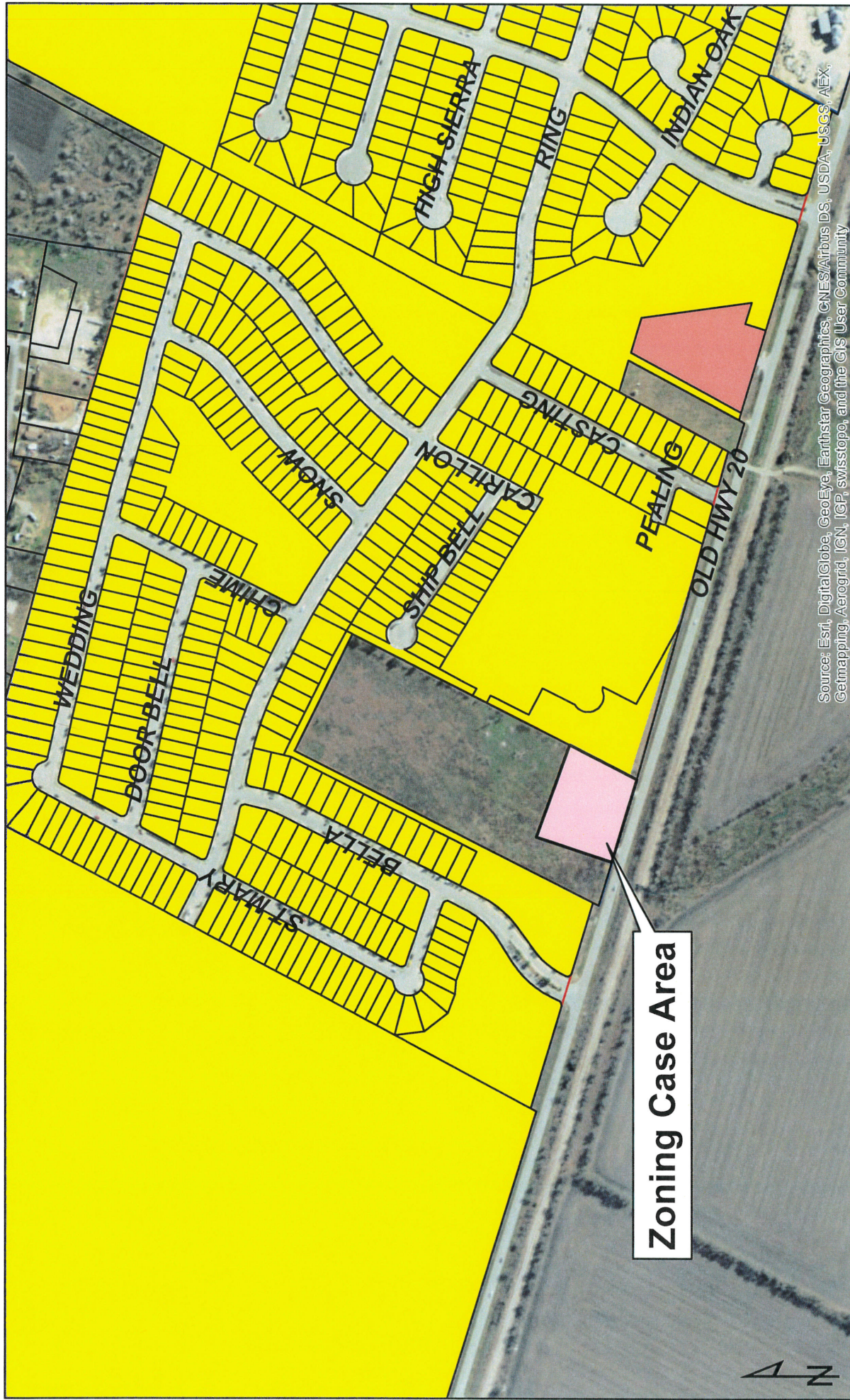
Zoning surrounding the site is within the City of Manor and is currently residential only. Client intends to transition from retail to multi-family to effectively blend in with the surrounding residential properties.

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:

Developer intends to transition type of development accommodate residential development surrounding this site.

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.



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

Zone

- | | |
|---|---|
| A - Agricultural | M-1 - Manufactured Housing |
| C-1 - Light Commercial | M-2 - Manufactured Housing Park |
| C-2 - Medium 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 |

Proposed Zoning:
Light Commercial (C-1)
*Current Zoning: Annexation pending,
 no current zoning*

City of Manor
PO Box 387
Manor, TX 78653

Suzanna Del Rio
12633 Bella Pkwy
Manor, TX 78653

Neal & Jetina Bingham
700 FM 1331
Taylor, TX 76574

Justice Evangula R
12705 Bella Pkwy
Manor, TX 78653

Bell Farms Master Community Inc
PS Property Management
PO Box 7079
Round Rock, TX 78683

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Brittany McMillan
12905 Tinker St
Manor, TX 78653

Jesus Ruiz Sosa
12909 Tinker St
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Rodrigo A Sanchez
12917 Tinker St
Manor, TX 78653

Brandy Wright
12921 Tinker St
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Demetrios Santikos
12904 Pealing Way
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Rudy Cortez
12916 Pealing Way
Manor, TX 78653

Gabriel Jimenez
12909 Pealing Way
Manor, TX 78653

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Pacesetter Homes LLC
14400 The Lakes BV Bdg C STE 200
Pflugerville, TX 78660

Greenview Development
501 Vale St
Austin, TX 78746

COMMERCIAL DISTRICTS

C-1 Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	70%	Front Yard	25 ft
Landscape Requirement	15%	Street Side Yard	15 ft
		Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Congregate Living	Retirement Housing
Convalescent Services	Transitional Housing
Group Residential	

Civic

College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary Education Facilities	Transportation Terminal
Public Primary and Secondary Education Facilities	All Other Civic Uses

C-1

Light Commercial

Commercial

Administrative Offices	Funeral
Administrative Services	Game Rooms (c)
Art Gallery	General Retail Sales
Art Workshop	Hotel and Motel
Bed and Breakfast	Indoor Entertainment
Business and Trade Schools	Indoor Sports and Recreation
Club or Lodge	Laundry Services
Cocktail Lounge	Liquor Sales
Commercial Off-Street Parking	Medical Offices
Communication Services	Monument Retail Sales
Consumer Convenience Stores	Off-Site Accessory Parking
Consumer Repair Services	Personal Improvement Services
Counseling Services	Personal Services
Day Care Services	Pet Services
Financial Services	Printing and Publishing
Florist - no greenhouse	Professional Office
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station
	Theater

MIXED USE DISTRICTS

NB

Neighborhood Business

Neighborhood Business allows a mix of commercial uses excluding single-family residential and manufactured home residential. The district allows the sale of goods and products to which value has been added on-site in addition to other neighborhood support services located at or near single-family and multifamily residential development. Multifamily is only allowed in a mixed-use building where retail and/or services are located on the ground floor.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Maximum FAR	0.5
Maximum Building Coverage	45%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	20 ft
with Accessory Buildings	55%	Street Side Yard	10 ft
Landscape Requirement	15%	Side Yard	20 ft*
		Rear Yard	10 ft

* 0 or 10 ft side yard to all C, I, IN

Permitted and Conditional Uses

Residential

Condominium Residential	Transitional Housing (c)
Multifamily Residential	

Civic

Community Events (c)	Public Primary and Secondary Education
Community Recreation (c)	Facilities (c)
Private Primary and Secondary	Postal Facilities
Education Facilities (c)	Religious Assembly
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
Administrative Services (c)	General Retail Sales
Art Gallery	Laundry Services
Art Workshop	Liquor Sales

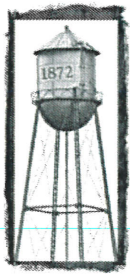
NB

Neighborhood Business

Commercial

Bed and Breakfast (c)
Cocktail Lounge (c)
Consumer Convenience Stores
Consumer Repair Services
Counseling Services
Day Care Services (c)
Financial Services
Florist - No Greenhouse
Food Preparation Less than 5000 SF

Medical Offices less than 5000 SF
Personal Improvement Services
Personal Services
Pet Services
Professional Office
Restaurant - No Drive Through
Service Station (c)
Veterinary Services (c)



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 12

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Preliminary Plan for Lagos master planned community Phase 1, one hundred eighteen (118) Single Family lots and two (2) Multi-Family lots on 49 acres more or less at FM 973 and Murchison St.

BACKGROUND/SUMMARY:

This is the first phase for the new Lagos Subdivision across from Wildhorse Creek and adjacent to the under construction Lagos Elementary school on 973. This phase includes the 14 acre park and lake.

PRESENTATION: ☐ YES ☒ NO

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

Preliminary Plan
Summary Letter
Engineer Comments
Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Preliminary Plan for Lagos Phase 1 be approved.

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

PHASE 1

CITY OF MANOR, TRAVIS COUNTY, TEXAS

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



FEBRUARY 2017

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAN (SHEET 1 OF 2)
3	PRELIMINARY PLAN (SHEET 2 OF 2)
4	UTILITY PLAN
5	OVERALL EXISTING DRAINAGE LAYOUT
6	OVERALL PROPOSED DRAINAGE LAYOUT
7	PROPOSED DRAINAGE LAYOUT
8	PROPOSED DRAINAGE CALCULATIONS

49.21 TOTAL ACRES OUT OF THE 706 INVESTMENT PARTNERSHIP TRACT.
DOCUMENT # 2005114143. BARKER SURVEY. ABSTRACT 58

HONORABLE NITA G. JONES
MAYOR OF THE CITY OF MANOR, TEXAS

BY: WILLIAM MEYERS, CHAIRPERSON

COVER SHEET

KHA PROJECT	069241722	DATE	FEBRUARY 2017	SCALE: AS SHOWN	DESIGNED BY: BJB	DRAWN BY: BJB	CHECKED BY: JJK
-------------	-----------	------	---------------	-----------------	------------------	---------------	-----------------



«Kimley» Horn

LAGOS
PHASE 1
CITY OF MANOR
TRAVIS COUNTY, TEXAS

ET NUMBER
1

PRELIMINARY PLANS

KHA PROJECT NO. 069241722

AGOS - PHASE 1

[illegible]

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
10014 JULYANNE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78758
PHONE: 812-418-1771 FAX: 812-418-1781
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM E-928

[illegible]

LAGOS PARKLAND		PHASE 1 TOTAL (49.21 ACRES)
PHASE		2.46
PARKLAND - PROPOSED OUTSIDE FLOODPLAIN WITHIN FLOODPLAIN	REQUIRED (5% OF TOTAL AREA)	14.12 0
EXCESS AVAILABLE FOR CREDIT TO FUTURE PHASES		11.66

BUILDING SETBACK DETAIL BY LOT TYPE
SCALE: 1"=60'

20' SB	22.5' SB	25' SB	27.5' SB	VARIABLE
10' A	10' B	10' C	10' D	10' SB
10' SB	10' SB	10' SB	10' SB	10' SB

LOT TYPE SUMMARY TABLE						
PHASE 1						
TYPE	A	B	C	D	TOTAL	
TOTAL LOTS	47	24	23	24	118	
PERCENT (%)	40%	20%	20%	20%	100%	

LOT PRODUCT WIDTH TABLE PHASE 1			
MINIMUM LOT WIDTH	60 FT	50 FT	TOTAL
TOTAL	7	111	118
PERCENTAGE (%)	6%	94%	100%

AGOS - PHASE 1 GENERAL INFORMATION:

TOTAL ACREAGE.....	48.21 ACRES
NEAR FOOT OF 50' ROW.....	4.305'
NEAR FOOT OF 70' ROW.....	1.250'
ACREAGE OF ROW.....	7.28 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	118
ACREAGE OF SINGLE FAMILY LOTS.....	18.15 ACRES
NUMBER OF VILLAGE CLUSTER LOTS.....	2
ACREAGE OF VILLAGE CLUSTER LOTS.....	9.36 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	14.42 ACRES
TOTAL NUMBER OF LOTS.....	123

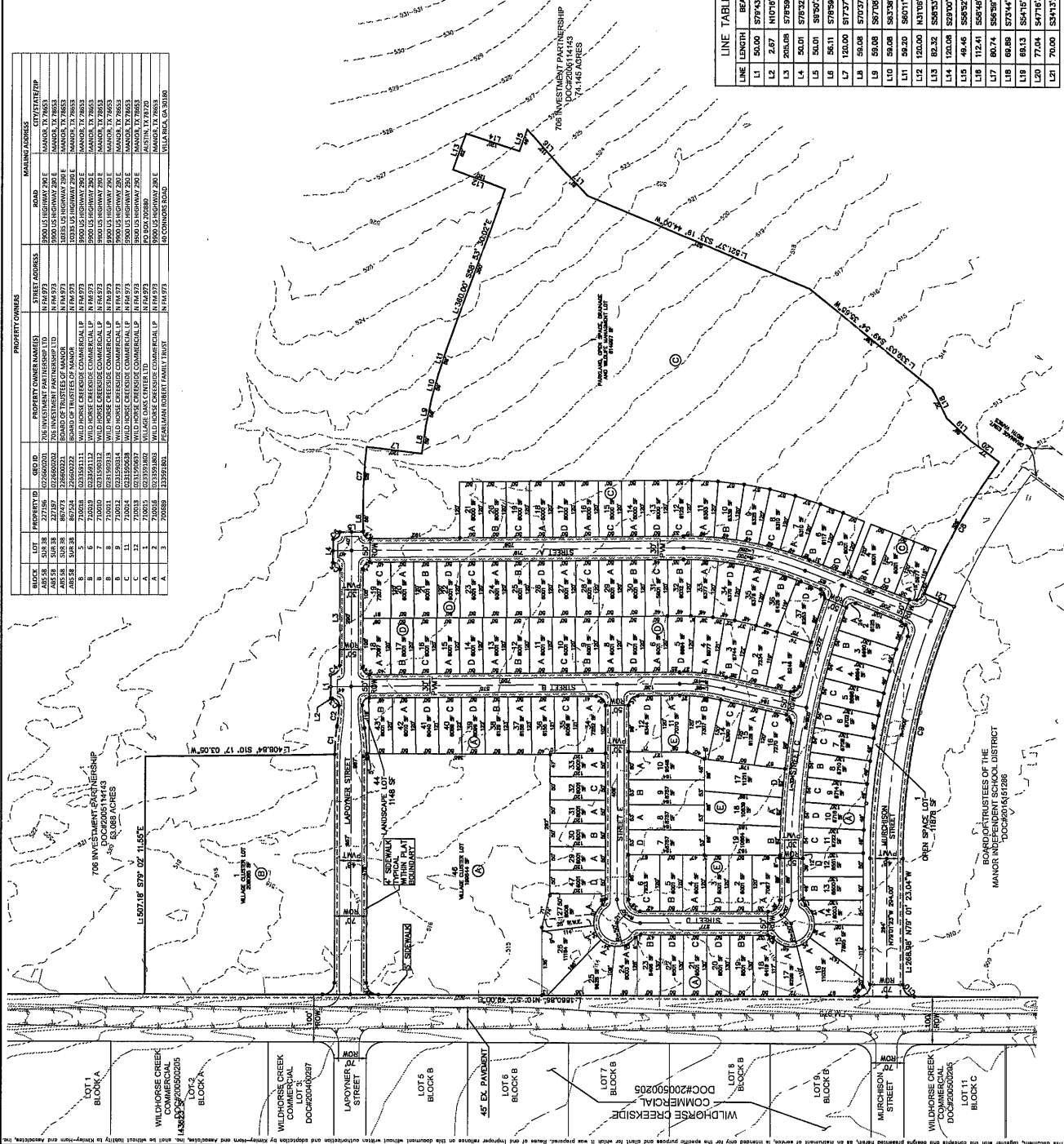
NOTE:

1. SEE SHEET 2 FOR PUD NOTES.
2. THERE ARE NO TREES LOCATED WITHIN THE LIMITS OF THE PRELIMINARY PLAN.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.
NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF
THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 48453D04854
EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND
INCORPORATED AREAS.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	380.07'	59.15'	S74°56'24"E	65.46'
C2	400.07'	45.59'	S73°10'57"E	48.45'
C3	15.00'	24.42'	N65°35'04"E	21.21'
C4	20.00'	31.46'	S34°21'07"E	28.28'
C5	10.00'	23.75'	N50°36'53"E	21.21'
C6	15.00'	23.68'	S73°40'17"E	12.81'
C7	180.07'	129.68'	S75°40'41"E	128.12'
C8	1435.07'	326.05'	N49°16'10"E	325.32'
C9	1365.00'	55.84'	N67°23'57"E	350.50'
C10	20.00'	38.28'	S55°35'13"E	20.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	57°19'32.045°E
L2	2.67	N01°16'52.495°E
L3	20.00	57°18'59.125°E
L4	50.00	57°18'32.154°E
L5	50.00	57°18'39.380°E
L6	56.11	57°18'52.125°E
L7	120.00	57°17'37.904°E
L8	99.08	57°17'22.141°E
L9	59.08	58°17'02.767°E
L10	59.08	58°17'39.384°E
L11	59.20	58°01'14.372°E
L12	120.00	58°13'05.949°E
L13	82.32	58°18'53.002°E
L14	120.00	58°19'02.397°E
L15	46.46	58°18'52.104°E
L16	112.41	58°58'46.021°E
L17	80.78	58°56'00.253°E
L18	68.84	57°34'54.677°E
L19	88.13	56°14'05.064°E
L20	71.04	56°17'38.587°E
L21	72.00	56°14'32.684°E



January 4, 2017

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

**Re: Summary Letter – Lagos Phase 1
Preliminary Plan Application
Southeast Corner of FM 973 and Blake Manor Road
Manor, Texas 78653**

To Whom It May Concern:

The proposed Lagos Phase 1 development is located near the southeast corner of FM 973 and Blake Manor Road in Manor, Texas. The proposed preliminary plat is approximately 49 acres. The site is currently undeveloped.

The proposed development includes the construction of approximately 118 single-family residential units, 9.3 acres of village clusters with a density of approximately 10 units/acre, approximately 5,800 linear feet of roadway, sidewalks, landscaping, stormwater management infrastructure, water, and wastewater improvements. Water and wastewater service for the development will be provided by existing adjacent City of Manor water and wastewater lines. This property is a part of the Lagos PUD established on June 15, 2016 under ordinance number 441. As such, this development is bound to the development standards outlined in the PUD and the City of Manor code at the time of its implementation.

This project is located within the Gilleland Creek Watershed, classified as a Suburban Watershed within the City of Austin Desired Development Zone. No portion of the site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map #48453C0485J, Travis County, Texas and incorporated areas, dated August 18, 2014.

A detention facility is proposed on the eastern portion of the site to detain the stormwater runoff from the proposed development. The proposed detention pond on site is sized to capture and detain the proposed impervious cover for all phases of the Lagos PUD. Runoff will be released from the pond so that the peak flow at the point of analysis "A" to an existing tributary of Gilleland Creek does not exceed existing conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

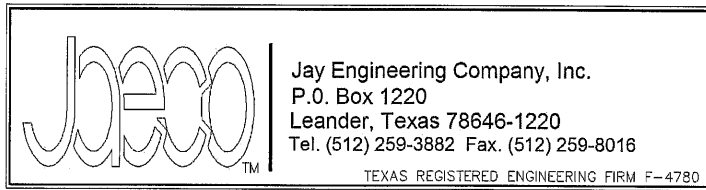
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate



Date: Monday, January 23, 2017

Kevin Burks

10814 Jollyville Road, Bldg 4, Ste. 300
Austin TX 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1025
Job Address: , Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Lagos Ph 1 Preliminary Plan (*Preliminary Plan*) submitted by and received on February 06, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

The signature block for Planning and Zoning should be revised to the new chairperson, William Myers.

The Lot Width Table on Sheet 3 of the Preliminary Plan should be updated. It only lists lot widths of 50' and 60', but there are lots that are smaller in width.

The topography shown on Sheet 3 is too light to read.

The dimensions for the existing boundary streets are not shown on the Plat as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records must be shown on the Plat.

Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and right of way descriptions be shown for all proposed streets. The proposed right of way width should be clearly labeled and pavement width should be included in the plan.

On Sheet 5, elevations should be labeled on the contours.

Lot 1, Block A should be renamed as a landscape lot not an open space lot.

The lengths of proposed blocks should be verified to make sure that blocks are not longer than permissible under Section 45(a)(2) of Subdivision Ordinance 263B. Blocks C and D appear to exceed 1,300 feet in length. Residential blocks shall not exceed 1,300 feet in length. The block, and associated lot numbers must be split into two separate blocks if the allowable length is exceeded.

Lots 34-43 along Street B are not labeled with a Block.

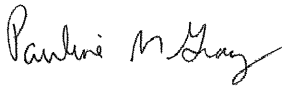
Note that Village Cluster Lots will be considered privately owned (like commercial lots), therefore, the water for the lots will need to be metered and a backflow preventer will be required for those lots.

The drainage plan sheets and report do not contain calculation for pond sizing as required in Section 22(c)(4)(i) of Subdivision Ordinance 263B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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

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

Thank you,

A handwritten signature in black ink, appearing to read "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



February 3, 2017

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

RE: *Lagos Ph 1 Preliminary Plan*
Permit Number 2017-P-1025

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 the Jay Engineering Company, Inc. on January 23, 2017. The original comments have also been included below for reference.

Engineer Review

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

The signature block for Planning and Zoning should be revised to the new chairperson, William Myers.

Response: Signature block is now updated.

The Lot Width Table on Sheet 3 of the Preliminary Plan should be updated. It only lists lot widths of 50' and 60', but there are lots that are smaller in width.

Response: Title of the table has been revised from Lot Width Table to Lot Product Width Table. All lots have been sized to fit a designated product mix of 50' and 60'.

The topography shown on Sheet 3 is too light to read.

Response: Contours are now more visible.

The dimensions for the existing boundary streets are not shown on the Plat as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records must be shown on the Plat.

Response: Dimensions are now shown.

Section 22(c)(3)(iii) of Subdivision Ordinance 263B requires the locations, dimensions, names and right of way descriptions be shown for all proposed streets. The proposed right of way width should be clearly labeled and pavement width should be included in the plan.

Response: Dimensions and added information is now shown.

On Sheet 5, elevations should be labeled on the contours.

Response: Labels are now shown.

Lot 1, Block A should be renamed as a landscape lot not an open space lot.

Response: Lot is now shown as a landscape lot.

The lengths of proposed blocks should be verified to make sure that blocks are not longer than permissible under Section 45(a)(2) of Subdivision Ordinance 263B. Blocks C and D appear to exceed 1,300 feet in length. Residential blocks shall not exceed 1,300 feet in length. The block, and associated lot numbers must be split into two separate blocks if the allowable length is exceeded.

Response: Block lengths have been verified to be under 1,300 feet. Block C block length along Street A is 1,278 feet and Block D along Street B is 991 feet.

Lots 34-43 along Street B are not labeled with a Block.

Response: Block label is now shown.

Note that Village Cluster Lots will be considered privately owned (like commercial lots), therefore, the water for the lots will need to be metered and a backflow preventer will be required for those lots.

Response: Noted.

The drainage plan sheets and report do not contain calculation for pond sizing as required in Section 22(c)(4)(i) of Subdivision Ordinance 263B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Response: Storage is now shown in the Drainage Report.

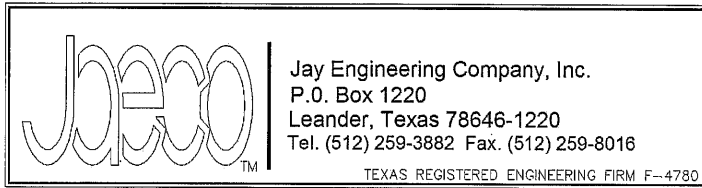
Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brett Burke
Project Manager



Date: Friday, February 24, 2017

Kevin Burks

10814 Jollyville Road, Bldg 4, Ste. 300
Austin TX 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1025
Job Address: , Manor 78653

Dear Kevin Burks,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Kevin Burks and received by our office on February 06, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

A handwritten signature in cursive script that reads "Pauline M. Gray".

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



AGENDA ITEM NO. 13

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Conditional Use Permit for the North 80ft of Lots 11-15, Block 30 Town of Manor, locally known as 109 North Burnet Street to allow for a Game Room.

BACKGROUND/SUMMARY:

This is a conditional use permit to allow for Game Machines to be located at the Old Post Office, 109 North Burnet Street. After filing, it was determined the zoning had been changed in 2011 but the maps never updated. Therefore, game machines weren't allowed under the zoning from 2011, Downtown Business District, so this permit was pulled. It is still on the agenda because notices were mailed out.

PRESENTATION: ☐ YES ☒ NO

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

Game Room Ordinance

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Conditional Use Permit be denied as submitted.

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

ORDINANCE NO. 439

**A ORDINANCE OF THE CITY OF MANOR, TEXAS, REGULATING
GAME ROOMS AND AMUSEMENT REDEMPTION MACHINES;
ESTABLISHING A PENALTY; ESTABLISHING A LICENSING FEE;
AND PROVIDING FOR RELATED MATTERS**

WHEREAS, the City of Manor, Texas, a home rule municipality, desires to regulate gaming machines to ensure that machines that are located within the City are not illegal gambling machines;

WHEREAS, the City Council finds that the regulations set forth herein promote the public health, morals, safety, and welfare; and

WHEREAS, the City may enact fees to defray the expenses of administering this ordinance;

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

Section 1. Adoption of Findings of Fact. The findings and recitations set out in this ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Game Room and Amusement Redemption Machine Regulations Adopted. The game room and amusement machine regulations set forth in Exhibit A are hereby adopted.

Section. 3. Application and License Fee. The City's fee schedule shall be amended to add the following fees:

(A) Game Room and Amusement Redemption Machine Fees

Section 4. Severability. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 5. Effective Date. This Ordinance will become effective upon its adoption, passage by the City Council in accordance with the procedures on the date of passage as required and publication as required by law.

Section 6. Public Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, *Chapter 551, Texas Government Code*.

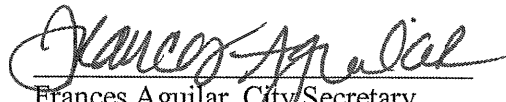
ORDINANCE NO. 439

Page 2

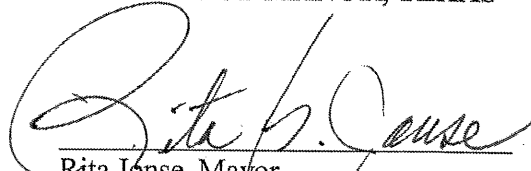
PASSED AND APPROVED on this the 1ST day of June, 2016.

ATTEST:

THE CITY OF MANOR, TEXAS



Frances Aguilar, City Secretary



Rita Jonse, Mayor

REGULATION OF GAME ROOMS AND AMUSEMENT REDEMPTION MACHINES**A. DEFINITIONS.**

In this Ordinance:

- (1) **AMUSEMENT REDEMPTION MACHINE** means any electronic, electromechanical, or mechanical contrivance designed, made, and adopted for bona fide amusement purposes that rewards the player exclusively with noncash merchandise, prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than ten times the amount charged to play the game or device once, or \$5.00, whichever amount is less.
- (2) **GAME ROOM** means a building, facility, or other place that is open to the public and whose primary purpose is entertainment and contains 1 or more operational amusement redemption machines.
- (3) **GAME ROOM OWNER** means a person who has an ownership interest in a game room.
- (4) **OPERATIONAL MACHINE** means a machine that is ready to be played and accessible to the public.
- (5) **POLICE OFFICER** means a Manor Police Department police officer.

B. LICENSE REQUIREMENTS

- (1) **License Required.**
 - (a) It shall be unlawful for an owner or operator of a game room to operate, use, or maintain a game room without first obtaining city game room license.
 - (b) An application for an existing game room location that is submitted by an individual who is different from the individual named as the owner or operator on the current application or a re-application for an existing game room location after denial or revocation shall be considered a new application and not a renewal.
- (2) **Game Room License.**
 - (a) A game room owner shall obtain a license from the city for each game room located in the city.
 - (b) The game room owner shall submit a completed application in the form provided by the City. Any failure to provide the information required by this section or a determination that inaccurate, erroneous or incomplete information has been submitted shall be grounds for denial of the application.
 1. The proposed game room must comply with this Ordinance at the time of the submission of the application for a license.

2. Each application shall also be accompanied by (i) a copy of a certificate of occupancy issued by the building official as appropriate for the proposed game room; (ii) a statement as to whether or not the applicant has been convicted of any crimes or violations listed in Section B(2)(c) of this Ordinance; the nature of the offense; the punishment or penalty assessed therefore if previously convicted; and the place of conviction; and (iii) in the case of a game room to be operated under an assumed name, a true and correct copy of the registration of the assumed name filed in the office of the Travis County Clerk, bearing the file mark or stamp that evidences its filing in that office; and (iv) non-refundable fee(s) for the license as stated in the city fee schedule. Any failure to provide the documents required by this item shall be grounds for denial by the director.

(c) Each application received under this section may be investigated to determine whether the applicant has been convicted of one of the following applicable offenses:

1. Gambling, gambling promotion, keeping a gambling place, communicating gambling information, possession of gambling devices or equipment, or possession of gambling paraphernalia as described in Chapter 47 of the Texas Penal Code;
2. Forgery, credit card abuse or commercial bribery as described in Chapter 32 of the Texas Penal Code;
3. A criminal offense as described in Chapter 34 of the Texas Penal Code;
4. Criminal attempt, conspiracy or solicitation to commit any of the foregoing offenses; or any other offense to the laws of another state or of the United States that, if committed in this state, would have been punishable as one or more of the aforementioned offenses; or
5. A criminal offense as described in Chapter 352, Subchapter B of the Texas Local Government Code; and
 - (i) Less than two years have elapsed since the date of conviction or the date of release from confinement imposed for the conviction, whichever is the later date if the conviction is of a misdemeanor offense; or
 - (ii) Less than five years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense.

(d) A license issued under this section shall be subject to revocation by the City if any person gives false or misleading information in connection with his or her application for a permit or license required pursuant to this Ordinance.

(e) Any failure of a proposed game room to meet all requirements of this Ordinance shall be grounds for denial, revocation, or suspension of a game room license.

(f) Each city game room license is valid for one year and shall expire on the anniversary date of the issuance of the license. A license may be renewed for the following calendar year beginning 60 days before the expiration of the current license by filing a completed application for each license and paying the applicable fee set forth in the city fee schedule. A renewal application shall be subject to the same requirements in this section as for an initial city game room license application.

(3) Hearings.

(a) Any applicant desiring to contest the denial, revocation, or suspension of a game room license may request a hearing before the City Manager in accordance with the following procedures:

1. A request for hearing must be in writing and delivered to the City Secretary within ten days of the denial. The applicant waives the right to hearing if the request is not timely received by the City Secretary.

2. The only issue before the City Manager shall be whether or not the proposed game room complies with the requirements of this Ordinance.

3. If the City Manager determines that a proposed game room does not comply with the requirements of this Ordinance, then application for a game room license shall be denied. The applicant may re-apply for a game room license if changes are made to bring the proposed game room into compliance with this Ordinance.

4. The decision of the City Manager shall be final.

(4) License displayed. The game room owner shall display within plain sight of an accessible public area of each game room a current permit or license for that game room.

(5) Effect. Each licensee under this Ordinance must meet and comply with all requirements of law applicable to the premises or any activity conducted thereon and the issuance of a license under this article shall not excuse the licensee, his agents or employees or any patrons of such premises therefrom.

C. UNRESTRICTED ACCESS BY POLICE OFFICER.

(1) An owner, manager, or employee of a game room, or other person exercising control over a game room, a portion of a game room, or an operational amusement redemption machine, shall provide a police officer with immediate unrestricted access during business hours to all areas of the game room and to all operational amusement redemption machines located in the game room.

D. INSPECTION BY POLICE OFFICER.

(1) A police officer may inspect a game room or an operational amusement redemption machine located within the City of Manor, Texas' incorporated city limits to determine whether the game room or operational amusement redemption machine complies with this Ordinance and state law.

(2) An owner, manager, or employee of a game room or other person who does not allow a police officer to inspect a game room or operational amusement redemption machine commits an offense.

E. GAME ROOM SIGN REQUIRED.

A game room owner shall mark each entrance to a game room with a sign that:

(1) Bears the words "GAME ROOM" in one and one-half inch or larger block letters; and

(2) Is legible from a distance of 25 feet.

F. TRANSPARENT, UNCOVERED WINDOWS REQUIRED.

(1) Every game room shall have transparent unobstructed windows or open space on at least one (1) side so that the area is open to view by the general public passing by on a public street or using a corridor, lobby or other room to which the public has access and is admitted without charge.

(2) The owner, manager or employee of a game room shall not permit any obstruction of such public view by the use of drawn shades, blinds, partitions, tinting or other structures or obstructions..

G. HOURS OF OPERATION, INGRESS AND EGRESS

(1) All game rooms shall have their hours of operation clearly marked on every entrance.

(2) All game room shall have all doors providing ingress and egress from the game room unlocked during the hours of operation.

(3) It shall be unlawful for any person to keep, conduct or operate any game room for profit or to allow or permit any game room to remain open for business or open to the public before the hour of 5:00 a.m. or after the hour of 12:00 a.m. within 300 feet of any property zoned for residential use when the game room use is first established except game rooms located on the Highway 290 corridor.

H. LOCATION RESTRICTION.

(1) No coin-operated machines may be located for operation within three hundred (300) feet of a church, school or hospital.

(2) Game rooms shall only be permitted in C-1 Light Commercial, C-2 Medium Commercial, and C-3 Heavy Commercial zoned districts

I. ILLEGAL MACHINES

(1) This article shall not be construed to authorize or permit the keeping, exhibition, operation, display, or maintenance of any machine that is prohibited by the constitution of this state or Chapter 47 of the Texas Penal Code.

J. OFFENSE; PENALTY.

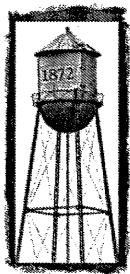
(1) A person who fails to comply with the requirements of this Ordinance commits a Class C misdemeanor punishable by a fine not to exceed \$500.

(2) Proof of a culpable mental state is not required for a conviction of an offense under this chapter.

(3) Each day that a violation occurs is a separate offense.

K. EXEMPTIONS

(1) This Ordinance shall not be construed to embrace bona fide fraternal organizations and lodges, social clubs or social gatherings in private residences for the sole purpose of sociability and amusement.



CITY OF
MANOR

EST.



1872

TEXAS

AGENDA ITEM NO. 14

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Concept Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road.

BACKGROUND/SUMMARY:

This is the concept plan for resubdividing an open space lot in Stonewater into 10 residential lots.

PRESENTATION: ☐ YES ☒ NO

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

Concept Plan

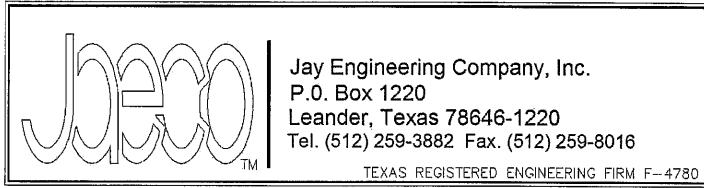
Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Concept Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater be approved.

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



Date: Friday, March 03, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1029
Job Address: , Manor, TX. 78653

Dear Melony May,

The first submittal of the Stonewater Concept Resub Lot 132 Blk H Ph 2 (*Concept Plan*) submitted by Doucet & Associates, Inc. and received on March 06, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

The land use table by Phase lists 11 Lots, but only 10 Lots are shown on the layout.

Traffic volume calculations are required to be generated for all proposed development other than single family residential. Land use note 1 can be removed.

Section 21(c)(2) of Subdivision Ordinance 263B requires the date the concept plan was prepared be shown on the concept plan.

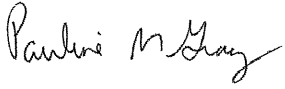
Signature blocks for City of Manor Planning and Zoning and City of Manor City Council should be added to the concept plan.

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

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

Thank you,

3/3/2017 11:10:11 AM
Stonewater Concept Resub Lot 132 Blk H Ph 2
2017-P-1029
Page 2

A handwritten signature in black ink, appearing to read "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

March 6, 2017

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

Re: U#1 Comment Response to Pauline Gray's [Jay Engineering] First Concept Plan Review for Stonewater Resubdivision of Lot 132 Block H Phase 2, dated March 03, 2017.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's first concept plan comment letter dated 03/03/2017 regarding the project listed above:

1. The land use table by Phase lists 11 Lots, but only 10 Lots are shown on the layout.

Response: There are 11 total lots being subdivided from the original Lot 132 Block H. There are 10 residential lots as well as 1 PUE lot that runs along the East side from North to South. This lot will service the existing gas utilities in this area. The concept plan has been adjusted to more clearly show this.

2. Traffic volume calculations are required to be generated for all proposed development other than single family residential. Land use note 1 can be removed.

Response: The traffic volume calculations note has been removed.

3. Section 21(c)(2) of Subdivision Ordinance 263B requires the date the concept plan was prepared be shown on the concept plan.

Response: The date in which the concept plan was prepared is now shown on the top of the page.

4. Signature blocks for City of Manor Planning and Zoning and City of Manor City Council should be added to the concept plan.

Response: The City of Manor Planning and Zoning and City of Manor City Council signature blocks have been added to the concept plan.

END OF COMMENTS

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



Sincerely,

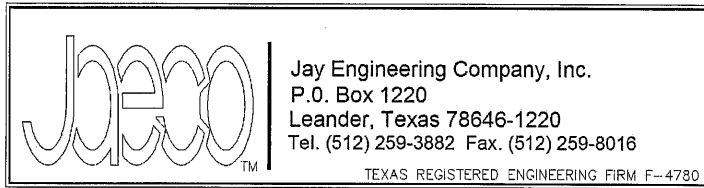
A handwritten signature in black ink that reads 'Luke Caraway'. The signature is fluid and cursive, with the first and last names being more prominent.

Luke Caraway, P.E.
Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Jay Engineering

Enclosures:

- 1 copy U#1 Comment Response dated March 6, 2017
- 1 copy U#1 Concept Plan updated March 3, 2017



Date: Monday, March 13, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1029
Job Address: , Manor 78653

Dear Melony May,

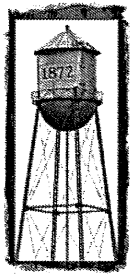
We have conducted a review of the concept plan for the above-referenced project, submitted by Melony May and received by our office on March 06, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

A handwritten signature in cursive script that reads "Pauline Gray".

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



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 15

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Preliminary Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road.

BACKGROUND/SUMMARY:

This is the preliminary plan for resubdividing an open space lot in Stonewater into 10 residential lots.

PRESENTATION: ☐ YES ☒ NO

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

Preliminary Plan
Engineer Comments
Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that the Preliminary Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater be approved.

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

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION
for
**RESUBDIVISION OF LOT 132 BLOCK H
OF STONEWATER PHASE 2**
MANOR, TRAVIS COUNTY, TEXAS

OWNER: COMMERCIAL LANDS OF TEXAS LP
DEVELOPER: MANOR TRAVIS COUNTY, TEXAS
CONTACT: TRAVIS MANOR
ADDRESS: 7401 B. Highway 71 W. Suite 240
AUSTIN, TEXAS 78735-2600
WWW.DA-ASSOCIATES.COM

ENGINEER: DOUCET & ASSOCIATES, INC.
ADDRESS: 7401 B. Highway 71 W. Suite 240
AUSTIN, TEXAS 78735-2600

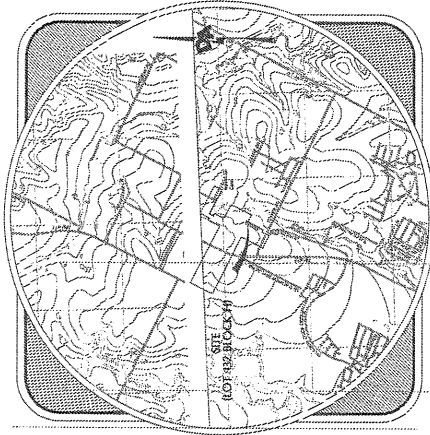
OWNER: KEN E. YOUNG, JR.
DEVELOPER: KEN E. YOUNG, JR.
CONTACT: DOUCET & ASSOCIATES, INC.
ADDRESS: 7401 B. Highway 71 W. Suite 240
AUSTIN, TEXAS 78735-2600

OWNER: STG INVESTMENTS, L.P.
DEVELOPER: STG INVESTMENTS, L.P.
CONTACT: STG INVESTMENTS, L.P.
ADDRESS: 7401 B. Highway 71 W. Suite 240
AUSTIN, TEXAS 78735-2600

LEGAL: BLOCK H LOT 132 OF STONEWATER
DESCRIPTION: PHASE 2 SUBDIVISION
PROJECT: DOUGHERT DEVELOPMENT
ADDRESS: MANOR, TRAVIS COUNTY, TEXAS

STONEWATER SUBDIVISION	
LANDUSE BY TYPE	
LAND USE TYPE	ACRES
RESIDENTIAL	1.00
COMMERCIAL	0.00
INDUSTRIAL	0.00
OPEN SPACE	0.00
TOTAL	1.00

STONEWATER SUBDIVISION - LANDUSE BY PHASE				
PHASE	LAND USE	ACRES	PERCENT	TOTAL ACRES
1	RESIDENTIAL	1.00	100%	1.00
2	RESIDENTIAL	0.00	0%	0.00
TOTAL				1.00



Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS PLAN
4	PROPOSED CONDITIONS PLAN
5	PROPOSED MASTERPLAN AREA OVERVIEW
6	PROPOSED MASTERPLAN LAYOUT
7	PROPOSED MASTERPLAN LAYOUT
8	PROPOSED MASTERPLAN LAYOUT

RECOMMENDED FOR APPROVAL:

KEN E. YOUNG, JR.
DOUCET & ASSOCIATES
7401 B. Highway 71 W. Suite 240
AUSTIN, TEXAS 78735-2600
PHONE: (512) 583-2600
FAX: (512) 583-2601

APPROVAL AND AUTHORIZATION FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS

DATED THIS _____ DAY OF _____, 2017

BY: MAYOR OF THE CITY OF MANOR, TEXAS

BY: MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

DATED THIS _____ DAY OF _____, 2017

BY: MAYOR OF THE CITY OF MANOR, TEXAS

ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN REMAINS WITH THE ENGINEER WHO HAS PREPARED IT. THE ENGINEER HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS SUBDIVISION ACT AND THE TEXAS LAND SURVEYING ACT. THE ENGINEER HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS SUBDIVISION ACT AND THE TEXAS LAND SURVEYING ACT. THE ENGINEER HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS SUBDIVISION ACT AND THE TEXAS LAND SURVEYING ACT.

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetandassociates.com
Plan Registration Number: 3187



Project No: 108-475
Sheet 1 of 13
Date: 10/1/2017
Drawn: [Name]
Checked: [Name]
Reviewed: [Name]

RESUBDIVISION OF LOT 132 BLOCK H OF
CITY OF MANOR,
TRAVIS COUNTY, TX

COVER SHEET

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W. Suite 240
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetandassociates.com

LOT AREA TABLE

S.F.=SQUARE FEET

LOT	AREA
LOT 132	4,938 S.F.
LOT 133	4,938 S.F.
LOT 134	4,927 S.F.
LOT 135	4,938 S.F.
LOT 136	4,938 S.F.
LOT 137	4,938 S.F.
LOT 138	4,927 S.F.
LOT 139	4,938 S.F.
LOT 140	4,938 S.F.
LOT 141	4,938 S.F.
LOT 142	2,882 P.A.L.

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR, COMPREHENSIVE CITY LIMITS AS OF THIS DATE, 02/21/17.
2. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ANY RIGHT-OF-WAY DEPICTED BY THIS PLAT.
3. THIS PLAT IS SUBJECT TO THE FLOOD AND PUBLIC IMPROVEMENT MANAGEMENT AGREEMENT EXECUTED JUNE 25, 2003, AND SUBSEQUENT AMENDMENTS.
4. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARDOUS AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48500C0041 WITH AN EFFECTIVE DATE OF AUGUST 16, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. NO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE PERMITTED IN ANY ORANGE EXISTENCE SHOW REGIONAL.
6. ALL IRRIGATION EXISTENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR AGENTS.
7. MAINTENANCE OF THE TRACT SHALL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
8. MAINTENANCE OF THE TRACT SHALL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
9. MAINTENANCE OF THE TRACT SHALL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
10. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DMC NO. 2006080722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



50	46
49	47
48	

TINAJERO WAY

(70.00' R.O.W.)

4	25	26	27	28	29	30
---	----	----	----	----	----	----

GREYWACKE DRIVE

(50.00' R.O.W.)

16	15	14	13	12
BLOCK C				
6	7	8	9	10

ALMODINE ROAD

(64.00' R.O.W.)

128	129	130	131	132	133	134	135	136	137	138	139	140	141
BLOCK H													

BLOCK H
PARK

STONEWATER SUBDIVISION
PHASE ONE
DOC. NO. 200500219
O.P.R.T.C.T.

STONERIDGE GAP LANE

(VARIES 50.00'—64.00' R.O.W.)

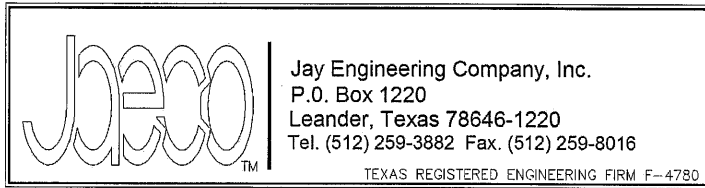
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
BLOCK D															

File: S:\Projects\Stoneridge\Drawings\plan.dwg
Date: 01/24/17
Scale: (Var.)
Checked By:

STONEWATER
PRELIMINARY PLAT

DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 E. Highway 71 W, Suite 240
Austin, Texas 78735, Phone: (512) 583-2400
www.doucetandassociates.com
Firm Registration Number: 5317



Date: Friday, February 24, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1030
Job Address: , Manor, TX. 78653

Dear Melony May,

The first submittal of the Stonewater Preliminary Resub Lot 132 Blk H Ph 2 (*Preliminary Plan*) submitted by Doucet & Associates, Inc. and received on March 01, 2017, have been reviewed for compliance with the City of Manor Zoning Ordinance 263B.

Engineer Review

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

The TCESD #12 signature block should be removed from the cover sheet.

Section 22(c)(2)(vi) of Subdivision Ordinance 263B requires topographic data be shown on the existing conditions sheet and extend outward from the property boundary no fewer than fifty (50) feet.

The building setback line should be twenty (20) feet per Zoning Ordinance 185.

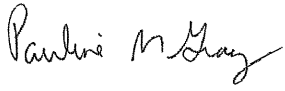
The Preliminary Plan cannot be approved until a Concept Plan for the Subdivision is approved.

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

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

Thank you,

2/24/2017 2:46:20 PM
Stonewater Preliminary Resub Lot 132 Blk H Ph 2
2017-P-1030
Page 2

A handwritten signature in cursive script, reading "Pauline M. Gray". The signature is written in dark ink and is positioned above the printed name and title.

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



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

February 28, 2017

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

Re: Comment Response to Pauline Gray's [Jay Engineering] First Preliminary Plan Review for Stonewater Resubdivision of Lot 132 Block H Phase 2, Texas, dated February 24, 2017.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 02/24/2017 regarding the project listed above:

1. The TCESD #12 signature block should be removed from the cover sheet.

Response: The TCESD #12 signature block has been removed from the cover sheet.

2. Section 22(c)(2)(vi) of Subdivision Ordinance 263B requires topographic data be shown on the existing conditions sheet and extend outward from the property boundary no fewer than fifty (50) feet.

Response: Existing topographic data has been added to the existing conditions sheet.

3. The building setback line should be twenty (20) feet per Zoning Ordinance 185.

Response: The building set back of fifteen (15) feet is warranted based upon the Developer Agreement Exhibit C.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



4. The Preliminary Plan cannot be approved until a Concept Plan for the Subdivision is approved.

Response: Acknowledged.

END OF COMMENTS

Sincerely,

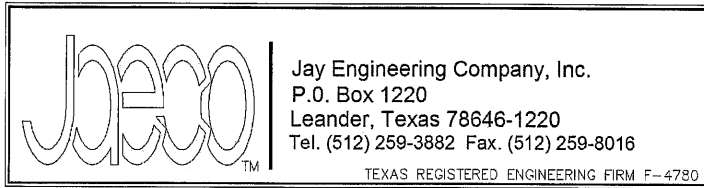
A handwritten signature in black ink, appearing to read 'Benjamin Green', is written over a horizontal line.

Benjamin Green, EIT
Associate Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: David Smith/Jay Engineering

Enclosures:

- 1 Comment Response dated February 28, 2017
- 1 Copy of Updated Preliminary Plans dated February 28, 2017



Date: Monday, March 13, 2017

Melony May
Doucet & Associates, Inc.
7401B Hwy 71 W, Suite 160
Austin TX
mmay@doucetengineers.com

Permit Number 2017-P-1030
Job Address: , Manor 78653

Dear Melony May,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Melony May and received by our office on March 01, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

A handwritten signature in cursive script that reads "Pauline Gray".

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